

Pepin County Comprehensive Plan 2013-2033



**Prepared by the Mississippi River
Regional Planning Commission
under the Direction of the Pepin
County Board of Supervisors –
Adopted September 18, 2013**



Abstract

Title: **Pepin County Comprehensive Plan 2013-2033**

Summary: The Pepin County Comprehensive Plan 2013-2033 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County 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. The plan was prepared by the Land Use Planning Advisory Committee under the direction of the County Board.

County Board Chairman: Peter Adler

County Board Supervisors: District 1 – Jim Dawson
District 2 – Ronald Weiss
District 3 – James K. Kraft
District 4 – Peter Adler
District 5 – Peggy Schlosser
District 6 – Barb Kallstrom
District 7 – Bill Ingram
District 8 – Sean Scallon
District 9 – Dwight Jelle
District 10 – Bruce Peterson
District 11 – Norman (Mike) Murray
District 12 – William Mavity

Land Use Planning Advisory Committee: Patrick Milliren

Mike Murray
James Kraft
Jon Tappe
Sean Scallon
Linda Dekan
Maureen Manore
Duane Bauer
Betty Bergmark
Jane Whiteside
Brad Afdahl
David Klein
Tom Latane
Chuck West
Terry Mesch

County Clerk: Marcia R. Bauer

Planning Staff: Mississippi River Regional Planning Commission
Dave Bonifas, Community Development Planner
Barb Buros, Administrative Assistant

AMENDMENT NO. 100-13 TO ORDINANCE NO. 179
PEPIN COUNTY CODE OF ORDINANCES
AN ORDINANCE CREATING CHAPTER 29 - COMPREHENSIVE PLANNING

BE IT ORDAINED BY THE COUNTY BOARD OF SUPERVISORS OF PEPIN COUNTY:

Section 1. Authority and Purpose. This ordinance is enacted under the authority of Section 59.03 Wis. Statutes.

Section 2. That the Code of Ordinances of the County of Pepin be amended by adding Chapter 29 as follows:

CHAPTER 29 - COMPREHENSIVE PLANNING

- 29.01 Title
- 29.02 Purpose
- 29.03 Applicability
- 29.04 Adoption of Comprehensive Plan
- 29.05 Conflict of Provisions
- 29.06 Severability of Ordinance Provisions

29.01 TITLE.

Chapter 29 shall be known as the Pepin County Comprehensive Plan Ordinance.

29.02 PURPOSE.

This chapter is adopted under authority granted by sections 59.69(2) and (3) and 66.1001, Wis. Stats.

29.03 APPLICABILITY.

This chapter applies to all unincorporated areas of Pepin County whose governing bodies have by resolution agreed to have their areas subject to the county comprehensive plan.

29.04 ADOPTION OF COMPREHENSIVE PLAN.

Pursuant to sec. 66.1001(4)(c), Wis. Stats., the Pepin County Board of Supervisors does, by enactment of this ordinance, adopt the document entitled "Pepin County Comprehensive Plan 2013-2033," including all maps and descriptive materials contained therein, which is on file at the Pepin County Clerk's office.

29.05 CONFLICT OF PROVISIONS.

If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to all matters and questions arising out of the subject matter of such chapter.

29.06 SEVERABILITY OF ORDINANCE PROVISIONS.

If any section, subsection, sentence, clause or phrase of the Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase

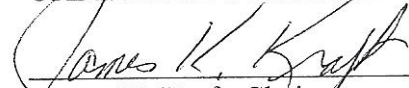
or portion thereof. The County Board hereby declares that it would have passed this Code and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

Section 3. Effective Date. This amendment shall take effect upon adoption.


ADOPTED: Sept. 18, 2013

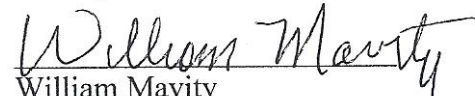
PUBLISHED: Sept. 26, 2013


ORDINANCE COMMITTEE


James K. Kraft, Chairman


N. Mike Murray


Bill Ingram


William Mavity

ATTEST: 
Marcia R. Bauer, Pepin County Clerk

**APPROVAL AND RECOMMENDATION OF THE DRAFT COMPREHENSIVE PLAN
TO THE PEPIN COUNTY ZONING COMMITTEE AND PEPIN COUNTY
BOARD OF SUPERVISORS**

WHEREAS, the Pepin County Land Use Planning Advisory Committee (hereinafter "LUPAC") has been appointed to draft the Pepin County Comprehensive Plan and in carrying out the public participation activities; and,

WHEREAS, LUPAC has drafted the Comprehensive Plan entitled "*Pepin County Comprehensive Plan 2013-2033*" for the general purpose of guiding and accomplishing coordinated, adjusted, harmonious development within Pepin County and Pepin County Towns; and,

WHEREAS, LUPAC acknowledges the requirements of Wisconsin's Comprehensive Planning Legislation including the adoption of the plan under Wis. Stats. 66.1001, and the benefits of comprehensive planning; and,

WHEREAS, LUPAC has prepared a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and,

WHEREAS, the Comprehensive Plan contains the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Economic Development; Utilities and Community Facilities; Intergovernmental Cooperation; Agricultural, Cultural and Natural Resources; Implementation; and,

WHEREAS, a public participation process and public meetings were held throughout the planning process to gather public input, provide information, and answer questions relative to the planning process; and,

NOW, THEREFORE BE IT RESOLVED that LUPAC does hereby approve the Public Hearing Draft of the Pepin County Comprehensive ^{Plan} and recommends that the Pepin County Zoning Committee and County Board of Supervisors carry out the statutory requirements of s. 66.1001, Wis. Stats., for additional public participation and local government input.

BE IT FURTHER RESOLVED, that LUPAC recommends that the County Board adopt the Pepin County Comprehensive Plan by ordinance upon completion of all statutory requirements.

Date:

7/15/13


Land Use Planning Advisory Committee
Chair

Date:

07/15/13


Land Use Planning Advisory Committee Clerk

Approved

Not Approved

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Appendix 2 – Pepin County Statement of Assessments 2007 & 2012

Appendix 3 – Individual Town Future Land Use Maps

1. ISSUES AND OPPORTUNITIES

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

Overview of Pepin County

Pepin County is located in Western Wisconsin along the Mississippi River. The county contains 161,300 gross acres, 12,617 acres being water, and 148,683 acres are land and lies within the state's Western Upland geographical province, and is part of the Driftless Area. The total area of the county is 249 square miles of land and water and is the smallest county in the State.

A small part of Pepin County is in the lower lying central plain of the State and extends along the Chippewa River into the central part of the county. In general, the western upland is a plateau, capped with limestone, in which streams have cut deep, steep-sided valleys. The terrain is some of the most rugged in the state. In contrast, the central plain, which is generally north and east of Durand, consists of smooth to undulating uplands and areas of sandy and gravelly outwash underlain by eroded, weak Cambrian sandstone.

The most striking topographic features in the county are along the Mississippi, Chippewa, and Eau Galle Rivers, which are the major streams that drain the county. The great trench, or gorge, of the Mississippi River, is bounded on both sides by steep bluffs that rise 300 to 500 feet above the level of the stream. The valley bottom along the lower reaches of the Chippewa River in Pepin County is deep and wide. In most places this valley is bounded by uplands that rise abruptly to a height between 200 and 400 feet or more above the sandy flood plain of the river.



Lake Pepin

Lake Pepin, along the southwestern boundary of the county, was formed after a large amount of detritus, or outwash, had accumulated and made a dam at the point where the Chippewa River flows into the Mississippi River. Floods laid down this outwash during the glacial periods. It was too coarse, and there was too great an amount of it, to be carried away by the Mississippi River. Consequently, it formed a dam on the Wisconsin side of the Mississippi River and forced the main current of that river to flow on the opposite side of the flood plain from where it originally flowed. In time, a comparatively still body of water formed behind the dam.

The rolling hills and flat valley bottoms make farming a profitable and important factor in Pepin County. Farm production is one of the largest sources of revenue for the county. According to the 2007 Wisconsin Census of Agriculture Pepin County had 503 farms with a total of 108,426 acres in agriculture. This indicates that 67.2% of land within Pepin County is used for agricultural purposes.

Early History of Pepin County

Pepin County was created by a special act of the Wisconsin Legislature on February 25, 1858; ten years after Wisconsin became a state. Before that, Pepin was part of Dunn County, and before that, part of Chippewa County. The United States Government acquired the lands including the present Pepin County by a treaty with the Dakota Indians in 1837.

The indigenous people had been living here for thousands of years before the first European explorers ventured in to the region. Little is known about the Woodlands People, the Oneota, Dakota, Ojibwa or other native people, because they didn't have a written language. The Eastern Dakota were the principal inhabitants of this region when the first European explorers began to arrive here. These early explorers, fur-traders and missionaries kept journals and diaries and wrote letters about their adventures. With their arrival, Pepin County's written history began.

By the mid-1600's, the French had begun to send expeditions into Wisconsin via the Great Lakes and St. Lawrence River. French trappers and traders dominated commerce along the Mississippi River for the next hundred years, despite British attempts to move into the area. The French influence in Pepin County continued with the opening of the Chippewa River Valley for logging in the 1800's. French Canadians arrived in such numbers they became the founders of many villages in the area. In Pepin County, they built their homes in and around the Arkansaw-Porcupine region.

The Native Americans left us some of their oral history. Stories were passed from one generation to the next through songs and poems. One such story is the "Legend of the Maiden Rock". During the past 200 years, many versions have been written about the tragic suicide of a young Indian maiden, whose father refused to permit her marriage to a brave from an enemy tribe. The bluff from which she threw herself, the Maiden Rock, has been a Lake Pepin landmark for river travelers for millenia.

During this time the promises of wealth in the great white pine forests to the north were just becoming known and the first big influx of Europeans began in the area. John McCain is believed to have been the first European to settle in this county. He built the first home here in 1846; a small log house on a parcel of land located about two miles west of what is now the Village of Pepin. W. B. Newcomb arrived the same year as McCain and built a cabin in what is now the Village of Pepin. Newcomb, 12 years later, would spearhead the effort to create the County of Pepin. Alexander Babatz arrived in Pepin County about 1850 and was the first settler on the site of the present day City of Durand.

In what would become a very controversial action, the Wisconsin Legislature in February of 1858 accepted a petition from W. B. Newcomb and other business proprietors from the Village of Pepin and carved Pepin County from Dunn County, named Pepin the first county seat, and appointed Henry D. Barron the county's first judge. The first term of court was held in the spring of 1858. By 1860, Durand had grown dramatically and, by virtue of a majority of voters in the county, laid claim to the county seat and obtained permission to test the question at the polls. It lost that year, but the question was brought before the voters again, and it won. In 1867, Durand was declared county seat following a lawsuit decided in La Crosse County Court.

The first industry in the county was the sawing of lumber. The first sawmill was built along the Arkansaw Creek in 1853 by W. F. Holbrook.

In late 1881, voters approved removal of the county seat to Arkansaw, an unincorporated village three miles west of Durand, which had also seen considerable growth and development. A proclamation by the governor made the transfer official on December 15, 1881. Another vote taken in 1882 reaffirmed the wishes of county voters to keep the county seat in Arkansaw. In 1886, yet another vote moved the county seat back to Durand once and for all.

In the 1800's the main agricultural product in the county was wheat, but by 1880, wheat farming was beginning to decline and milking cows became and is still today the mainstay of the agricultural economy.

Today there are 8 town governments in the county ranging in size from the Town of Waubeek's 12.8 square miles to the Town of Pepin that covers 52.6 square miles. The County also has 2 villages, the Village of Pepin has 0.71 square miles and the Village of Stockholm has 0.96 square miles. The City of Durand is approximately 1.71 square miles in size and is the only local government that is incorporated as a City. See Table 1.1 for a breakout how many square miles each municipality has of land and water.

Lake Pepin which forms a portion of the western and southern borders of Pepin County is the second largest lake in Wisconsin at 27,813 acres

Table 1.01 Pepin County Land and Water Area

Jurisdiction	Land Area (Sq. Miles)			Jurisdiction	Land Area (Sq. Miles)		
	Land ^(1&2)	Water ^(1&2)	Total		Land ^(1&2)	Water ^(1&2)	Total
T. Albany	35.92	0	35.92	V. Pepin	0.73	0	0.73
T. Durand	18.62	0.51	19.13	V. Stockholm	1	0.03	1.03
T. Frankfort	30.02	0.83	30.85	C. Durand	1.55	0.11	1.66
T. Lima	35.86	0	35.86	City/Village Totals	3.28	0.14	3.42
T. Pepin	45.28	7.28	52.56	Pepin County	231.89	16.66	248.55
T. Stockholm	15.33	6.52	21.85	Wisconsin	54,310	11,888	66,198
T. Waterville	35.79	0.28	36.07	United States	3,537,422	181,272	3,718,694
T. Waubeek	11.79	1.1	12.89				
Town Totals	228.61	16.52	245.37				

Sources: 1) *Pepin County and Jurisdictions Land/Water Area: State of Wisconsin DNR Geographic Services*

2) *WI & U.S. Land/Water Area: U.S. Census Bureau*

Demographics and Projections

Population Trends

Pepin County's population increased from 7,103 residents in 1990 to 7,347 residents in 2010, an increase of 3.4%. The population increase for the State of Wisconsin and the Nation during this same time period was projected 16.3% and 24.1% respectively. Table 1.02 below shows population trends through the censuses of 1990, 2000 and 2010. During the decade of the 2000's, all three incorporated municipalities saw a decline in population totaling a decrease of -3.7%, while the eight towns experienced an increase of 5.7%.

Table 1.02 Pepin County Population Trends

Jurisdiction	Population						
	1990	2000	2010	# Change 90-00	% Change 90-00	# Change 00-10	% Change 00-10
T. Albany	507	620	676	113	22.3	56	9.0
T. Durand	604	694	742	90	14.9	48	6.9
T. Frankfort	322	362	343	40	12.4	-19	-5.2
T. Lima	649	716	702	67	10.3	-14	-2.0
T. Pepin	696	580	721	-116	-16.7	141	24.3
T. Stockholm	173	162*	197	-11	-6.4	35	21.6
T. Waterville	875	859	831	-16	-1.8	-28	-3.3
T. Waubeek	316	364	423	48	15.2	59	16.2
Town Totals	4,142	4,357	4,635	215	5.2	278	6.4
V. Pepin	873	878	837	5	0.6	-41	-4.7
V. Stockholm	89	97	66	8	9.0	-31	-32.0
C. Durand	2033	1,968	1,931	-35	-1.7	-37	-1.9
City/Village Totals	2,965	2,943	2,834	-22	-0.7	-109	-3.7
Pepin County	7,107	7,300**	7,469	193	2.7	169	2.3
Wisconsin	4,891,599	5,363,715	5,686,986	472,116	9.7	323,271	6.0
United States	248,709,873	281,421,906	308,748,538	32,712,033	13.2	27,326,632	9.7

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

* – *Town of Stockholm 2000 Census was a miscount. Number used is a proxy estimate determined by the Wisconsin Dept. of Demographic Services*

** – *County Total includes revised estimate for the Town of Stockholm*

Population Projections

All municipalities in Pepin County are projected to increase in population over the time period of this plan. The Village of Stockholm is projected to have the largest percentage increase with 65.2% followed by the Town of Albany with 59.6%. The largest number increase is projected to be the Town of Albany (403) followed by the Village of Pepin (337). Table 1.03 shows each municipality's projected population.

Table 1.03 Pepin County Population Projections

Jurisdiction	2010 Census	Population Projections					
		2015	2020	2025	2030	# Change 10-30	% Change 10-30
T. Albany	676	856	933	1,009	1,079	403	59.6
T. Durand	742	794	836	876	909	167	22.5
T. Frankfort	343	390	403	414	421	78	22.7
T. Lima	702	784	817	847	870	168	23.9
T. Pepin	721	684	706	725	739	18	2.5
T. Stockholm	197	187	194	199	205	8	4.1
T. Waterville	831	871	874	874	866	35	4.2
T. Waubeek	423	484	528	570	609	186	44.0
V. Pepin	837	1,035	1,087	1,135	1,174	337	40.3
V. Stockholm	66	103	105	107	109	43	65.2
C. Durand	1,931	1,954	1,966	1,970	1,956	25	1.3
Pepin County	7,469	8,142	8,449	8,726	8,937	1,468	19.7
Wisconsin	5,686,986	5,988,420	6,202,810	6,390,900	6,541,180	854,194	15.0
United States	308,745,538	NA	NA	NA	NA	NA	NA

Source: (1) U.S. Department of Commerce-Bureau of the Census (2) Department of Administration-Demographic Services Center

Housing Unit Projections

The purpose of preparing housing projections is to gain an understanding of the number of housing units to plan for in the future. The three housing projection techniques shown in Chapter 3 Housing, generated different results because of the methods and assumptions used. These projections however do reveal figures that allow approximate estimates on what housing activity to expect in the future.

The housing projection based on population and the average number of people per housing unit, (Table 3.01, page 3-1) projects housing units in the County to grow from 3,579 units in 2010 to 4,704 units or a 1,125 (31.4%) housing increase by 2030. Of this increase 851 would occur in the Towns.

The housing projection based on past building permits (Table 3.03, page 3-2) projects that the Towns will add 187 additional housing units by the year 2030.

The housing unit projections based on State of Wisconsin housing estimate trends (Table 3.04) projects housing units in the County to grow from 3,595 units in 2012 to 3,763 in 2033, an increase of 168 units or 5%.

One-thousand-one-hundred-twenty-five projected new units in the next 20 years is likely high since the county only went up 698 units between the years 1980-2010. The second two projections are more likely since they are based on housing trends in 2004-2012 or 2010-2012 time periods. However these projections maybe low since this was a period of low housing growth partly due to the national financial crisis. Recovery from this financial crisis has reduced interest rates and terms on loans which remain favorable for home owners. Based on this scenario it is likely the number of new housing units expected by 2030 could be around 250-350 more units.

Employment Trends and Projections

Employment projections in Table 1.04 were prepared using employment statistics from the Wisconsin Department of Workforce Development from 2002-2012 in Pepin County. The projections show the number of people employed in the County will decrease by 8% from 2012-2033 while the total labor force will increase by 3.2%. The number of persons unemployed is also expected to increase. These projections are based solely on the employment trends that occurred from 2002 through 2012 and then projected on an annual average basis out to the year 2033. From 2002 to 2012, the unemployment rate in the County fluctuated from a low of 4.9% in 2007 to a high of 7.2% in 2010, and then decreased slightly in 2012 to 7.1%. The financial crisis in 2008-2009 caused the unemployment rate increase from 2007 to 2010. It is important to note the projections below do not account for significant economic shifts likely to occur as a result of the economic recovery.

Table 1.04 Pepin County Employment Projections 2013-2033

	2002 ⁽¹⁾	2007 ⁽¹⁾	2010 ⁽¹⁾	2012 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2033 ⁽²⁾	% Change 12-33
Employed	3,805	3,928	3,786	3,651	3,609	3,539	3,469	3,399	3,357	-8.1
Unemployed	201	205	295	316	346	396	446	496	526	66.5
Total Labor Force	4,006	4,133	4,081	4,060	4,075	4,125	4,150	4,175	4,190	3.2
Unemployment Rate	5.0	4.9	7.2	7.1	8.5	9.6	10.7	11.9	12.6	76.8

(1) Source: WI Dept. of Workforce Development

(2) Projections prepared by Mississippi River Regional Planning Commission

Racial Characteristics

Pepin County's population is over 98% white, Table 1.05. This is a much higher percentage than the State of Wisconsin and the Nation with white race populations of 86.5%, and 72.4% respectively. This is followed by "Some Other Race" at 0.5% and "Black or African American" and "American Indian and Alaska Native" both at 0.3 percent.

Table 1.05 Pepin County Population by Race - 2000

	White alone	%	Black or African American alone	%	American Indian and Alaska Native alone	%	Asian alone	%	Native Hawaiian & Other Pacific Islander alone	%	Some other race alone	%	Two or more races	%	Total Pop.
T. Albany	666	98.50	4	0.60	0	0.00	1	0.10	0	0.00	4	0.60	1	0.10	676
T. Durand	722	97.30	5	0.70	3	0.40	2	0.30	0	0.00	2	0.30	8	1.10	742
T. Frankfort	342	99.70	0	0.00	0	0.00	0	0.00	0	0.00	1	0.30	0	0.00	343
T. Lima	671	95.60	4	0.60	2	0.30	0	0.00	0	0.00	20	2.80	5	0.70	702
T. Pepin	712	98.80	0	0.00	1	0.10	2	0.30	0	0.00	1	0.10	5	0.70	721
T. Stockholm	194	98.50	1	0.50	1	0.50	1	0.50	0	0.00	0	0.00	0	0.00	197
T. Waterville	823	99.00	1	0.10	0	0.00	2	0.20	0	0.00	1	0.10	4	0.50	831
T. Waubeek	419	99.10	0	0.00	0	0.00	1	0.20	0	0.00	1	0.20	2	0.50	423
V. Pepin	828	98.90	2	0.20	2	0.20	3	0.40	0	0.00	0	0.00	2	0.20	837
V. Stockholm	66	100.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	66
C. Durand	1,894.00	98.10	4	0.20	10	0.50	1	0.10	1	0.10	5	0.30	16	0.80	1,931.00
Pepin	7,337	98.20	21	0.30	19	0.30	13	0.20	1	0.00	35	0.50	43	0.60	7,469
State of WI	4,902,067	86.50	359,148	6.30	54,256	1.00	129,234	2.30	1,827	0.00	84,842	1.50	135,867	2.40	5,667,511
U.S.	223,553,265	72.40	38,929,319	12.60	2,932,248	0.90	14,674,252	4.80	540,013	0.20	19,107,368	6.20	9,009,073	2.90	308,745,538

U.S. Department of Commerce - Bureau of the Census 2010

Gender Characteristics

Table 1.06 shows Pepin County's population by gender as of the 2010 census. In 2010, Pepin County had 3,780 male and 3,689 female residents. Table 1.07 shows the age group of 85 and over has a significantly greater number of females compared to males. The age group of 50 to 54 is the age group where males have the largest margin over females. For most of the age groups the percentages of male versus females is very close.

Table 1.07 Pepin County Population by Age and Sex

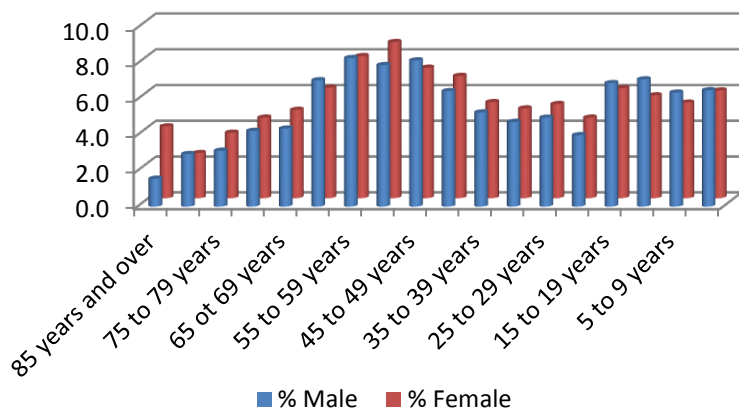


Table 1.06 Pepin County Population by Sex

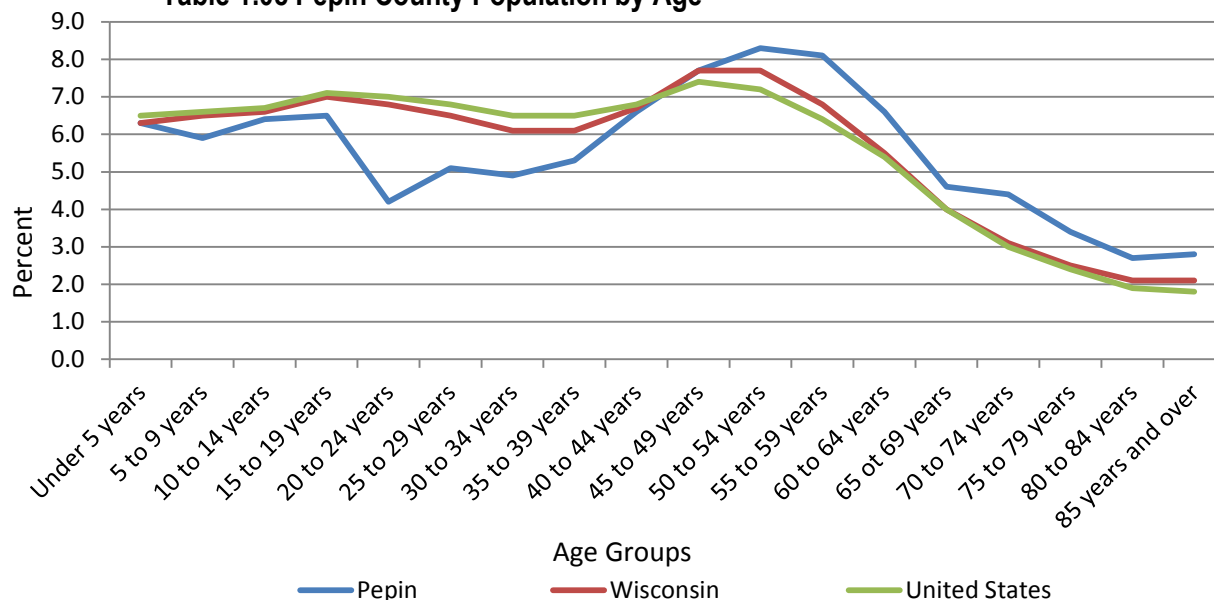
	Male	Female	Total
T. Albany	347	329	676
T. Durand	374	368	742
T. Frankfort	177	166	343
T. Lima	376	326	702
T. Pepin	370	351	721
T. Stockholm	103	94	197
T. Waterville	449	382	831
T. Waubeek	229	194	423
V. Pepin	400	437	837
V. Stockholm	35	31	66
C. Durand	920	1,011	1,931
Pepin Co.	3,780	3,689	7,469

Source: U.S. Dept. of Commerce, Census 2010

Age Distribution

The County's age groups generally follow same curves as the State and Nation. However the percentages for the age groups below 50 years of age are lower than the State and Nation, while the age groups above the age 50 are higher than the State and Nation. See the following table.

Table 1.08 Pepin County Population by Age



Pepin County's population is older than the State and Nation. As of the 2010 census 18% of the County's population was age 65 or older as compared to the State and Nation at 14% and 13%.

Table 1.09 breaks down the individual municipalities by age groups. The table indicates the County has a lower percentage of school aged or younger children (under 18), college aged adults (18-24) and young workers (25-44) than the State or Nation. The County has a higher percentage of middle aged workers (45-54) and retired people (65+) than the State or Nation and a higher percentage of older workers (55-64) than the Nation but lower than the State.

Table 1.09 Pepin County Population By Age Groups

	Under 18		18-24		25-44		45-54		55-64		65+	
	#	%	#	%	#	%	#	%	#	%	#	%
T. Albany	203	30.0	40	5.9	183	27.1	80	11.8	91	13.5	79	11.7
T. Durand	189	25.5	53	7.1	185	24.9	128	17.3	107	14.4	80	10.8
T. Frankfort	72	21.0	24	7.0	64	18.7	73	21.3	51	14.9	59	17.2
T. Lima	182	25.9	61	8.7	152	21.7	122	174.0	94	13.4	91	13.0
T. Pepin	154	21.4	32	4.4	59	8.2	134	18.6	133	18.4	124	17.2
T. Stockholm	37	18.8	12	6.1	31	15.7	35	17.8	46	23.4	36	18.3
T. Waterville	178	21.4	61	7.3	207	24.9	154	18.5	91	11.0	140	16.8
T. Waubeek	127	30.0	14	3.3	101	23.9	70	16.5	57	13.5	54	12.8
V. Pepin	122	14.6	36	4.3	162	19.4	115	13.7	168	20.1	234	28.0
V. Stockholm	6	9.1	0	0.0	11	16.7	9	13.6	21	31.8	19	28.8
C. Durand	434	22.5	155	8.0	399	20.7	279	14.4	243	12.6	42.1	21.8
Pepin Co.	1,704	22.8	488	6.5	1,639	21.9	1,199	16.1	1,102	14.8	1,337	17.9
Wisconsin	1,339,492	23.6	549,256	9.7	1,447,360	25.5	873,753	15.4	699,811	15.4	777,314	13.7
United States	74,181,467	24.0	30,672,488	9.9	82,134,554	26.6	45,006,716	14.6	36,482,729	11.8	40,267,984	13.0

Source: U.S. Dept. of Commerce, Census 2010

Educational Levels

Table 1.10 shows the 2010 census educational attainment levels for each municipality in the County as well as the State and Nation. A higher percentage of county residents have a high school degree or higher (74.1%) than the State (49.4%) or Nation (71.8%). But at the same time 15.6% of residents in the County have less than a high school degree. This is a lower percentage than the Nations' percentage of 17.5% but higher than the State percentage of 13.7%.

The percentage of the population with Bachelors' degree or higher is of notable difference. Almost 12% of the County's population has Bachelors' degrees or higher as compared to the State (20.5%) and Nation (21.8%).

Table 1.10 Pepin County Educational Attainment, 2010 Census

	Population 25 years and older	Less than 9th grade	9th to 12th grade, no diploma	High school graduate	Some college, no degree	Assoc. degree	Bachelor's degree	Graduate or professional degree	% high school grad or higher	% bachelor's degree or higher
T. Albany	433	86	24	134	61	20	20	13	57.3	7.6
T. Durand	500	12	31	185	99	43	50	9	77.2	11.8
T. Frankfort	247	13	20	139	37	23	18	4	89.5	8.9
T. Lima	459	65	27	160	63	36	16	0	59.9	3.5
T. Pepin	450	17	33	166	78	26	39	32	75.8	15.8
T. Stockholm	148	5	5	19	10	2	8	2	27.7	6.8
T. Waterville	592	30	53	274	113	51	31	14	81.6	7.6
T. Waubeek	282	9	5	117	32	16	34	17	76.6	18.1
V. Pepin	679	73	56	262	143	44	66	31	80.4	14.3
V. Stockholm	60	0	10	17	14	5	24	16	126.7*	66.7
C. Durand	1342	118	130	556	248	88	140	46	80.3	13.9
Pepin Co.	5,277	428	394	2,029	898	354	446	184	74.1	11.9
Wisconsin	3,798,238	186,125	332,292	120,813	715,664	260,711	530,268	249,005	49.4	20.5
United States	203,891,983	13,755,477	21,960,148	52,168,981	38,351,595	11,512,833	28,317,792	16,144,813	71.8	21.8

Source: Bureau of the Census 2010

* V. Stockholm total exceeds 100% due respondents to the census survey not marking only their highest level of education but also marking all the categories that they achieved. For example a resident who has a Bachelor's degree also marked "Associate Degree", "Some College, no degree" and "High School Graduate".

Income Levels

From 2001 through 2011 Pepin County per capita personal incomes increased at a faster rate than state or national per capita income levels. Pepin County's per capita personal income rose from \$24,003 in 2001 to \$36,229 in 2011 a 50.9% increase while the State and Nation increased 31.5% and 33.4% during that time period. Pepin County's per capita income in 2001 ranked 31st out of the 72 counties in Wisconsin. The gap between the State per capita income and Pepin County's per capita income has decreased from the county being 25% lower in 2001 to only being 9% lower in 2011. See Table 1.11 below.

Pepin County per capita income levels are consistently lower than the State and Nation per capita income levels as shown in Table 1.11,

Table 1.11 Per Capita Personal Income 2000-2011

Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	% Change 2000-2011
Pepin	\$24,003	\$24,399	\$25,074	\$26,840	\$27,520	\$28,369	\$30,422	\$32,658	\$31,841	\$33,407	\$36,229	50.9
Wisconsin	\$30,105	\$30,799	\$31,619	\$32,699	\$33,635	\$35,598	\$36,831	\$38,172	\$36,859	\$38,010	\$39,575	31.5
U.S.	\$31,157	\$31,481	\$32,295	\$33,909	\$35,452	\$37,725	\$39,506	\$40,947	\$38,637	\$39,791	\$41,560	33.4

Notes:

1/ Census Bureau midyear population estimates. Estimates for 2000-2011 reflect county population estimates available as of April 2012.

2/ Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 2000-2011 reflect county population estimates available as of April 2012.

Employment Characteristics

Educational Services and Health Care are the largest industry sectors for employment within the County. As of the 2006-2010 American Community Survey, over 22% of residents were employed in the Educational, Health and Social Services. Manufacturing (13.5%); Retail Trade (11.7%); and Construction along with Agriculture, Forestry, Fisheries, Hunting and Mining (both 11.0%) were the next largest employment sectors. The smallest employments sectors in the County were Information (0.8%), Public Administration (1.7%) and Wholesale Trade (3.2%).

Pepin County's largest employers are the School District of Durand and the Chippewa Valley Hospital & Oakview Care Center, which both employ between 100-249 people.

Table 1.12 Pepin County Employment by Industry

Employment Sector	# Employed	% Employed
Agriculture, Forestry, Fisheries, Hunting & Mining	422	11.0
Construction	420	11.0
Manufacturing	516	13.5
Wholesale Trade	125	3.2
Retail Trade	449	11.7
Transportation & Warehousing and Utilities	228	6.0
Information	32	0.8
Finance, Insurance, Real Estate, and Rental and Leasing	160	4.2
Professional, Scientific, Management, Administrative and Waste Management Services	148	3.9
Educational, Health and Social Services	858	22.4
Arts, Entertainment, Recreation, Accommodation and Food Services	258	6.7
Other Services (except public administration)	149	3.9
Public Administration	66	1.7
Total	3,831	100.0

Source: U.S. Census Bureau, 2006-2010 American Community Survey
Data is based on sampling and is subject to sampling variability

Public Input

A key to the planning process is to gain public involvement and input in the early stages of the planning process, thus allowing public input to guide the development of the plan. This was accomplished by having all of the Land Use Planning Advisory Committee meetings notified in the press and open to the public. Each of the committee meetings had "Public Comments" as an agenda item. These public meetings had their agendas and minutes posted on the County website. In addition the committee used the survey results the Towns, City and Villages used to develop their Comprehensive plans.

SWOT Analysis

During the June 2011 and July 2011 Land Use Planning Advisory Committee meetings, a SWOT analysis was completed. During these meetings the strengths, weaknesses, opportunities and threats were identified by committee members and any public in attendance. An initial list was prepared during the June meeting and committee members were asked to review the initial list and add to it at the July meeting. At the July meeting additional items were added to the list and a top 5 for each category was selected. The following are the strengths, weaknesses, opportunities and threats identified during these meetings. The first 5 listed are the top 5 based upon number of votes received.

[S-W-O-T Analysis - General guidelines; strengths and weaknesses should be viewed as forces internal to the county; opportunities and threats should be viewed as external forces.]

Table 1.13 SWOT Strengths and Weaknesses

Strengths	Weaknesses
Top 5 in order of votes	Top 5 in order of votes
Natural resources	Lack of zoning and regulations
Strong agricultural presence	Lack of employment opportunities
Scenic natural beauty	Physical geography and topography
Tie	Tie
Strong labor force	High taxes
Excellent quality of life	Lack of infrastructure to support economic development
Adequate emergency and medical care	Aging population
	Lack of job growth
<i>Other strengths</i>	<i>Other weaknesses</i>
Hunting & fishing	Lack of wireless access
Rural atmosphere	Inadequate technology
Water quality	Public schools
Tourism	Absentee ownership of land
Low crime rate	Substandard housing
Good roads	Lack of affordable housing
Good parks	Water quality
Abundance of land	Lack of enforcement of existing regulations
Close knit communities	Lack of public involvement in government
Good schools	Too much public involvement in government
Lack of zoning and regulations	Lack of governmental staff and financial resources
Historical significance	Water quantity
Affordability of housing and labor	Brain drain
	Low governmental delivery of services
	Inadequate medical care

Table 1.14 SWOT Opportunities and Threats

Opportunities	Threats
Top 5 in order of votes	Top 5 in order of votes
Diversify agriculture	State formula for property taxes and shared revenues
Expand agriculture	Irresponsible developers
Development and use of technology	Water and air pollution
Retaining/expanding existing businesses	State and federal budget deficits impact on local governments
Tie	Tie
Home-based industries	Absentee owners
Use of natural resources	High capacity wells and irrigation
<i>Other opportunities</i>	<i>Other threats</i>
Expand tourism	Increasing size of machinery and damage to local/county roads
	Nuclear power plant

Planning Framework

This plan is being developed consistent with Wisconsin State Statutes and Wisconsin's Planning Law. The plan looks forward twenty years in an effort to guide future development in the County based on the desires expressed by residents and landowners today. It is intended that as future decisions in the County are made this document will be reviewed and used as a guide to insure future decisions are consistent with the goals, strategies, policies and actions identified in this plan. Listed below

are the planning goals. The steps and actions necessary to implement the goals will be described in greater detail in the ensuing chapters.

Planning Goals

Based on public input activities, local municipal comprehensive surveys, analysis of data compiled as part of the planning process, and Land Use Planning Advisory Committee input, the following goals were established to guide the development of the Pepin County Comprehensive Plan. The goals are listed by planning element and will be defined in the ensuing comprehensive plan chapters.

Land Use Element

- Goal A** Protect and provide for the public health, safety, and general welfare of the residents of the county.
- Goal B** Preserve agriculture, the environment and the rural landscape.
- Goal C** Manage/guide growth and development to maintain the residents' existing rural lifestyle.
- Goal D** Encourage industrial and commercial uses in appropriate areas.
- Goal E** Promote development of lands with existing infrastructure and public services, and, rehabilitation of existing residential, commercial and industrial structures.
- Goal F** Balance individual property rights with community interests and goals.

Housing Element

- Goal A** Maintain and encourage rehabilitation of existing housing stock.
- Goal B** Encourage opportunities for a housing supply that meets existing and future needs of residents and provides a range of housing choices to serve all income levels, age groups and special needs housing.
- Goal C** Encourage housing and residential developments that are respectful of the county's rural character and environment and protective of natural features and sensitive areas of the land.
- Goal D** Balance individual landowner property rights with community interests and goals.

Transportation Element

- Goal A** Improve mobility by creating a convenient, efficient and cost effective public/private transportation system that meets the needs of all citizens.
- Goal B** Encourage transportation infrastructure improvements/programs that will promote improved, safe and efficient transportation facilities in the county.
- Goal C** Promote transportation facilities (bike/pedestrian lanes/trails, scenic overlooks, etc.) throughout the county to enhance recreation and tourism opportunities.

Utilities and Community Facilities Element

- Goal A** Improve/enhance existing utilities and facilities.
- Goal B** Monitor, keep pace with and upgrade to changing technologies.
- Goal E** Assure adequate capacity for future growth.

Agriculture, Natural and Cultural Resources Element

Agricultural

- Goal A** Identify and preserve areas suitable for agriculture.
- Goal B** Maintain the productivity and sustainability of the county's agricultural areas for current and future generations.
- Goal C** Promote agriculture and agricultural enterprises so that farming remains economically viable.

Natural

- Goal A** Protect surface and groundwater quality and quantity.
- Goal B** Promote good stewardship of natural resources through education.
- Goal C** Protect steep slopes, floodplains, shore lands, and forested lands.
- Goal D** Protect natural areas, wildlife areas, wildlife habitat, and threatened and endangered species.
- Goal E** Reduce excessive noise harmful to the health and well-being of the residents of Pepin County.
- Goal F** Prevent introduction into the environment of chemicals, particulate matter, or biological materials which cause discomfort, disease, damage or death to humans, other living organisms, the natural environment, or built environment.
- Goal G** Limit excessive or obtrusive artificial light.

Cultural

- Goal A** Preserve and promote unique cultural, historic and archeological resources.
- Goal B** Preserve and promote opportunities and resources for those who produce and enjoy the arts, music and literature.
- Goal C** Encourage communities to develop individual identities.

Economic Development Element

- Goal A** Attract and retain businesses that strengthen and diversify the local economy.
- Goal B** Encourage revitalization of main streets and development and enforcement of design standards.
- Goal C** Support and promote agricultural and forestry industries within the rural parts of the county.
- Goal D** Enhance tourism as an important aspect of the area economy.
- Goal E** Minimize land use conflicts.

Intergovernmental Cooperation Element

- Goal A** Cooperate with local units of governments, state and federal agencies to provide efficient and coordinated services to county residents.
- Goal B** Enhance communication with governmental units and agencies and identify collaboration opportunities.

Implementation Element

- Goal A** Identify policies and programs to implement recommendations of the comprehensive plan.
- Goal B** Provide the opportunity for public input throughout the planning process and future updates.
- Goal C** Balance individual property rights with community interests and goals.

State Planning Goals

In addition and listed in italics, the County Planning Committee addressed the comprehensive planning goals identified in Wisconsin State Statutes. Within the State of Wisconsin Comprehensive Planning Law fourteen planning goals are identified. Local units of government that receive State grant fund money for planning are required to address the fourteen goals. The State planning goals are discussed in the appropriate planning elements.

State Planning Goals

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

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

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

Balancing individual property rights with community interests and goals.

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

Preservation of cultural, historic and archaeological sites.

Protection of economically productive areas, including farmland and forests.

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

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

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

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

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

Encouragement of coordination and cooperation among nearby units of government.

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

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2. LAND USE

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

LAND USE EXISTING CONDITIONS AND RESOURCES

Existing Land Use

Pepin consists of eight towns, two villages and a city. The City of Durand (county seat) is the largest populated municipality and is located along the Chippewa River in the north-central part of the county. The two villages, neither of which has a population exceeding 1,000 people are located along the Mississippi River. These incorporated communities and the unincorporated community of Arkansaw are the only areas in the County with comparatively denser development patterns. As Table 2.01 illustrates the unincorporated areas (towns) primarily consist of farmland and forests. Single-family homes are scattered throughout the landscape along with a few commercial and industrial developments. Map 2.01 shows existing land uses based upon Pepin County taxation codes by dominant acreage for each parcel.

Table 2.01 Pepin County Statement of Assessments 2012

Municipality	Residential Acres	Commercial Acres	Manufacturing Acres	Agriculture Acres	Undeveloped Acres	Ag Forest Acres	Forest Acres	Other Acres	Total Acres
T. Albany	483	3	22	13,024	2,601	3,165	1,222	144	20,664
T. Durand	522	44	149	5,881	579	2,299	662	57	10,193
T. Frankfort	517	83	0	8,727	898	3,744	684	132	14,785
T. Lima	372	33	9	15,632	1,707	2,318	482	255	20,808
T. Pepin	703	48	32	12,780	1,435	3,987	2,166	211	21,362
T. Stockholm	447	1	17	5,533	325	1,249	435	57	8,064
T. Waterville	279	35	1	13,140	1,239	3,380	1,098	241	19,413
T. Waubeek	331	138	77	2,881	426	828	961	29	5,671
Total (Towns)	3,654	385	307	77,598	9,210	20,970	7,710	1,126	120,960
V. Pepin	35	29	5	40	0	0	19	0	128
V. Stockholm	54	1	0	12	79	0	198	0	344
C. Durand	49	107	7	25	74	13	3	0	278
Total (Villages & City)	138	137	12	77	153	13	220	0	750
Pepin County	3,792	522	319	77,675	9,363	20,983	7,930	1,126	121,710

Undeveloped Areas

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

A large percentage of the County's landscape is forested (24%). Forested lands support timber related businesses and numerous recreational uses.

Table 2.01 illustrates Pepin County can be classified as a rural county as 95.5% of the land in the unincorporated areas is assessed as agriculture, ag forest, forest or undeveloped.



A single-family home in rural Pepin County

Developed Areas

Within unincorporated areas (towns) of the County approximately 3,564 acres land area is devoted to residential or commercial uses based on the 2012 Wisconsin Department of Revenue Statement of Assessment. The residential uses are primarily single-family homes that are scattered throughout the County with no specific pattern of development. Limited higher density residential development is located in areas served by sanitary districts or areas adjacent to cities and villages.

There are numerous commercial and manufacturing enterprises located throughout the unincorporated area of the County. The majority of commercial and manufacturing businesses are located adjacent to the city and villages or in the unincorporated area of Arkansaw.

Floodplain and Wetlands

Both the Mississippi River and Chippewa River form borders for Pepin County. In addition the Chippewa River also flows through the middle of the northern portion of the county. Along both of these rivers low-lying areas are prone to flooding. In addition other small rivers and creeks in the County flood periodically. Flood events on both the Mississippi River and Chippewa River are generally predictable and with rare exception even the crest height can be accurately forecast several days to a week or before the event. There is no history of flash flooding on this part of the Mississippi River or Chippewa River. There is usually ample time to prepare for a flood event and to minimize flood damage by moving property out of lower elevations. Map 2.02 illustrates the flood zones in Pepin County based on information from the Federal Emergency Management Agency.

Wetlands are an important resource as they act as natural pollution filters making lakes and streams cleaner. They are also valuable as groundwater discharge/recharge areas and help retain floodwaters. The majority of wetlands can be found along three corridors; the Mississippi River, Chippewa River and Plum Creek. Wetland maps are available for viewing at the Pepin County Zoning Department. Potential wetland areas can be viewed online using the Wisconsin Department of Natural Resources Surface Water Data Viewer. Map 2.03 shows the location of wetlands in Pepin County.

Existing Ordinances

Pepin County has several land use ordinances and requires some licenses/permits for uses that effect land use in Pepin County: Non-metallic Mining Reclamation; Livestock Facilities; Telecommunications Towers, Antennas and Related Facilities; Sanitary Code; Shoreland-Wetland Zoning; Highway Setback and Sign Regulations; Subdivision and Platting; Manure Storage; Mississippi River Bluffland Zoning Ordinance; Driveway Access; Great River Road Preservation Zone; and the Floodplain Zoning Ordinance.

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

Tables 2.02a – 2.02h located in Appendix 2 compare two Pepin County Statement of Assessments including the most recent from 2012, and then one from 2007, five years prior. The definitions of most categories have remained relatively constant. Land use categories in the data tables presented include Residential, Commercial, Manufacturing, Agricultural, Undeveloped, Agricultural Forest, Forest and Other. This data is based on assessment information reported to the State from local units of government. It is important to keep in mind that the acreages are based on guidelines and definitions that assessors must adhere to. The guidelines and definitions might differentiate land uses differently than a resident would.

It is important to point out the data is comprised of assessment acreage (% of land use) and assessment values, and a primary purpose of assessment values is to establish an equitable standard to assess taxes. Since the primary purpose of this data is for tax assessment, we should not draw significant land use conclusions. Given these limitations, however, the data may be used to create questions for further inquiry.

Depending on taxing policy, land uses are valued at different rates. For example, in 2012 land assessed as agricultural (for assessment purposes) was valued between \$110 and \$178 per acre and land assessed as Ag/Forest was valued between \$908 and \$1,638. It is obvious that these values do not represent the actual cost of agricultural or ag/forest lands in a private sale. Therefore, drawing land value comparisons between individual land uses is not recommended but reviewing assessed value changes and “percent of land use” between years (2007-2012) does provide some interesting information.

From 2007 to 2012 assessed residential acreage increased by .6% as a percentage of land use while the assessed value of the land rose nearly 5 million dollars; a 7.81% rise.

Commercial development in the County increased 0.05% in land use but rose over 16% in assessed value from 2007 to 2012.

Agriculture dominates Town land use in Pepin County, maintaining between 50 and 75 percent of the land usage in the Towns during the five-year span.

Manufacturing declined slightly over the five year period. Its percentage of land use declined only 0.05%, while it's assessed land value declined by 0.04%.

Lands assessed as “Undeveloped” increased less than 1% in land use but increased nearly 45% in assessed value.

Ag Forest experienced the largest percentage increase in land use at 1.08% but saw its assessed value change by 25.7%

Lands assessed as Forest saw the largest decrease in percentage of both land use and assessed value, with a loss of 1.87% in land use and 10.9% in value.

The “Other” category remained basically the same with a loss of only 4 acres between 2007 and 2012.

Land Use Projections

Two sets of residential land use acreage projections for unincorporated municipalities (Table 2.03) have been prepared. The first set of projections (not in parenthesis) was created by using housing unit projections from Table 3.03 in Chapter 3 representing eleven years of housing start information (2000-2010) from the Pepin County Land Management Office. The second set of projections (in parenthesis) was derived by using the 30-year average of housing unit change derived from Table 3.01 in Chapter 3 which is based on decennial census data. In both cases the number of projected housing units is multiplied by 1.5 acres to come up with projected residential land use acres. The calculation assumes average residential development in unincorporated communities consumes 1.5 acres of land. By using housing unit projections from Table 3.03 to calculate future residential acreages, the resulting projections in all likelihood are a good representation of future growth as the time period from which housing data was taken represented both good economic times of 2004-2007 and bad economic times of 2008-2010.



Cropland and forested land in Pepin County

Since housing start data was not available from incorporated municipalities, residential land use acreage projections for incorporated municipalities (Table 2.04) were derived by using housing unit projections from Table 3.01 in Chapter 3. The number of projected housing units in Table 3.01 in Chapter 3 was multiplied by .5 acres to come up with projected residential land use acres. The calculation assumes that an average single-family home in an incorporated community will consume .5 acres of land.

Past assessments for the Commercial and Manufacturing categories have fluctuated. Some of this fluctuation can be attributed to annexations, changes in definitions of commercial or manufacturing and even changes in assessors. Because of this fluctuation the land use acreage projections for Commercial/Manufacturing uses the following assumption. While no huge growth in Commercial/Manufacturing is anticipated, a small amount of growth is expected and therefore a 15% increase in acreage every 5 years is being predicted.

Agricultural/open space land use acreage projections were derived by adding the projected residential development acreage to the projected Industrial/Commercial acreage and subtracting that number from total acreage. The sum of residential and industrial land is assumed to decrease the amount of agricultural/open space.

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

Table 2.03 Land Use Projections for Towns in Pepin County (In Acres)

Towns	2012-2013	2014-2018	2019-2023	2024-2028	2029-2033	Total 2013-2033
Albany						
Commercial/Manufacturing	0	1	1	1	1	4
Residential	9(5)	45(23)	45(23)	45(23)	45(23)	189(97)
Agriculture/Open	-9	-46	-46	-46	-46	-193
Durand						
Commercial/Manufacturing	6	29	29	29	29	122
Residential	5(5)	25(24)	25(24)	25(24)	25(24)	105(101)
Agriculture/Open	-11	-54	-54	-54	-54	-227
Frankfort						
Commercial/Manufacturing	2	12	12	12	12	50
Residential	3(2)	15(10)	15(10)	15(10)	15(10)	33(42)
Agriculture/Open	-5	-27	-27	-27	-27	-83
Lima						
Commercial/Manufacturing	1	6	6	6	6	25
Residential	5(4)	23(20)	23(20)	23(20)	23(20)	97(84)
Agriculture/Open	-6	-29	-29	-29	-29	-122
Pepin						
Commercial/Manufacturing	2	12	12	12	12	50
Residential	11(6)	53(28)	53(28)	53(28)	53(28)	223(116)
Agriculture/Open	-13	-65	-65	-65	-65	-273
Stockholm						
Commercial/Manufacturing	0	3	3	3	3	12
Residential	5(2)	23(11)	23(11)	23(11)	23(11)	97(46)
Agriculture/Open	-5	-26	-26	-26	-26	-109
Waterville						
Commercial/Manufacturing	1	5	5	5	5	21
Residential	6(0)	30(2)	30(2)	30(2)	30(2)	126(8)
Agriculture/Open	-7	-35	-35	-35	-35	-147
Waubeek						
Commercial/Manufacturing	6	32	32	32	32	134
Residential	3(4)	15(19)	15(19)	15(19)	15(19)	33(80)
Agriculture/Open	-9	-47	-47	-47	-47	-167
Pepin County Towns Total						
Commercial/Manufacturing	18	100	100	100	100	418
Residential	47(28)	229(137)	229(137)	229(137)	229(137)	963(576)
Agriculture/Open	-65	-329	-329	-329	-329	-1,381

Source: MRRPC 2012

The land use projections in Table 2.03 for the unincorporated areas illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and manufacturing uses is projected in the rural areas over the 20 year period (418 acres). Residential development could have the greatest impact. As discussed previously, the two projection scenarios likely represent “most case” and “least case” residential development scenarios. It is expected that over the 20 year planning period between 500 and 1,000 acres of land will be used for residential development in the unincorporated areas of the County. Table 2.04 addresses land use projections for cities and villages (incorporated areas) in Pepin County.

Table 2.04 Land Use Projections For City and Villages in Pepin County (In Acres)

Villages	2012-2013	2014-2018	2019-2023	2024-2028	2029-2033	Total 2013-2033
Pepin						
Commercial/Manufacturing	1	5	5	5	5	21
Residential	2	9	9	9	9	38
Agriculture/Open	-3	-14	-14	-14	-14	-59
Stockholm						
Commercial/Manufacturing	0	0	0	0	1	1
Residential	0	1	1	1	1	4
Agriculture/Open	0	-1	-1	-1	-2	-5
Durand						
Commercial/Manufacturing	3	17	17	17	17	17
Residential	1	5	5	5	5	21
Agriculture/Open	-4	-22	-22	-22	-22	-38
Pepin County City/Village Total						
Commercial/Manufacturing	4	22	22	22	23	93
Residential	3	15	15	15	15	63
Agriculture/Open	-7	-37	-37	-37	-38	-156

Source: MRRPC 2012

Future land use maps were obtained from the individual municipalities and reflect their desires as to what their municipalities should look like in the future. The Pepin County Plan will use these maps for its future land use mapping. As municipalities change their maps, this plan will reflect those changes. Individual municipal maps can be found in Appendix 3.

Existing and Potential Land Use Conflicts

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

- recreational land users and traditional agricultural/forest land users
 - incorporated communities (cities and villages) and unincorporated communities (towns) – annexations, etc.
 - housing development in traditional agricultural areas
 - location and size of Confined Animal Feeding Operations (CAFO's)
 - industrial sand mining

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

Opportunities for Redevelopment

Opportunities for redevelopment were analyzed as part of the planning process. Based on the rural nature of the County and lack of historical development there are limited redevelopment opportunities. Vacant buildings/storefronts can be found throughout the County, primarily in incorporated communities. In some cases these structures could be reused as business locations while in other cases the structures are deteriorated to an unusable state. The plan does recommend these locations be reused rather than new uses expanding and converting agricultural/open space areas to development. In addition, in Chapter 7 environmentally contaminated sites and their status (open/closed) have been identified. Many of these locations have been cleaned up and could potentially be reused for development purposes.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR LAND USE

Land Use Element Goals

Pepin County developed goals based on public input from surveys, public meeting participation, committee and resident knowledge. As previously described, this plan's goals are broad statements Pepin County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal. In addition, an implementation time period has been designated for selected programs/actions. These items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A	Protect and provide for the public health, safety, and general welfare of the residents of the county.
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Objectives

Limit air pollution, light pollution, noise pollution and pollution of surface and ground waters; assure the adequacy of drainage facilities; encourage the wise use and management of natural resources.

Guide public and private policy and action in order to provide adequate, safe and efficient transportation.

Implementation 2018 - 2033

Provide adequate and diverse housing.

Implementation 2013 - 2017

Policies

Encourage further development of multi-family dwellings to provide for the projected increase in population and for assisted living facilities to provide for the needs of the aging population.

Implementation throughout the planning period

Encourage further development of low to median income housing.

Implementation throughout the planning period

Goal B	Preserve agriculture, the environment and the rural landscape.
---------------	---

Objectives

Minimize development on land defined as prime agricultural.

Implementation throughout the planning period

Policies

Develop a plan to define the agricultural land according to the Land Evaluation (LE) portion of the USCA-NRCS Land Evaluation and Site Assessment Program (LESA).

Implementation 2018 - 2033

Develop plans for land division after important agricultural land is identified and mapped.

Implementation 2018 - 2033

Consider developing plans and approval processes for new residences designed to protect important farmland.

Implementation 2018 - 2033

Work with Pepin County programs to achieve NR151 and ATCP50 performance standards in agricultural practices.

Implementation throughout the planning period

Consider the use of Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs as a farmland preservation tool to complement agricultural zoning and direct higher density development to more appropriate areas.

Implementation 2018 - 2033

Support land use which preserves open spaces.

Implementation throughout the planning period

Inform/educate the public about the importance of forested lands in the County.

Implementation throughout the planning period

Continue to prohibit development in wetland/flood plain areas.

Implementation throughout the planning period

Avoid development on lands of cultural, religious, or historical significance.

Implementation throughout the planning period

Goal C**Manage/guide growth and development to maintain the residents' existing rural lifestyle.****Objectives**

Consider development of an optional county-wide general zoning ordinance for the county based on the comprehensive plan and implement subject to the approval of towns.

Implementation 2013 - 2017

Policies

Promote land uses that create or preserve varied and unique communities in our rural and urban areas.

Implementation throughout the planning period

Goal D**Encourage industrial and commercial uses in appropriate areas.****Objectives**

Encourage industrial and commercial uses to be located in business/industrial parks which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well.

Implementation throughout the planning period

Approve development at a pace that does not exceed capacity of utilities, roads, and community facilities.

Implementation throughout the planning period

Support small and home-based business development.

Implementation throughout the planning period

Owners and developers whose operations involve exceeding seasonal road weight limitations or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing roads, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the affected roads.

Implementation 2013 - 2017

Goal E**Promote development of lands with existing infrastructure and public services, and, rehabilitation of existing residential, commercial and industrial structures.****Objectives**

Encourage in-filling of existing open spaces and rehabilitation of under-utilized improved properties.

Implementation throughout the planning period

Prohibit development on slopes greater than 30% to preserve bluffs and minimize soil erosion. Development (building/driveway construction) requested on slopes between 20%-30% should 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.

Implementation throughout the planning period

Promote residential development in locations with adequate public infrastructure.

Implementation throughout the planning period

Policies

Establish guidelines for residential growth.

Implementation 2013 - 2017

Update the Subdivision Ordinance, including conservation cluster provisions, minimum lot size requirements and road standards.

Implementation 2013 - 2017

The county's future land use decisions should be based on and be consistent with the current land use plan.

Implementation throughout the planning period

Goal F	Balance individual property rights with community interests and goals.
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Objectives

Maintain open communication between government and the residents/businesses.

Implementation throughout the planning period

Minimize conflicts between residents and agriculture, manufacturing, and commerce.

Implementation throughout the planning period

Policies

Continue to follow the public participation plan to ensure a balance of public input and opinions will be achieved during the planning and zoning process.

Implementation throughout the planning period

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

Implementation 2018 - 2033

Develop an abandoned vehicle and abandoned building ordinance, which present a public health nuisance.

Implementation 2013 - 2017

Separate incompatible land uses with buffer areas between different types of land uses.

Implementation throughout the planning period

Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.

Implementation 2013 - 2017

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

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

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

In the preparation of the plan, this goal was addressed by encouraging new or expanding commercial businesses to locate in areas served by public sewer, water and adequate transportation facilities. The plan also recommends that vacant business sites/parcels served by public facilities be used and that these areas infill with development versus expanding to undeveloped areas.

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

The goal is met by encouraging conservation subdivisions for residential developments and focusing development near existing development with public sewer and water availability.

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

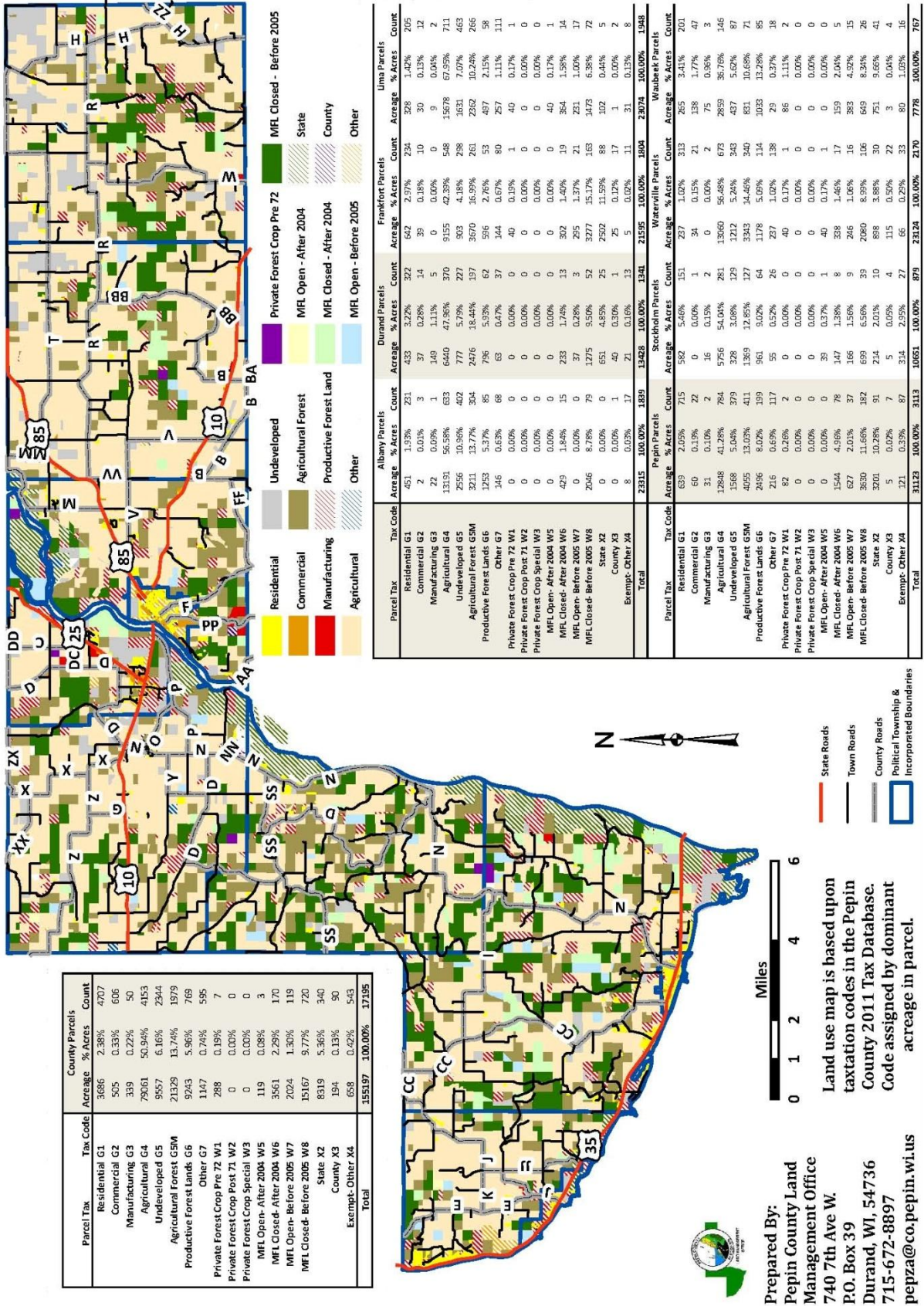
This goal is addressed by using various land use districts that encourage the preservation of agricultural land and promote the use of conservation subdivisions.

Map 2.01 Existing Land Use

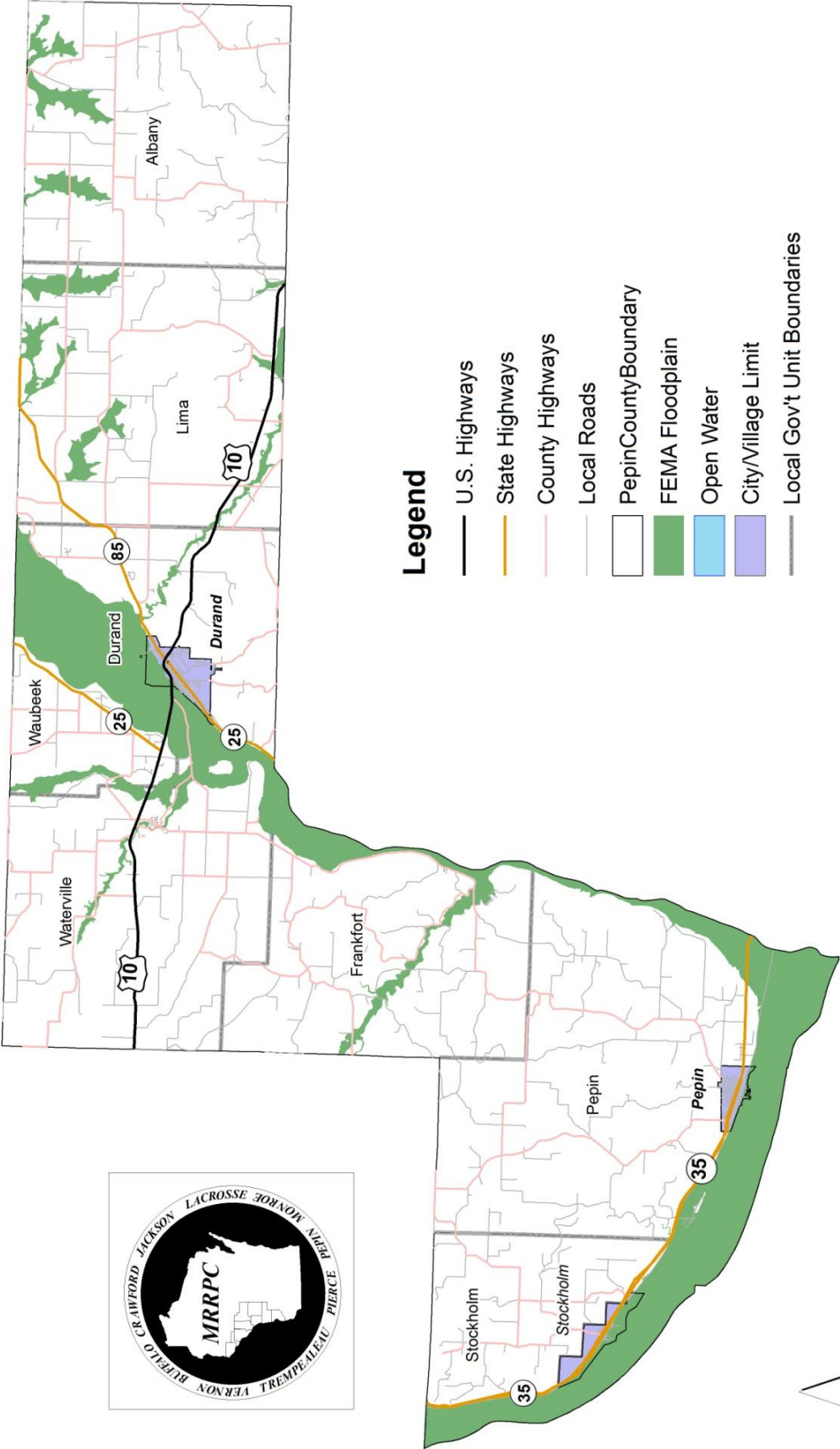
PRIMARY LAND USE

PEPIN COUNTY, WISCONSIN

November 8, 2012

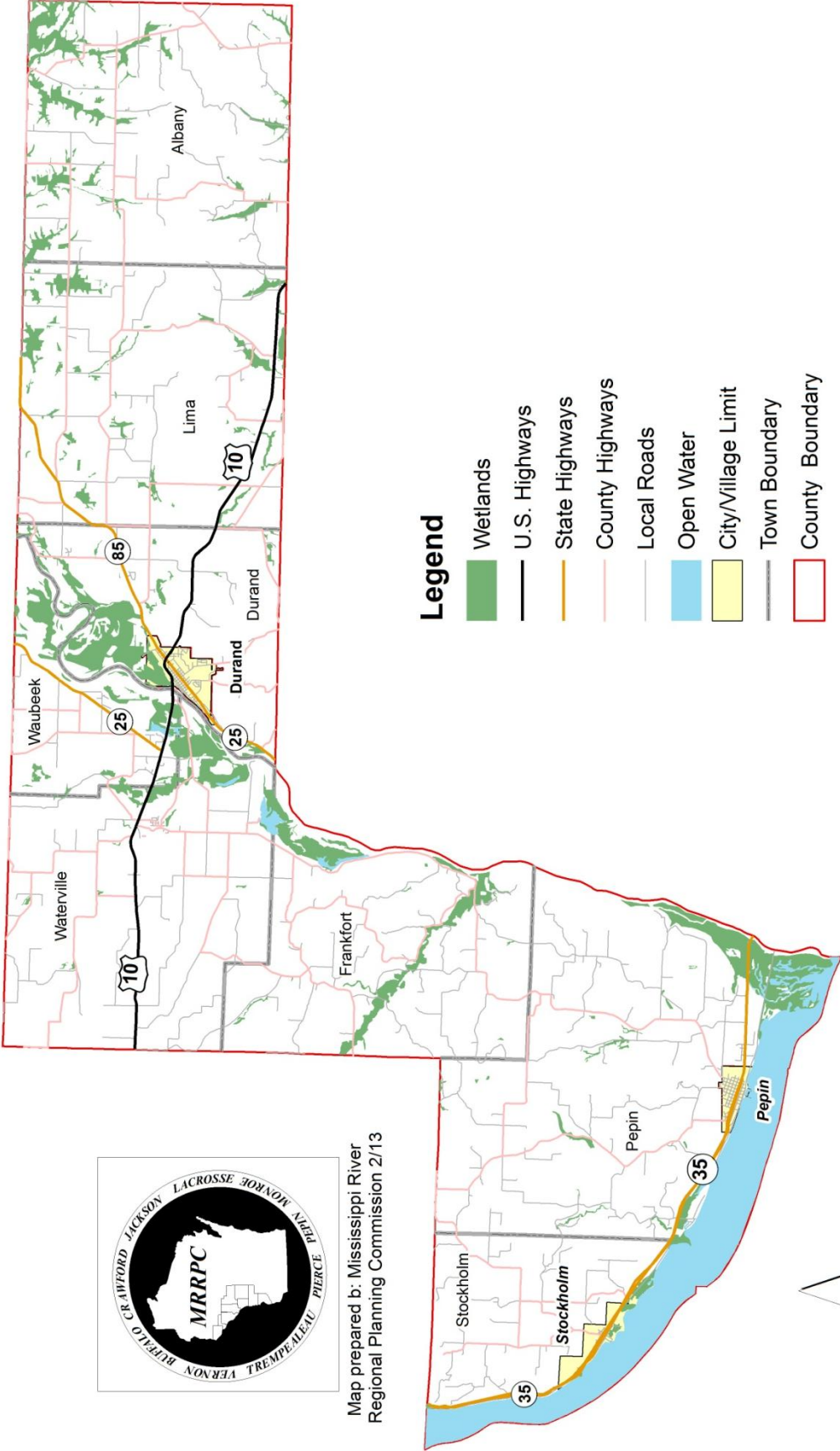


Map 2.02 Pepin County FEMA Floodplains



Map prepared by Max Nobienksy, University of Wisconsin - La Crosse
Intern for the Mississippi River Regional Planning Commission 2/13

Map 2.03 Pepin County Wetlands



Map prepared by: Mississippi River
Regional Planning Commission 2/13

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3. HOUSING

Housing influences the County's landscape and governmental services more than any other land use. Where people live impacts the amount of traffic for an area, what community services might be needed, and if the number of people will support additional jobs or businesses. This chapter analyzes the condition of housing and housing issues in the County. In addition, this chapter addresses goals and strategies relating to housing.

HOUSING EXISTING CONDITIONS AND RESOURCES

Housing Trends and Projections

Table 3.01 below shows housing trends through the censuses of 1980, 1990, 2000 and 2010. From 1980 through 1990 the County's housing stock increased by 5.4%. Between 1990 and 2000 housing grew by 5.6% and from 2000 to 2010 it grew by 16.2%. The housing unit projections in Table 3.01 below were derived by using the projected population estimates in Table 1.01, and dividing them by the average number of people per housing unit for each local unit of government as of the 2010 census, Table 3.02. Using this projection technique, Pepin County's housing units are projected to increase by the same rate as population; 9.8% for the County and 9.2% for the State. Based on this rate of growth, in 2030 the County will have 4,704 housing units, an increase of 1,125 from 2010. These projections indicate a slower growth in housing than during the decennial census years of 1980-2010. This technique does not take into consideration secondary or recreational home construction nor does it take into consideration the downturn of the economy in 2010 through 2012 which resulted in fewer new homes being constructed.

Table 3.01 Pepin County Housing Units and Projections

	Total Housing Units							Housing Projections				
	1980	1990	2000	2010	% change 80-00	% change 00-10	% change 80-10	2015	2020	2025	2030	% change 15-30
T. Albany	164	163	189	257	15.2	36.0	56.7	329	359	388	415	26.1
T. Durand	187	202	245	284	31.0	15.9	51.9	305	322	337	350	14.5
T. Frankfort	152	141	161	190	5.9	18.0	25.0	217	224	230	234	7.9
T. Lima	189	215	227	266	20.1	17.2	40.7	302	314	326	335	11.0
T. Pepin	332	355	273**	443	-17.8	62.3	33.4	428	441	453	462	8.0
T. Stockholm	78	85	110*	122	41.0	10.9	56.4	117	121	124	128	9.6
T. Waterville	387	341	351	379	-9.3	8.0	-2.1	396	397	397	394	-0.6
T. Waubeek	78	116	130	154	66.7	18.5	97.4	182	196	211	226	25.8
V. Pepin	384	386	430	490	12.0	14.0	27.6	609	639	668	691	13.4
V. Stockholm	85	80	89	88	4.7	-1.1	3.5	129	131	134	136	5.8
C. Durand	845	835	876	906	3.7	3.4	7.2	930	936	938	931	0.1
Pepin County	2,881	2,919	3,081 ***	3,579	6.9	16.2	24.2	4,285	4,447	4,593	4,704	9.8
State of Wis.	1,863,897	2,055,676	2,321,144	2,624,358	24.5	13.1	40.8	3,151,800	3,264,637	3,363,632	3,442,726	9.2
United States	88,410,627	102,263,678	115,904,641	131,704,730	31.1	13.6	49.0	NA	NA	NA	NA	NA

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

*Value reflects Demographic Service Centers revised count due to 2000 Census undercount.

**Value likely an error in the 2000 Census data for the Town of Pepin. Value reported by MRRPC was verified with the US Census data. It is unlikely that the Town of Pepin saw such a drop in housing units in 2000 and a subsequent increase in 2010.

*** County value includes the revised estimate for the Town of Stockholm.

Table 3.02 Pepin County Average Number of People per Housing Unit 2010 Census

Municipality	2010 Census Population	2010 Census Housing Units	Average Number of People per Housing Unit
T. Albany	676	257	2.6
T. Durand	742	284	2.6
T. Frankfort	343	190	1.8
T. Lima	702	266	2.6
T. Pepin	721	443	1.6
T. Stockholm	197	122	1.6
T. Waterville	831	379	2.2
T. Waubeek	423	154	2.7

Municipality	2010 Census Population	2010 Census Housing Units	Average Number of People per Housing Unit
V. Pepin	837	490	1.7
V. Stockholm	66	88	0.8
C. Durand	1,931	906	2.1
Pepin County	7,469	3,579	2.1
State of Wis.	5,686,986	262,435	2.2
United States	308,745,538	131,704,730	2.3

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

Another housing unit projection technique is illustrated in Table 3.03. This projection was prepared using new residential starts information obtained from the Pepin County Land Management Office for the years 2000-2010. The table projects an increase of 529 residential units in the unincorporated towns of Pepin County by 2033. This is higher than the increase of 441 housing units over the same period as projected in Table 3.01 above that used population growth as the sole factor influencing housing growth. Using the residential building permit trends shown in Table 3.03, the most significant housing growth will be centered in the Towns of Pepin and Albany while the Towns of Frankfort and Waubeek can expect the least amount of growth.



Residence in rural Pepin County

These projections show that most of Pepin County's unincorporated areas should plan for less than 4 new housing starts per year over the next 20 years.

Table 3.03 Pepin County Housing Unit Projections 2013-2030

	Residential New Starts											New Residences 2000-2010	11 year average	Prj New Hsg 2013-2015	Prj New Hsg 2015-2020	Prj New Hsg 2020-2025	Prj New Hsg 2025-2030	Total Projected New Housing
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010							
T. Albany	15	8	3	9	10	7	7	3	1	3	0	66	6.0	12.0	30.0	30.0	30.0	108
T. Durand	4	2	8	8	3	2	6	3	1	0	0	37	3.4	6.7	16.8	16.8	16.8	61
T. Frankfort	2	3	4	3	2	3	0	0	1	2	0	20	1.8	3.6	9.1	9.1	9.1	33
T. Lima	7	2	1	5	4	3	4	2	0	1	2	31	2.8	5.6	14.1	14.1	14.1	51
T. Pepin	11	8	4	11	9	8	3	6	6	6	4	76	6.9	13.8	34.5	34.5	34.5	124
T. Stockholm	1	1	4	5	4	4	5	2	2	0	1	29	2.6	5.3	13.2	13.2	13.2	47
T. Waterville	6	5	7	3	4	4	5	3	2	0	0	39	3.5	7.1	17.7	17.7	17.7	64
T. Waubeek	4	3	6	3	4	0	2	2	0	1	0	25	2.3	4.5	11.4	11.4	11.4	41
Total	50	32	37	47	40	31	32	21	13	13	7	323	29.4	59	147	147	147	529

Source: Pepin County Zoning Department

Table 3.04 below illustrates a third housing unit projection based on housing estimates reported by the Wisconsin Demographic Services Center. This table shows that housing units increased from 3,579 units in 2010 to 3,595 in 2012, an increase of 16 units over this two-year period. This was an annual increase of 8 new housing units per year. This continued rate of growth out to the year 2033 results in the addition of 168 additional housing units in the County. This includes all towns, villages and the City of Durand.

Based on the 2010 census that showed 59% of housing units were in the unincorporated areas, one can assume that at least and probably more than 59% or around 99 of the 168 projected units by the year 2033 will be constructed in towns, and the remaining 69 or so will be constructed in the villages and the City of Durand.

Table 3.04 Pepin County Housing Unit Projections

	2010 Census Units	Estimated Units		Average annual growth 2010-2012	Projections				
		2011	2012		2015	2020	2025	2030	2033
# of units	3,579	3,586	3,595		3,619	3,659	3,699	3,739	3,763
Change		7	16	8	24	64	104	144	168

Estimated number of units source: Wisconsin Demographic Services

Age of Housing

Table 3.05 provides information on the age of housing for each municipality in Pepin County as well as the State of Wisconsin and the Nation. According to the 2007 – 2011 American Community Survey almost 35% of Pepin County's residential structures were built prior to 1949. This percentage is higher than both the State (28.8%) and Nation (20%). The decades of 1950's and 1960's were the lowest growth decades with only an 8% and 7.4% growth respectively. The greatest amount of residential growth with over 15% has been 2000 or later. The growth in housing since 2000 in the County has been higher than the State's growth of 12.2% and the Nation's 13.8%.

Table 3.05 Year Structure Was Built

	1949 or earlier		1950 to 1959		1960 to 1969		1970 to 1979		1980 to 1989		1990 to 1999		2000 or later	
		%		%		%		%		%		%		%
T. Albany	111	36.9	21	7.0	5	1.7	29	9.6	27	9.0	44	14.6	64	21.3
T. Durand	46	16.9	15	5.5	46	16.9	27	9.9	36	13.2	49	18.0	53	19.5
T. Frankfort	72	43.6	6	3.6	8	4.9	19	11.5	17	10.3	24	14.6	19	11.5
T. Lima	91	31.1	25	8.5	23	7.9	35	12.0	36	12.3	49	16.7	34	11.6
T. Pepin	102	45.6	47	5.0	35	5.3	50	14.6	13	5.3	22	5.5	88	18.9
T. Stockholm	46	28.6	1	13.2	14	9.8	2	14.0	13	3.6	14	6.2	33	24.7
T. Waterville	191	37.4	21	0.8	22	11.4	62	1.6	22	10.6	23	11.4	79	26.8
T. Waubeek	22	16.4	16	11.9	10	7.5	28	20.9	25	18.7	17	12.7	16	11.9
V. Pepin	166	31.3	44	8.3	44	8.3	51	9.6	100	18.9	42	7.9	83	15.7
V. Stockholm	47	49.5	2	2.1	3	3.2	2	2.1	12	12.6	11	11.6	18	19.0
C. Durand	344	39.4	86	9.9	52	6.0	182	20.9	86	9.9	62	7.1	48	6.7
Pepin Co	1104	34.8	154	8.0	310	7.4	510	13.7	315	10.9	116	10.0	57	15.3
State of WI	543164	27.8	470862	11.2	276188	10.0	391349	15.1	249789	9.8	168838	13.9	50735	12.2
U.S.	17380053	19.6	23145917	11.2	15911903	11.3	21438863	16.2	18326847	14.0	8467008	14.0	2755075	13.8

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

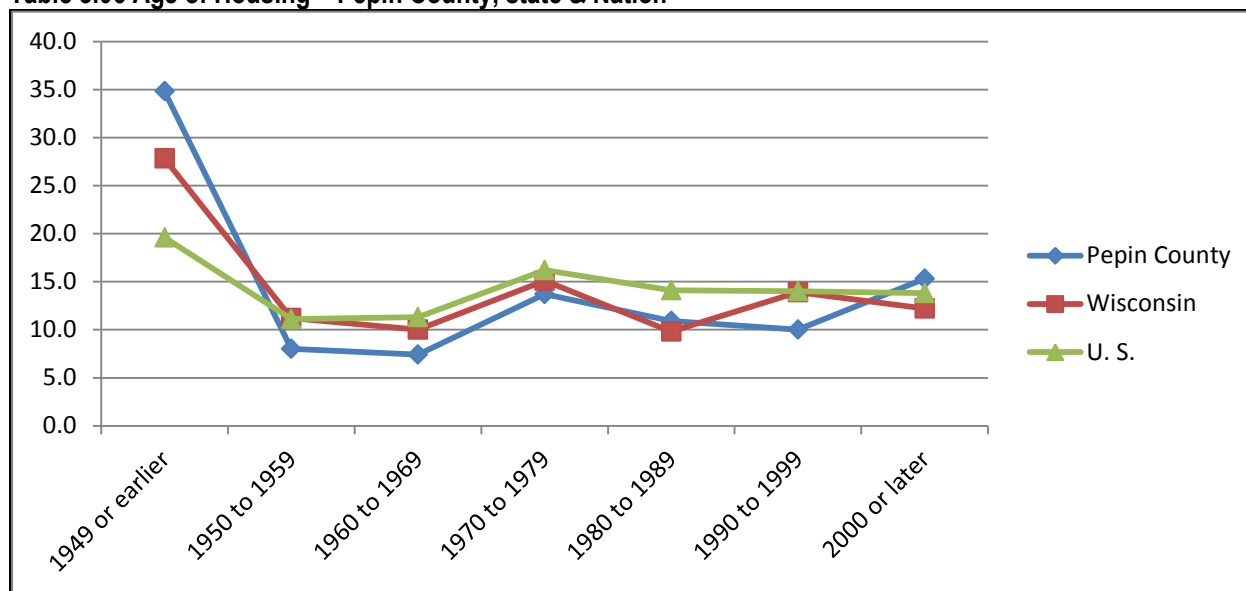
Table 3.06 Age of Housing – Pepin County, state & Nation**Type of Housing Structure**

Table 3.07 provides information on the type of housing structures of every municipality in Pepin County, the State of Wisconsin and the U.S. According to the 2007 – 2011 American Community Survey, 1-unit detached housing structures makes up the majority of housing units in the County, State and Nation. In Pepin County this type of housing units makes up between 66% of the housing stock in the City of Durand to 98% of the housing stock in the Village of Stockholm. The next highest type of housing units for most of the municipalities in Pepin County is Mobile Homes which ranges from a low of 0% in the Village of Stockholm and the City of Durand to 18% in the Town of Durand. See Table 3.07 for further information on the types of housing units found in each municipality.

Pepin County has a much lower percentage of multi-family housing units (13.5%) than the State (25.4%) or Nation (25.9%) as of the 2007 – 2011 American Community Survey. This can be attributed to the rural landscape of the County and limited public sewer and water facilities.

Table 3.07 Types of Housing Units

Municipality	1 unit detached	%	1 unit attached	%	2 units	%	3 - 9 units	%	10 or more units	%	Mobile home	%	Total:
T. Albany	271	90.0	2	0.7	3	1.0	0	0.0	0	0.0	25	8.3	301
T. Durand	208	76.5	5	1.8	9	3.3	0	0.0	0	0.0	50	18.4	272
T. Frankfort	137	83.0	0	0.0	0	0.0	0	0.0	0	0.0	28	17.0	165
T. Lima	270	92.2	0	0.0	0	0.0	0	0.0	0	0.0	23	7.8	293
T. Pepin	318	89.1	0	0.0	0	0.0	9	2.5	3	0.8	27	7.6	357
T. Stockholm	118	95.9	0	0.0	0	0.0	0	0.0	0	0.0	5	4.1	123
T. Waterville	339	80.9	13	3.1	0	0.0	24	5.7	10	2.4	33	7.9	419
T. Waubeek	124	92.5	2	1.5	0	0.0	3	2.2	0	0.0	5	3.7	134
V. Pepin	339	64.0	8	1.5	21	4.0	89	16.8	46	8.7	27	5.1	530
V. Stockholm	93	97.9	0	0.0	2	2.1	0	0.0	0	0.0	0	0.0	95
C. Durand	577	66.3	31	3.6	46	5.3	99	11.4	117	13.4	0	0.0	870
Pepin county	2794	78.5	61	1.7	81	2.3	224	6.3	176	4.9	223	6.3	3559
Wisconsin	1,732,919	66.4	113,851	4.4	180,413	6.9	222,494	8.5	260,778	10.0	99,016	3.8	2,609,819
United States	80,819,811	61.7	7,557,233	5.8	5,023,110	3.8	12,180,016	9.3	16,769,242	12.8	8,638,762	6.6	131,034,946

Source: 2007 - 2011 American Community Survey

Value of Housing

The median value of an owner occupied home in Pepin County was \$138,500 in 2010 an increase of \$59,300 from the 2000 Census of \$79,200. This amount is lower than both the State of Wisconsin \$188,400 and the Nation \$169,000 (See Table 3.08). During the decade of 2000-2010 the median value of owner occupied housing in the County increased by 75% compared to Wisconsin (67.9%) and United States (41.3%). The median housing values in the Towns of Albany, Frankfort, Lima and the Village of Pepin all showed an increase of over 80% between 2000 and 2010. Only the Town of Stockholm showed a decrease in value during the last decade.



Apartments for rent in V. Pepin

Table 3.08 Median Value of Owner Occupied Units

	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
T. Albany	35,000	93,900	177,000	168.3	88.5
T. Durand	48,400	101,100	156,500	108.9	54.8
T. Frankfort	31,500	70,000	155,700	122.2	122.4
T. Lima	40,400	75,600	153,300	87.1	102.8
T. Pepin	42,500	101,400	154,500	138.6	52.4
T. Stockholm	55,000	325,000	225,000	490.9	-30.8
T. Waterville	32,100	61,700	103,800	92.2	68.2
T. Waubeek	53,200	103,300	161,000	94.2	55.9
V. Pepin	38,600	78,200	137,000	102.6	75.2
V. Stockholm	40,800	135,400	212,500	231.9	56.9
C. Durand	40,600	75,000	113,100	84.7	50.8
Pepin County	40,700	79,200	138,500	94.6	74.9
State of Wis.	62,500	112,200	188,400	79.5	67.9
United States	79,100	119,600	169,000	51.2	41.3

Source: U.S. Bureau of the Census

Table 3.09 Housing Occupancy Characteristics

	Total Housing Units	Total # of Occupied Housing Units	% Occupied Housing Units	# of Vacant Housing Units	% Vacant Housing Units	Occupied Housing			
						# of Owner Occupied Units	% Owner Occupied	# of Renter Occupied Units	% Renter Occupied Units
T. Albany	301	294	97.7	7	2.3	232	78.9	62	21.1
T. Durand	272	251	92.3	21	7.7	205	81.7	46	18.3
T. Frankfort	165	136	82.4	29	17.6	113	83.1	23	16.9
T. Lima	293	275	93.9	18	6.1	217	78.9	58	21.1
T. Pepin	357	275	77.0	82	23.0	221	80.4	54	19.6
T. Stockholm	123	82	66.7	41	33.3	78	95.1	4	4.9
T. Waterville	419	379	90.5	40	9.5	279	73.6	100	26.4
T. Waubeek	134	134	100.0	0	0.0	124	92.5	10	7.5
V. Pepin	530	397	74.9	133	25.1	310	78.1	87	21.9
V. Stockholm	95	47	49.5	48	50.5	42	89.4	5	10.6
C. Durand	870	799	91.8	71	8.2	515	64.5	284	35.5
Pepin County	3,559	3,069	86.2	490	13.8	2,336	76.1	733	23.9
State of Wis.	2,609,819	2,279,738	87.4	330,081	12.6	1,574,719	69.1	705,019	30.9
United States	131,034,946	114,761,359	87.6	16,273,587	12.4	75,896,759	57.9	38,864,600	29.7

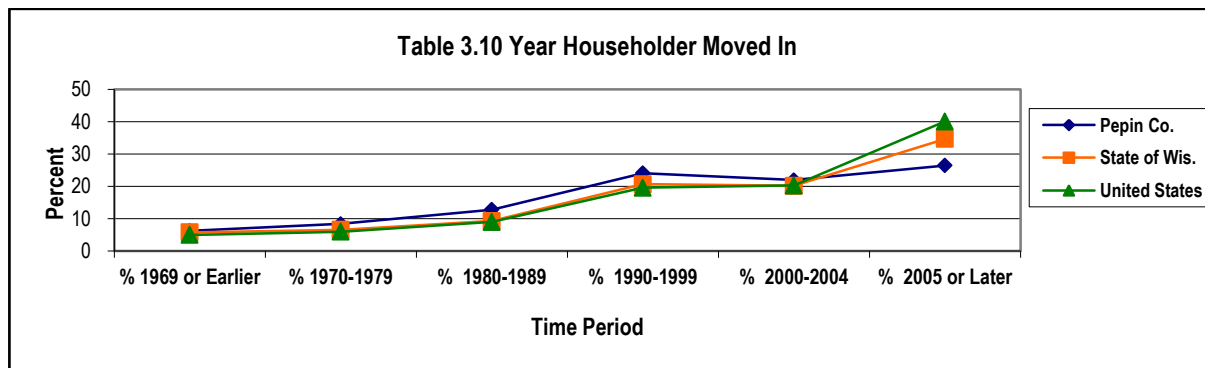
Source: 2007 – 2011 American Community Survey

Occupancy Characteristics and Vacancy Rates

Table 3.09 illustrates housing unit occupancy characteristics and vacancy rates for all municipalities in Pepin County, the State and Nation. As of the 2007 – 2011 American Community Survey, Pepin County had 3,559 Total Housing Units. Of these 3,069 or 86.2% were occupied, while 13.8% of the housing units were vacant. The County's occupancy rate was slightly lower than the State and Nation which showed rates of 87.4% and 87.6% respectively. An explanation of the slightly higher percentage of vacant housing is that the vacancy rate includes seasonal use, and recreational and occasional use units. The percentage of Occupied Housing Units which are rented in Pepin County (23.9%) is lower than both the State (30.9%) and the Nation (29.7%).

Year Householder Moved In

Table 3.10 below shows the year householders moved in. Pepin County follows the trends of the State and Nation, with the almost one half of the householders moving 2000 or later.



Affordability of Housing

Table 3.11 illustrates the affordability of housing in Pepin County, the State and Nation. According to the 2007 – 2011 American Community Survey, a little over 34% of county residents spent more than 30% of their incomes on their housing units. This was the same as the State's percentage and a little lower than the Nation's percentage. Looking at the percentage of County residents who spend less than 20 percent of their income on housing (32.8%) shows that Pepin County's percentage is lower than both the State and Nation. Table 3.12 portrays renter occupied units and percent of income spent on such units by Pepin County residents and the State and Nation. About 66% of Pepin County residents spend less than 30% on their renter occupied units as compared to the State (53%) and Nation (48%).

Table 3.11 Percent of Income Spent on Owner Occupied Units, 2007-2011 American Community Survey

	Total Owner Occupied Units	Less than 20 percent	20 to 30 percent	30 percent or more
T. Albany	232	26.2	37.3	36.6
T. Durand	205	55.0	26.4	18.6
T. Frankfort	113	31.7	25.4	32.8
T. Lima	217	21.4	41.8	36.7
T. Pepin	221	28.3	32.5	39.1
T. Stockholm	78	27.1	43.7	29.2
T. Waterville	279	27.3	41.3	31.4
T. Waubeek	124	50.0	15.3	34.7
V. Pepin	310	41.2	17.7	41.2
V. Stockholm	47	46.7	26.6	26.7
C. Durand	515	27.6	38.4	34
Pepin County	2,336	32.8	33.0	34.1
State of WI	1,574,719	34.0	32.0	34.0
United States	75,896,759	34.1	28.4	37.5

Table 3.12 Percent of Income Spent on Renter Occupied Units, 2007-2011 American Community Survey

	Total Owner Occupied Rental Units	Less than 20 percent	20 to 30 percent	30 percent or more
T. Albany	62	46.6	53.3	0.0
T. Durand	46	22.2	41.7	36.1
T. Frankfort	23	0.0	76.5	23.5
T. Lima	58	10.3	69.2	20.5
T. Pepin	54	41.7	11.1	47.2
T. Stockholm	4	100	0.0	0.0
T. Waterville	100.0	44.2	12.6	43.2
T. Waubeek	10	75.0	25.0	0.0
V. Pepin	87	17.8	41.7	40.5
V. Stockholm	5	0.0	0.0	100.0
C. Durand	284	36.9	29.1	33.9
Pepin County	733	33.3	32.8	33.9
State of WI	705,019	27.3	25.4	47.4
United States	38,864,600	24.1	24.3	51.5

Source: U.S. Bureau of Census, American Community Survey 2007 - 2011

Housing Wage

Even with house prices tumbling and rents flattening the share of households struggling to afford housing, rose over the past decade. The Wisconsin minimum wage is currently \$7.75 per hour. In Wisconsin a full-time minimum-wage job does not cover the cost of a modest two-bedroom rental at 30% of income. Table 3.12 shows that in Pepin County 33.9% of households renting as of the 2007 – 2011 American Community Survey were spending 30% or more for housing costs. The economic downturn that began in 2008 will only exacerbate housing affordability as many residents deal with stagnant incomes or lost employment.

Government Assisted Housing

Pepin County in 2012 had 70 federally subsidized rental housing units in the County. These units were part of 6 complexes, 2 located in the City of Durand, 2 in Arkansaw and 2 in the Village of Pepin.



Pepin Manor

Nursing Homes. There are two licensed nursing homes located in Pepin County: 1) Oakview Care Center located at 1220 3rd Ave West, Durand, WI 54736 is a skilled care, 50 bed nursing home; and 2) Pepin Manor, located at 1110 Second Street, Pepin, WI 54759 is a skilled care, 50 bed nursing home.

Residential Care Apartment Complex. Residential Care Apartment Complexes (RCAC) are independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services. Pepin County has 1 RCAC, the Homeplace of Durand LLC, which is located at 315 Country Lane, Durand, WI 54736.

Community Based Residential Facilities. Pepin County does not have any Community Based Residential Facilities (CBRF). CBRF is a home or apartment where five or more adults reside. The residents do not require care above intermediate nursing care. The residents receive care and treatment or services that are above the level of room and board but include not more than three hours of nursing care per week per resident. The facilities are licensed by the State and range in size from 5 to 257 beds. CBRFs can admit people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, Alcohol and Other Drug Abuse, correctional clients, pregnant women needing counseling and/or the terminally ill.

Adult Family Homes. Pepin County also has 4 licensed adult family homes. An adult family home (AFH) is a place where 3 or 4 adults who are not related to the operator reside and receive care, treatment or services that are above the level of room and board. Residents of these facilities may receive up to 7 hours per week of nursing care. AFHs can admit people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, Alcohol and Other Drug Abuse, correctional clients, pregnant women needing counseling and/or the terminally ill. AFH facilities in Pepin County include:

Assisted Living of Durand, 1103 E. Laneville, Durand
 Flo's Adult Family Home, 915 e. Washington Street, Durand
 Nicoles Adult Family Home, 620 4th Ave E., Durand
 Pine Ridge Durand, W5433 County V Lot 35, Durand

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR HOUSING

Housing Element Goals

Pepin County developed goals based on public input from surveys, public meeting participation, and committee and resident knowledge. In the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address the goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A	Maintain and encourage rehabilitation of existing housing stock.
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Goal B	Encourage opportunities for a housing supply that meets existing and future needs of residents and provides a range of housing choices to serve all income levels, age groups and special needs housing.
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Goal C	Encourage housing and residential developments that are respectful of the county's rural character and environment and protective of natural features and sensitive areas of the land.
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Goal D	Balance individual landowner property rights with community interests and goals.
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Objectives:

a. support development of a variety of suitable living environments which include diverse housing styles and types which appeal to a variety of income groups.

Implementation throughout the planning period

b. encourage development of new and support existing incentive programs for improving the housing stock.

Implementation throughout the planning period

c. encourage/incentivize conservation cluster developments to protect the environment.

d. encourage development policies which utilize existing infrastructure and communities.

Implementation throughout the planning period

e. discourage development on prime agricultural land.

Implementation throughout the planning period

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

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

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

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

4. TRANSPORTATION

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To help analyze these concerns and improve the efficiency of transportation, this chapter of the plan inventories all the various modes of transportation that exist in the County and identifies goals and strategies relating to transportation.

TRANSPORTATION EXISTING CONDITIONS AND RESOURCES

Public Road Inventory

County and Town Roads

All municipalities in Pepin County participate 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 County by jurisdiction, classification and number of miles. An inventory of the Pepin County road system is shown in Table 4.01.

Table 4.01 City/Village/Town/County Certified Mileage (R-01) - 2011

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Town of Albany	59.27	21.97	37.30	0.00	12.22	9.75	0.00	.82	36.48
Town of Durand	21.07	11.53	9.54	0.00	3.58	7.95	0.00	0.00	9.54
Town of Frankfort	56.23	23.35	32.88	0.00	15.02	8.33	0.00	0.00	32.88
Town of Lima	55.31	27.56	27.75	0.00	15.15	12.41	0.00	0.00	27.75
Town of Pepin	80.88	18.61	62.27	0.00	18.61	0.00	0.00	0.00	62.27
Town of Stockholm	29.53	11.54	17.99	0.00	4.52	7.02	0.00	0.00	17.99
Town of Waterville	65.82	29.41	36.41	0.00	18.16	11.25	0.00	0.00	36.41
Town of Waubeek	17.52	8.11	9.41	0.00	3.22	4.89	0.00	0.00	9.41
Village of Pepin	9.99	.56	9.43	0.00	.56	0.00	0.00	.74	8.69
Village of Stockholm	2.37	.50	1.87	0.00	.50	0.00	0.00	0.00	1.87
City of Durand	16.07	1.58	14.49	0.00	.63	.95	0.00	1.71	12.78
TOTAL MILES	414.06	154.72	259.34	0.00	92.17	62.55	0.00	3.27	256.07

Within Pepin County there are 414.06 miles of public road that are under the jurisdiction of either Pepin County or its municipalities. Pepin County maintains 154.72 miles of public road, of which 92.17 miles are classified as collector roads and the remaining 62.55 miles are classified as local roads. See "Road Functional Classification System" on page 4-3 for a definition of Arterial, Collector and Local.

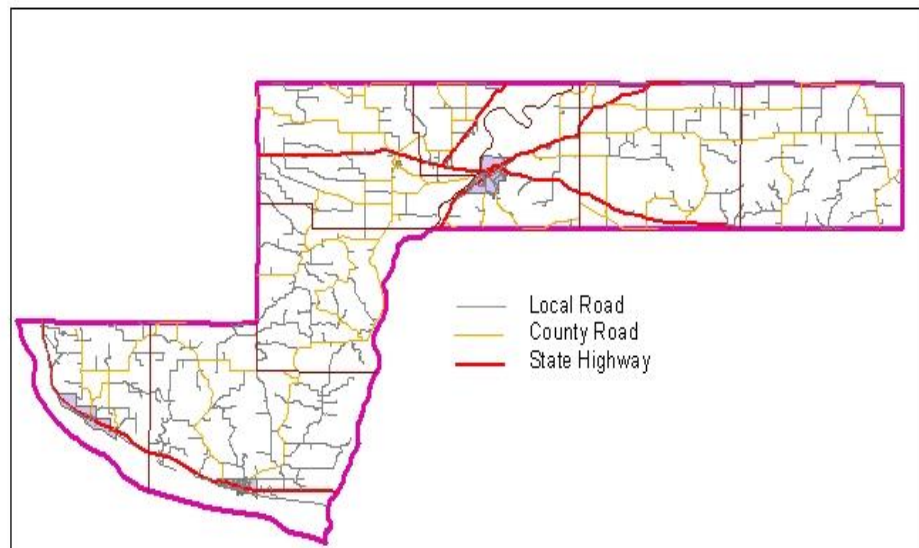


Table 4.02 below inventories all county roads within each municipality.

Table 4.02 County Road Inventory by Municipality - 2011

	CTH AA	CTH B	CTH BA	CTH BB	CTH C	CTH CC	CTH D	CTH DC	CTH DD	CTH E	CTH F	CTH FF	CTH G	CTH H	CTH I	CTH J	CTH JJ	CTH K	CTH M
T. Albany														7.09					
T. Durand	.61	.20									1.7	2.29							2.65
T. Frankfort							8.33								.51				
T. Lima		5.81	.25	3.88								.33							.69
T. Pepin						8.0									3.83	.82			
T. Stockholm										4.03						4.30	2.15	1.06	
T. Waterville							5.93						.90						
T. Waubeek					1.96		4.76	.50	.76										
V. Pepin						.12													
V. Stockholm																.5			
C. Durand											.95								
TOTAL	0.61	6.01	0.25	3.88	1.96	8.12	19.02	0.50	0.76	4.03	2.65	2.62	0.90	7.09	4.34	5.62	2.15	1.06	3.34
	CTH MM	CTH N	CTH NN	CTH O	CTH P	CTH PP	CTH R	CTH SS	CTH T	CTH V	CTH VV	CTH X	CTH XX	CTH Y	CTH Z	CTH ZX	CTH ZZ		Total CTH Mileage
Albany							5.13		4.17		4.86						.72		21.97
Durand						1.68				1.9	.50								11.53
Frankfort		8.85						5.66											23.35
Lima	1.08						6.26		5.05	3.71	.50								27.56
Pepin		5.73						.23											18.61
Stockholm																			11.54
Waterville		3.24	.61	1.54	3.26							3.81	1.81	2.0	5.61	.70			29.41
Waubeek					.13														8.11
Pepin		.44																	.56
Stockholm																			.5
Durand						.63													1.58
TOTAL	1.08	18.26	0.61	1.54	3.39	2.31	11.39	5.89	9.22	5.61	5.86	3.81	1.81	2.0	5.61	0.70	0.72		154.72

Highways

US Highways

U.S. Highway 10 traverses Pepin County in an east-west direction entering Pepin County at the Town of Waterville. The highway runs through the Towns of Waterville, Waubeek, through the City of Durand, and the Towns of Durand and Lima where it enters the Town of Canton in Buffalo County.

State Highways

State Highway 25 enters Pepin County at its northern border in the Town of Waubeek. State Highway 25 travels in a southwest direction where it intersects with US Highway 10, enters into the City of Durand, and continues on southwest into the Town of Maxville in Buffalo County.

State Highway 35 “The Great River Road” enters Pepin County in the Town of Stockholm. It parallels Lake Pepin along Pepin County’s southwest border through the Villages of Stockholm and Pepin and the Town of Pepin where it enters the Town of Nelson in Buffalo County. Picturesque Lake Pepin and towering bluffs along the Great River Road offer outstanding scenic views in the County. Several scenic overlooks are present in the County. State Highway 35 is designated as a National Scenic Byway, the only national scenic byway in the State of Wisconsin.

State Highway 85 enters Pepin County at its northern border in the Town of Lima and travels in a southwest direction until it intersects with US Highway 10 and State Highway 25 in the City of Durand.



Great River Road

Table 4.03 illustrates the approximate mileage of State and U.S. highways in Pepin County.

Table 4.03 Miles of U.S. and State Highways in Pepin County

US Highways	Miles	State Highways	Miles
US Hwy 10	18.6	STH 25	7.0
		STH 35	14.6
		STH 85	7.5

Interstate Highways

No interstate system highways are located in Pepin County. The nearest Interstate Highway is I-94 at Eau Claire.

Rustic Roads

There are no Rustic Roads in Pepin County.

Road Functional Classification System

A county’s road system can be defined by way of a functional hierarchy (Map 4.01 shows road locations), which takes into consideration traffic volume and a road’s function, pertaining to how it is utilized by the majority of the public. The purpose of classifying roads is to assist the County in making judicious investment decisions when it comes to maintaining or extending the roads. Road projects should be based on economics or cost benefit analysis. The more often a road is used the more important it becomes economically to the County. A higher used road having the same deterioration problems as a lower used road should receive reconstruction repair prior to the lower used road. The following is a breakdown of how the roads in the County are categorized.

Arterial Roads - arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors.

Collector Roads – provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. In general average daily traffic counts and speed on these roads would be in the medium range.

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

Table 4.04 illustrates traffic counts on selected Highways in Pepin County from 2004-2009. The traffic count data shows that traffic volume on highways throughout Pepin County has generally increased during this period, however in a few cases counts actually declined.

Table 4.04 Traffic Counts

Location	2004	2006	2009
Highway 35 east of Village of Pepin	1,900	2,000	2,000
Highway 35 between V. Pepin and V. Stockholm	1,700	1,400	1,900
USH 10 west of CTH G	2,200	2,200	3,000
USH 10 east of CTH BB intersection	1,800	1,800	1,600
USH 10 east of C. Durand	2,400	2,400	2,700
USH 10 east of STH 25 intersection	-	6,200	6,100
USH 10 west of STH 25 intersection	4,600	3,600	3,100
STH 25 north of USH 10 intersection	3,500	3,700	4,400
STH 25 south of C. Durand	2,900	2,800	2,600
STH 85 north of C. Durand	3,100	3,100	3,600
STH 85 south of North county border	2,700	2,700	3,000

Transportation Inventory

Para Transit Service

Pepin County Human Services Aging Unit offers transportation services to senior county residents (age 60 and over) for medical, social, and personal business. Transportation services are available Monday through Friday from 8:30 am to 4:30 pm and efforts are made to provide transportation at other times and days if it's possible to line up a driver.

Transportation services are provided through four types of vehicles: a) Volunteer drivers using their own vehicles, b) one full size 11 passenger van, c) two wheelchair lift-equipped vans, and d) a 20 passenger mini-bus.

Taxis

There is no commercial taxi service available in Pepin County.

Intercity Bus Service

There is no intercity bus service operating in Pepin County. Intercity bus service is available in the City of Eau Claire which is located approximately 32 miles from the City of Durand, the only incorporated City in Pepin County. Two separate intercity bus services are available in Eau Claire, Greyhound and Jefferson Lines. These intercity bus services provide transportation to major metro areas such as the Twin Cities, Milwaukee and Chicago.

Freight Rail Service

The Burlington Northern Santa Fe Railroad, a freight rail line travels along the western border of Pepin County. The Union Pacific Railroad, another freight rail line passes by Eau Claire, Wisconsin.

Passenger Rail Service

There is no rail passenger service in Pepin County however there is daily passenger service (AMTRAK) service available in Red Wing, Minnesota. Red Wing Minnesota is located about 35 miles from the City of Durand.

Airports

The Chippewa Valley Regional airport in Eau Claire is the closest airport with regularly scheduled passenger flights. Other airports within a 90 minute drive of Durand which have regularly scheduled passenger flights are: Rochester International and Minneapolis-St. Paul International.

Water Transportation

There are no commercial ports or harbors located in Pepin County. The nearest public terminal is located at Red Wing, Minnesota. Two waterways in the County are considered navigable waterways by the Wisconsin Department of Transportation, the Mississippi River (Lake Pepin) forming Pepin County's western boundary and the Chippewa River that bisects the County north to south.

Trucking

Designated long truck routes in the County include State Highways 25, 35, and 85 and USH 10.

Pedestrian/Bike Trails

The Chippewa River State Trail, 30 miles in length, extends from Phoenix Park in downtown Eau Claire and travels south along the Chippewa River through river bottoms, prairies, sandstone bluffs and wetlands to the City of Durand at Tarrant Park where camping is available. The trail is 10 feet wide and is surfaced with asphalt for 18 miles and asphalt emulsion for 12 miles. The Chippewa River State Trail is part of the Chippewa Valley Trail System. Other trails in the system include the Red Cedar and Old Abe state trails.

Snowmobile Trails

Pepin County has about 120 miles of maintained snowmobile trails.

State and Regional Transportation Plans

The following transportation plans were reviewed as part of the Pepin County planning process. The plans were reviewed to ensure consistency with other governing jurisdictions with regard to the future transportation improvements.

Connections 2030 Statewide Long Range Transportation Plan

In 2009 the Wisconsin Department of Transportation adopted Connections 2030, the State's long range multimodal transportation plan. The plan addresses all forms of transportation over a 20-year planning period: highways, local roads, air, water, rail, bicycle, pedestrian and transit and identifies ways to make all transportation modes work better as an integrated transportation system. With adoption of Connections 2030, the Wisconsin Department of Transportation moves into the implementation phase. The next 20 years will focus on maintaining and improving the state's transportation system. Seven themes provide the basis for the plan's policies: 1) Preserve Wisconsin's transportation system, 2) Promote transportation safety, 3) Foster Wisconsin's economic growth, 4) Provide mobility and transportation choice, 5) Promote transportation efficiencies, 6) Preserve Wisconsin's quality of life, and 7) Promote transportation security.

Connections 2030 identified 37 statewide, system level priority corridors. The Mississippi River Corridor runs along the Mississippi River and makes up Wisconsin's western border. This corridor travels along the western border of Pepin County. Within this corridor traveling through Pepin County is the Great River Road (primarily WIS 35), Laura Ingalls Wilder Historic Highway (WIS 25 from Nelson to Pepin), and the Great River Road (Mississippi River) Trail.

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.

Wisconsin DOT Six Year Highway Improvement Program

This plan details all road construction programs in the State between and. Following is a list of highway improvements included in the plan for Pepin County. See Map 4.02.

Table 4.05 Department of Transportation Pepin County Six Year Highway Improvement Projects 2011-2016

Project Title	Miles	Cost Estimate	Year	Project Description
Durand-Mondovi - USH 10	8.95	\$2,000,000-\$2,999,999	13-16	Maintenance overlay and resurface with new blacktop
V. Stockholm, 1 st Street	.26	\$100,000-\$249,999	13-16	Replace and repairing the retaining walls in the Village of Stockholm. Replace the retaining wall (south of Mill Street) and repair two retaining walls (at Elm Street)

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

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

This report was prepared by the Mississippi River Regional Planning Commission under contract with the Wisconsin Department of Transportation. It identifies specific deficiencies regarding shoulder widths on the marked Great River Road in Pepin County. This plan illustrates that there are extensive areas on State Highway 35 that have shoulder widths of less than 5 feet making this highway less attractive for bicycling than it would be if 5 foot paved shoulders could be developed. Several areas were identified in Pepin County as having less than 5 foot paved shoulders suitable for bicycling.

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR TRANSPORTATION

Transportation Element Goals

Pepin County developed goals based upon public meetings participation along with committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs, objectives, actions, etc. that are recommended to address each goal. In addition, after selected programs, objectives, actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A	Improve mobility by creating a convenient, efficient and cost effective public/private transportation system that meets the needs of all citizens.
Goal B	Encourage transportation infrastructure improvements/programs that will promote improved, safe and efficient transportation facilities in the county.
Goal C	Promote transportation facilities (bike/pedestrian lanes/trails, scenic overlooks, etc.) throughout the county to enhance recreation and tourism opportunities.

Objectives:

Maintain/improve the existing road network.

Implementation throughout the planning period

Promote safe access to and use of roads.

Implementation throughout the planning period

Develop/maintain a multi-modal transportation network.

Implementation 2018-2033

Promote development of rail access and other transportation alternatives.

Implementation 2018-2033

Promote development/expansion of regional public and private transportation services.

Implementation 2013-2017

Support existing transit services.

Implementation throughout the planning period

Encourage/support expansion of intercity bus service.

Implementation 2018-2033

Provide wide shoulders and surface markings on existing & new roads to accommodate alternative modes of transportation.

Implementation 2018-2033

Encourage development of a commercial airport.

Implementation 2018-2033

Encourage/support "Adopt-a-Highway" program.

Implementation throughout the planning period

Promote existing bike/recreational trail system.

Implementation throughout the planning period

Explore other additional funding sources to support all modes of the county's transportation system.

Implementation throughout the planning period

Owners and developers of properties at sites along a county/municipal road, which require year-round access or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing county/municipal road, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the county/municipal road.

Implementation 2013-2017

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

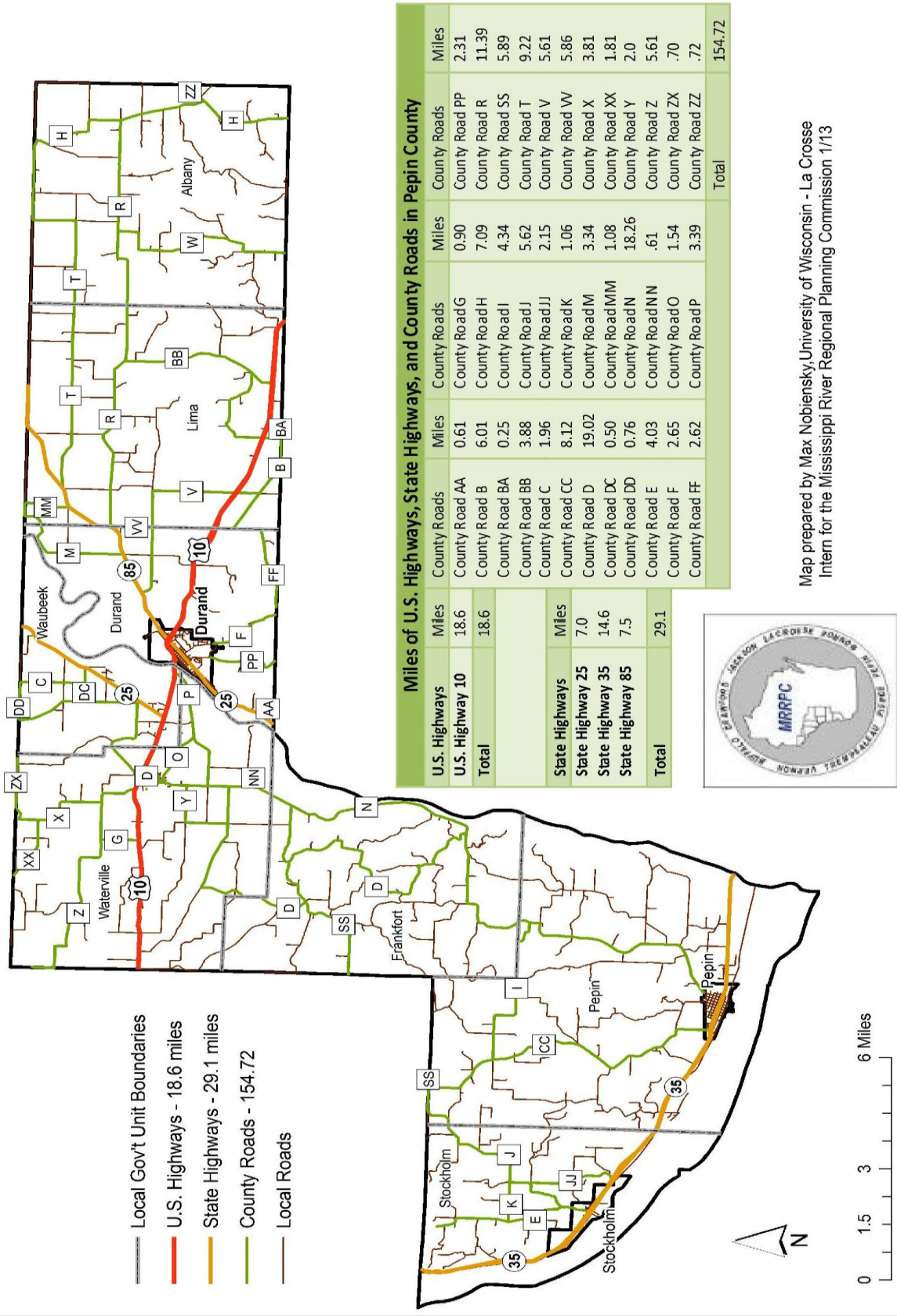
Listed below is the Comprehensive Planning Goals described in State Statute that are related to the Transportation Element. Following the goal is a discussion how it was addressed during the planning process.

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

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

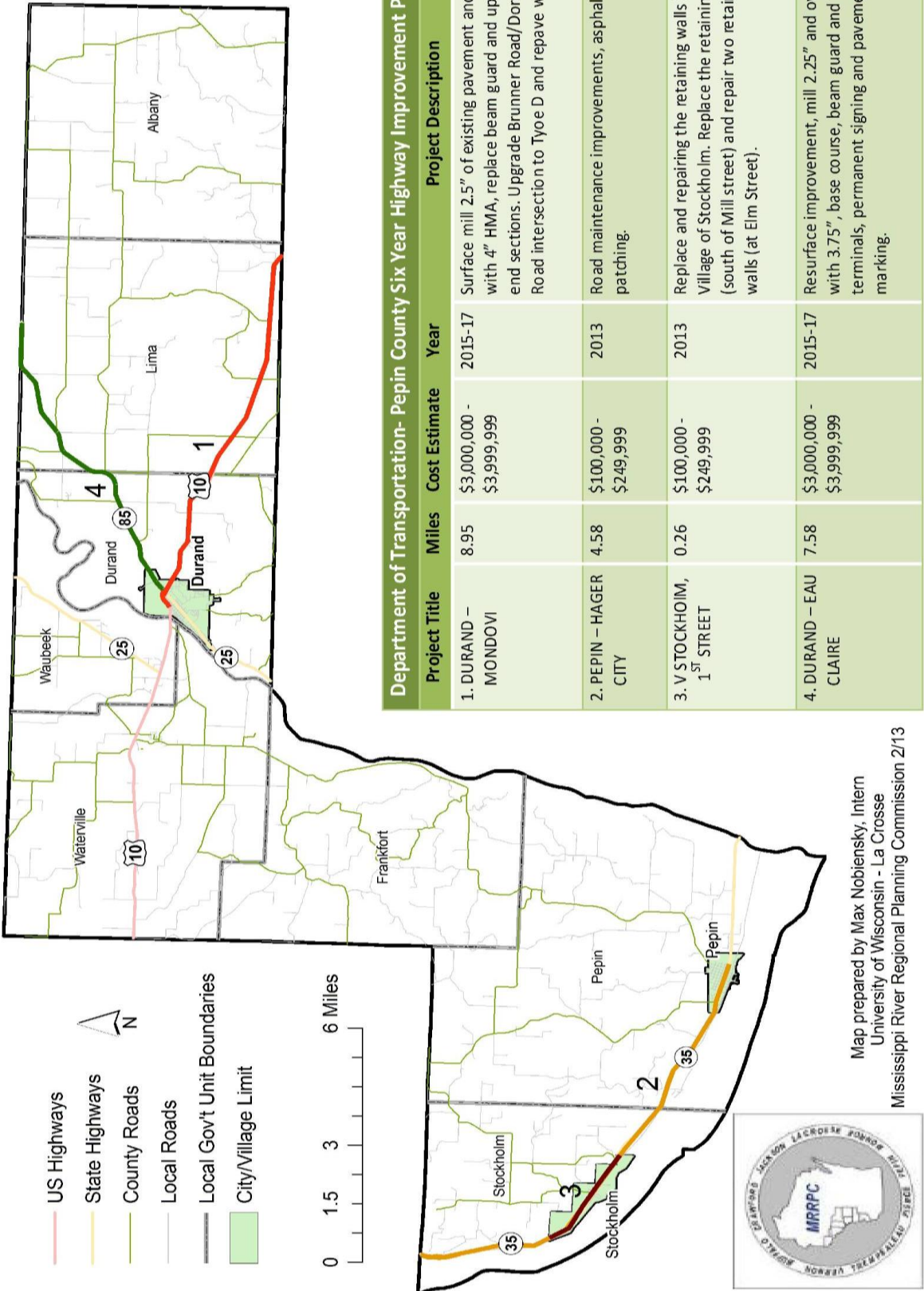
Both of these goals were addressed in the recommendations of the Transportation Element. Proposed developments are to be encouraged to be designed sensitive to the needs of bicyclists, pedestrians, and transit dependent residents. County departments and neighboring local units of government are encouraged to support the development of enhanced transportation services to residents in need.

Map 4.01 Pepin County Transportation Inventory



Map prepared by Max Nobienksy, University of Wisconsin - La Crosse
Intern for the Mississippi River Regional Planning Commission 1/13

Map 4.02 Pepin County Six Year Highway Improvement Projects



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5. UTILITIES AND COMMUNITY FACILITIES

This chapter of the County Plan includes the background information for the Utilities and Community Facilities Element of the Comprehensive Plan. Roads, public buildings, recycling drop-off sites, parks, and a campground are some utilities and community facilities under the County's jurisdiction. The County does not have any jurisdiction over any public water or sewer system. These systems are analyzed in this chapter for information and economic development purposes. In addition, this chapter addresses goals and strategies relating to utilities and community facilities.

UTILITIES AND COMMUNITY FACILITIES EXISTING CONDITIONS AND RESOURCES

Sanitary Sewer Service

There are three wastewater treatment facilities (WWTF) in Pepin County (Map 5.01). The DNR regulates municipal and industrial operations discharging wastewater to surface or groundwaters through the Wisconsin Pollutant Discharge Elimination System (WPDES) permit program. Annually, Wisconsin Administrative Code NR 208 requires facility owners to submit a Compliance Maintenance Annual Report (CMAR), a self-evaluation-reporting requirement for publicly and privately owned domestic wastewater treatment works. The purpose of the CMAR is to evaluate the wastewater treatment system for problems or deficiencies. Table 5.01 provides information on the wastewater treatment facilities located in the County. All WWTF facilities in the County have a GPA of Good or Satisfactory. There is only one industrial wastewater permittee located in Pepin County.

A point score is calculated for the CMAR sections that apply to a specific wastewater treatment works. The score and grade for each CMAR section is based on information and data collected and provided by the owner of the treatment works for the prior calendar year. The point score for each section is calculated by subtracting any points generated from 100 to find the grade and response action shown in the table below.

<u>Score</u>	<u>Grade</u>	<u>Grade Points</u>	<u>Grade Meaning</u>	<u>Response Range</u>
91-100	A	4	Good	Voluntary
81-90	B	3	Satisfactory	Voluntary
71-80	C	2	Marginal	Recommendation
61-70	D	1	Poor	Action
<61	F	0	Fail	Action

Table 5.01 Pepin County Wastewater Treatment Facilities (WWTF)

WWTF Facility	Max Monthly Design Flow MGD	Avg Daily Flow MGD	Influent Flow and Loadings Grade	Effluent Quality: BOD Grade	Effluent Quality: TSS Grade	Ponds Grade	Grade Point Average (GPA)	Miles of Sanitary Sewer	No of Lift Stations
Arkansaw WWTF	.033	-	B	A	A	A	3.92	3.5	2
Durand WWTF	.86	.5209	A	A	A	A	4.0	11.18	3
Pepin WWTF	.15	.0701	F	A	A	A	3.59	8	0

Source: Wisconsin Department of Natural Resources- 2010 CMAR Reports

Storm Water Service

Most of Pepin County is located in the Lower Chippewa River Basin. A very small portion of the County lies in the Black, Buffalo and Trempealeau Basins. Six watersheds lie within those basins: 1) Bear Creek, 2) Lowes and Rock Creek Watershed, 3) Plum Creek Watershed, 4) Eau Galle Watershed, 5) Rush River Watershed, and 6) Lower Buffalo River Watershed. A major responsibility of the County is controlling runoff to protect these valuable watersheds.

The following is a statement published by Wisconsin DNR regarding storm water runoff and its threat to Wisconsin's waters:

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

¹ Wis. DNR Pub. No. WT-811, May 2006

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

In 2010, the City of Durand, the only incorporated city in the County, created a stormwater utility. The stormwater utility establishes rates based on impervious surface for all structures in the City of Durand.

Water Supply Services

There are two municipal waters systems located Pepin County (Map 5.01). The City of Durand also has a wellhead protection plan. The goal of the State's well head protection program is to have in place additional groundwater pollution prevention measures within wellhead areas. In addition, Pepin County has an Animal Waste Management Ordinance in effect to help protect groundwater and surface waters and a Bluffland Ordinance in place to prevent soil erosion and groundwater contamination. Table 5.02 provides capacity and storage information for the water utilities located in the County.

Table 5.02 Pepin County Water Utilities

	No. Wells	Actl Capacity (gpm)	Ground Storage (Reservoir)	Elevates Storage (Elevated Tank or Standpipe)	Annual Pumpage (000's)	FT Employees	Water Mains # of Feet
Durand Municipal Water Supply	2	1,700	424,000	100,000	77,483	2.0	80,767
Pepin Municipal Water Utility	2	522	80,000		59,844	1.0	46,971

Source: Wisconsin Public Service Commission – Municipal Water Utility Annual Reports, 2010

The Pepin County Land Management Office offers water testing for nitrates at no cost. Sanitized bacteria sampling bottles can also be purchased from the Land Management Office for \$15 and the bacteria sample can be mailed or delivered to the Eau Claire City-County Health Department for analysis. Bacteria and nitrates are the two items most commonly sampled for in private wells.

Solid Waste Disposal and Recycling Services

The Wisconsin Department of Natural Resources has registers of solid waste facilities and transporters for each county in the State. A search of those registries in March 2012 found there are no solid waste licensed landfills or superfund sites in Pepin County. There are 3 recycling/solid waste transfer sites located in the county, see map 5.01 for those locations. The DNR registries did list four licensed solid waste and/or recyclables transporters in the County, Table 5.03. Other solid waste activities also occur periodically in the County. Clean Sweep is one such effort where residents are given the opportunity to bring hazardous materials for disposal in a safe manner.

Table 5.03 Pepin County Licensed Solid Waste and/or Recyclables Transporters

Facility Name	Location	Activity Description
Bauer Built Inc.	Durand	Solid Waste Transporter
Bauer Built Transport Inc.	Durand	Solid Waste/Recyclables Transporter
Durand Sanitation Llc	Durand	Solid Waste/Recyclables Transporter
W L Dorwin Backhoe Service	Durand	Recyclables Transporter

Wis. Dept. of Natural Resources – Solid Waste and/or Recyclables Transporters Licensed in Wisconsin 10/1/11 – 9/30/12

Pepin County Government Facilities

The Pepin County Government Center located at 740 7th Avenue West in the City of Durand houses most County offices. The County Highway office is located at 312 10th Avenue East. The Pepin County Recycling/Solid Waste Department also operates two collection drop-off sites: 1) Pepin County Collection Site, Town of Waubeek, N6799 CTH D, Durand; and Pepin-Stockholm Collection Site, W9362 Trail Road, Pepin.



Pepin County Government Center

County Park and Recreation Facilities

The County has outstanding rivers, lakes, streams and woodlands that provide residents and tourists with opportunities for boating, fishing, eagle watching, game hunting, cross-country skiing, snowmobiling, hiking, etc. The County's recreation assets are described below.

Pepin County Parks

The County maintains the Arkansaw Creek Park and the Silver Birch Lake Park/Holden Park campground. See Table 5.04 for information on these parks.



Arkansaw Creek Park

Table 5.04 Pepin County Parks

Name	Size	Location	Description
Silver Birch Lake Park/Holden Park Campground	22 acres	On CTH N & NN 2 ½ miles S of Arkansaw	Boat ramp and dock, picnic shelters and tables, well and faucet for drinking water, barbecue grills, playground area, walking trail and shooting range.
Arkansaw Creek Park	3 acres	Along CTH N in Arkansaw	Picturesque park with scenic sandstone dells, Class II trout stream, open picnic shelter, closed picnic shelter, observation deck, playground, amphitheater, horseshoe pits, well and faucet for drinking water

Source: Wisconsin Department of Natural Resources

Fishing and Boating

The Mississippi River and its backwaters, Lake Pepin and the Chippewa River provide tourists and residents with excellent fishing and boating opportunities. Lake Pepin is the second largest lake in Wisconsin at over 27,000 acres. Within Pepin County, there are 25 lakes, not counting Lake Pepin, that cover 270 acres and 34 permanently flowing streams. Table 5.05 below inventories boat access sites in the County and Table 5.06 inventories the 18 plus miles of County trout streams. Map 5.02 shows the location of the boat landings.

Table 5.05 Inventory of Boat Access Sites in Pepin County

Public Boat Landing	River Location	Municipality	Latitude, Longitude	Features
River Street Boat Launch	Chippewa River	C. Durand	44.6293, -91.9676	Ramp, 2 launch lanes, paved, 6-10 vehicle stalls, large and small boats
Ella Boat Landing	Chippewa River	T. Frankfort	44.5467, -92.0409	Ramp, 1 launch lane, paved, 1-5 vehicle stalls
West Madison Street Boat Launch	Chippewa River	C. Durand	44.625, -91.9728	Ramp, 1 launch lane, paved
Dead Lake Boat Launch	Dead Lake	T. Frankfort	44.5789, -92.0483	Ramp, 2 launch lanes, gravel, 1-5 vehicle stalls,
Stockholm Municipal Park	Lake Pepin	V. Stockholm	44.4808, -92.2641	Ramp, 1 launch lane, gravel, 6-10 vehicle stalls, small boats only
Deer Island Landing	Mississippi River	T. Pepin	-92.2065, 44.4534	Ramp, 1 launch lane, paved, 1-5 vehicle stalls, small boats only
Sportsmans Landing	Mississippi River	V. Pepin	-92.1436, 44.4376	Ramp, 2 launch lanes, paved, 25+ vehicle stalls, restroom, fish cleaning area. Launch owned by sportsman's club, small and large boats, ADA accessible
Pepin Marina	Lake Pepin	V. Pepin		120 large boat slips, courtesy dock, service bldg. with showers and toilets, 50 vehicles
Silver Birch Lake	Silver Birch Lake	T. Waterville	-92.0267, 44.6008	Ramp, 1 launch lane, paved, 6-10 vehicle stalls
Thompson Lake Access	Thompson Lake	T. Waubeek	44.6326, -91.985	Ramp, 1 launch lane, gravel,

Source: Wisconsin Department of Natural Resources: Wis. Boat Access Sites by County and Pepin County Recreation Plan 2006-2010

Table 5.06 Inventory of Trout Streams in Pepin County

Local Waterbody Name	Start Mile	End Mile	Trout Class	Counties	Watershed
Bear Creek	1.5	7.5	Class II	Pepin	Bear Creek
Bear Creek	7.5	10	Class III	Buffalo, Pepin	Bear Creek
Plum Creek	0	7.23	Class II	Pepin	Plum Creek
Arkansaw Creek	0	9.01	Class II	Pepin	Eau Galle River
Creek 9-10	0	.37	Class I	Pepin	Eau Galle River
Fall Creek	0	8.24	Class II	Pepin, Dunn	Lowes and Rock Creeks
Bogus Creek	0	8.25	Class II	Pepin	Rush River
Little Plum Creek	0	4.67	Class II	Pepin	Plum Creek
Plum Creek	7.23	13.25	Class I	Pierce, Pepin	Plum Creek
New Valley Creek (Shoe Creek)	0	4.27	Class II	Buffalo, Pepin	Bear Creek
Creek 1-3	0	1	Class II	Pepin	Bear Creek
Boyd Springs Creek	0	.15	Class II	Pepin	Plum Creek

Source: Wisconsin Department of Natural Resources: Wis. Boat Access Sites by County and Pepin County Recreation Plan 2006-2010

Trails

The Chippewa River State Trail runs 30 miles from downtown Durand to downtown Eau Claire, with a connection to the Red Cedar State Trail. The section of the trail located in Pepin County begins at Tarrant Park in the City of Durand and travels six miles northeast to the Junction of the Red Cedar State Trail. This section is paved with asphalt.

There are over 100 miles of interconnected snowmobile trails in Pepin County. These trails, mostly marked across cooperative private lands are found in all parts of the County and connect to trails in surrounding counties. See Map 5.02.

Hunting

Pepin County provides excellent habitat for wildlife that includes deer, squirrels, rabbits, wild turkeys, raccoons, pheasants and grouse. The Mississippi Flyway also provides hunting for waterfowl during the appropriate hunting seasons. Although privately owned lands provide most of the hunting opportunities in Pepin County there are two state owned wildlife areas located in the County, Table 5.07. These wildlife areas are open to a range of outdoor recreational uses including hunting, fishing, trapping, hiking, nature study, and berry picking.



Tiffany Wildlife Area

Table 5.07 Wildlife Areas in Pepin County

Name	Size	Location	Description
Tiffany Wildlife Area	13,000 acres	Located along the Chippewa River between Nelson and Durand	1/6 of acreage lies W along Chippewa River in Pepin County; remaining acreage is in Buffalo County. Area is diverse with abundant wildlife habitat and one of the state's largest, continuous bottomland hardwood forests.
Pepin County Extensive Wildlife Habitat Area		1 mile W of Durand	

Source: Wisconsin Department of Natural Resources

Pepin County has four State designated natural areas, Table 5.08. These areas are open to the public for scientific research and low impact recreation activities such as hiking, bird watching, and nature study.

Table 5.08 State Natural Areas (SNA's) in Pepin County

Name	Size	Location	Outstanding Features
Five-Mile Bluff Prairie	194 acres	Within Tiffany Wildlife Area	Located on 300 foot high river bluffs, Excellent dry prairie overlooking the Chippewa and Mississippi Rivers.
Maiden Rock Bluff	248 acres	From the intersection of STH 35 and CTH J in Stockholm, go N on J 0.73 miles, then NW on CTH E 1 mile, then W on Long Lane 0.7 miles into the site.	Premiere limestone cliff faces, 400-ft high bluff extends for nearly a mile above the Mississippi River overlooking Lake Pepin
Nine Mile Island	1,587 acres	Located in Dunn and Pepin Counties, mostly accessible by canoe. From the intersection of STHs 10 and 85 in Durand, go NE on 85, 2.5 miles, then north on M 2.1 miles to a carry-in canoe landing.	Nine Mile Island is located within an extensive river ecosystem that includes the Chippewa River and Nine Mile Slough and features two high quality native plant communities - oak barrens and floodplain forest. Designated a State Natural Area in 1990.
Lower Chippewa River	2,184 acres	Located in Buffalo, Dunn and Pepin Counties. From Durand, the site lies north and south along the Chippewa River.	Features the largest concentration of remaining prairies and savannas in the state.
Pepin County Extensive Wildlife Habitat Area	293 acres	Consists of four non-contiguous parcels along the Mississippi River with the Village of Stockholm and south of the village in the Town of Stockholm	Contains the south face of Bogus Bluff

Source: Wisconsin Department of Natural Resources

Miscellaneous Recreation

Pepin County is home to Wisconsin's last remaining wood framed courthouse. The building was constructed in 1873-74 and served as the County Courthouse until 1985 when it was turned into a museum. The museum is listed on the State and National Registers of Historic Places.

Pepin is famous as the hometown of "Little House in the Big Woods" author Laura Ingalls Wilder, who was born on a farm near here in 1867. A replica of the now-famous "little house" can be seen in a small wayside park north of Pepin.



Old Courthouse and Jail Museum

Events

The Pepin County Fair is held annually in July at the Arkansaw Fairgrounds in Arkansaw, Wisconsin. It's a community celebration with an agriculture emphasis. The fair has horse and livestock shows, judging of open and youth exhibits, musical entertainment, family carnival games and a kiddie and pet parade.

Other events in the County include: 1) Laura Ingalls Wilder Days (celebrates its distinction as the birthplace of pioneer author Laura Ingalls Wilder) in Pepin; 2) Spring and Fall Fresh Art Tour (self-guided tour of galleries and artist's studios) throughout the county; 3) 100- mile garage sale along Lake Pepin in Wisconsin and Minnesota; 4) Durand Fun Fest - Second weekend after Memorial Day; 5) Stockholm Art Fair - Third Saturday in July (Stockholm Village Park); 6) Arkansaw Creek Park Days – mid-late June (Arkansaw Creek Park); 7) Pepin County Junior Fair – late July (Pepin County Fairgrounds); 8) Blues On The Chippewa - 1st full weekend in August (Durand); 9) Self-guided Fall Color Tour - early October (Throughout the County); 10) Durand Dazzle Days - Saturday after Thanksgiving and 11) Country Christmas – first weekend in December (Stockholm).

Telecommunications, Transmission Lines, and Power Generating Plants

Telecommunications

Pepin County has a wide range of telecommunication services available to residents however some communities have limited services available, Table 5.09. A variety of services are available that can include telephone, high speed DSL Internet service, Cable TV (CATV) Broadband-type Internet access via cable modems, Integrated Subscriber Digital Network (ISDN) service, Synchronous Optical Network (SONET) high speed transmission over fiber optic lines, and Fiber to premises (FTTP) where fiber terminates at residential customers homes providing a higher quality voice, video, and Internet transmission.

Table 5.09 Pepin County Telecommunication Providers

Community	Telecommunication Provider	Residential	Business	Website
T. Albany	Charter Fiberlink, Cco, Llc	(866)207-3663	(866)207-3663	www.charter.com
T. Albany	Frontier Communications Of Mondovi Llc	(800)921-8101	(800)921-8102	www.frontiercorp.com
T. Albany	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Albany	West Wisconsin Telcom Coop Inc.	(715)664-8311	(715)664-8311	www.wwt.net
T. Durand	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Frankfort	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Frankfort	Century Link	(800)201-4099	(800)201-4102	www.centurylink.com
T. Lima	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Pepin	Century Link	(800)201-4099	(800)201-4102	www.centurylink.com
T. Stockholm	Century Link	(800)201-4099	(800)201-4102	www.centurylink.com
T. Waterville	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Waterville	West Wisconsin Telcom Coop Inc.	(715)664-8311	(715)664-8311	www.wwt.net
T. Waubeek	Charter Fiberlink, Cco, Llc	(866)207-3663	(866)207-3663	www.charter.com
T. Waubeek	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net
T. Waubeek	Time Warner Cable Information Services (Wi) Llc	(866)618-6330	(800)627-2288	www.timewarnercable.com
T. Waubeek	West Wisconsin Telcom Coop Inc.	(715)664-8311	(715)664-8311	www.wwt.net
V. Pepin	Century Link	(800)201-4099	(800)201-4102	www.centurylink.com
V. Stockholm	Century Link	(800)201-4099	(800)201-4102	www.centurylink.com
C. Durand	Nelson Telephone Cooperative	(715)672-4204	(715)672-4204	www.nelson-tel.net

Source: Wisconsin Public Service Commission (PSC) Note: This information is based on ongoing PSC research, but it only as good as the data submitted by telecommunications providers. Digital Phone Service, referred to as VoIP may also be available in the County.

Electric Service

Most Pepin County residents receive electrical service from Xcel Energy and Pierce-Pepin Electric Cooperative.

Dairyland Power Cooperative (DPC) and Xcel Energy own the transmission lines in Pepin County. There are six substations located in the County. Electric transmission lines carry electric energy from power plants to local communities, and distribution substations reduce the high-voltage energy and transfer it to lower voltage distribution lines, which then carry the energy down streets closer to individual houses and businesses. Rights-of-way vary from a width of 40 feet to 150 feet, or more if there are more than one set of structures on the right-of-way. See Map 5.03 for the location of substations and transmission lines.

There are no power generating plants located in Pepin County; however in neighboring Buffalo County Dairyland Power Cooperative has a 387 megawatt facility.

Gas Service

We Energies provides natural gas service to parts of Pepin County. Many rural communities in the County rely on propane gas service.

Communication Towers

There are 12 communication towers located in Pepin County. The towers range in height above ground level from 80.7 meters to 126.8 meters, Table 5.10 and Map 5.03.

Table 5.10 Antenna Structure Registration in Pepin County

Status	Owner Name	Latitude/Longitude	Location	Overall Height Above Ground
Constructed	United States Cellular Corp.	44-37-08.0N, 091-49-09.0W	Durand	126.5
Constructed	Q MEDIA GROUP, LLC	44-29-15.0N, 092-13-56.0W	Stockholm	81.4
Constructed	Global Tower, LLC	44-37-08.0N, 091-49-09.0W	Durand	126.8
Constructed	Global Tower, LLC	44-40-12.0N, 092-07-26.0W	Arkansas	126.5
Constructed	Xcel Energy Services Inc.	44-31-03.0N, 092-11-32.0W	Pepin	92.3
Constructed	Midwest Wireless Communications, L.L.C.	44-29-19.0N, 092-14-36.0W	Stockholm	80.7
Constructed	T-Mobile Central LLC	44-30-09.6N, 092-16-03.8W	Stockholm	56.4
Constructed	American Towers, LLC.	44-27-58.2N, 092-11-26.0W	Pepin	93.6

Cancelled	American Tower through UNIsite, Inc.	44-39-06.3N, 091-59-26.4W	Durand	93.8
Cancelled	American Tower through UNIsite, Inc.	44-25-51.9N, 092-00-53.5W	Pepin	93.8
Cancelled	Nextel Partners Operating Corp.	44-37-53.2N, 091-56-23.8W	Durand	82.3
Constructed	SpectraSite Communications, LLC. through American Towers, LLC.	44-38-28.6N, 091-59-34.5W	Durand	82.2

Source: Federal Communications Commission, ASR Registration Search 03/15/12

Police, Fire and Rescue Facilities

Pepin County's law enforcement facilities are inventoried in Table 5.11 and on Map 5.04. The county sheriff's office is located in the City of Durand and houses the jail and county law enforcement offices.

Table 5.11 Pepin County Law Enforcement Facilities

Law Enforcement Agency	City	State	Zip	Telephone	Other Information
Pepin County Sheriff	Durand	WI	54736	(715) 672-5944	County jail and dispatch services for all emergency services in County
Durand Police Department	Durand	WI	54736	715-672-5944	Chief of Police and 3 FT officers; located at 104 E. Main Street
Pepin Police Department	Pepin	WI	54759	(715) 442-2461	Located at 508 2 nd Street.

Table 5.12 below is a listing all fire and rescue facilities in Pepin County. See Map 5.04 for locations.

Table 5.12 Pepin County Fire and Rescue Facilities

Fire Department	Address	City	Zip	Phone	Type	No. Volunteer	No. Stations
Durand City Volunteer Fire Dept.	205 E Montgomery St	Durand	54736-0202	715-672-8770	Local	31	1
Durand Rural Volunteer Fire Dept.	PO Box 202	Durand	54736-0202	715-672-8770	Local		1
Pepin Fire Department	PO Box 186	Pepin	54759	715-442-2461	Local	23	1
Lund Fire Department	W1498 CTH CC	Stockholm	54769	715-442-4601	Local	21	1

Health Care, Libraries and Schools

There are five health care facilities (2 clinics, 1 hospital and 2 nursing care facilities) located in Pepin County, Table 5.13. All but one of the medical facilities in the County are located in the City of Durand, the county seat. Map 5.05 shows the location of the County's health care facilities.

Table 5.13 Pepin County Health Care Facilities

Facility name	Address	City	Zip	Telephone	Other Information
Chippewa Valley Hospital	1220 3rd Ave W	Durand	54736	(715) 672-4211	Net Bed County: 25 beds
Durand Clinic South	1250 3rd Avenue W	Durand	54736	(715) 672-5233	
Durand Clinic North	905 7th Ave W	Durand	54736	(715) 672-5981	
Oakview Care Center	1220 3rd Ave W	Durand	54736	(715) 672-4211	Skilled Care, 50 beds
Pepin Manor Care Center	1110 2nd St	Pepin	54759	(715) 442-4811	Skilled Care, 50 beds

Durand Emergency Medical Services (EMS), a volunteer organization, provides basic life support and medical treatment to the local community and surrounding areas. They respond in four counties (Pepin, Buffalo, Dunn and Pierce), for medical and trauma calls, fire standby, and mutual aid for other ambulance services.

There are two libraries located in Pepin County, Table 5.14. Both libraries are part of the Indianhead Federated Library System. Map 5.05 shows the location of the libraries in the County.



Durand Community Library

Table 5.14 Pepin County Libraries

Library Name	Street Address	City	Annual Hrs Open	County Appropriation
Durand Community Library	604 7 th Ave. E.	Durand	2,952	36,265
Pepin Public Library	510 2 nd St.	Pepin	1,560	15,179

Source: Wisconsin Department of Public Instruction, 2010 Data

Table 5.15 inventories public and private schools located in Pepin County. There are 5 school districts within the County these are: Durand, Elmwood, Mondovi, Pepin Area and Plum City School Districts. In the 2011-2012 school year the enrollments in the public and private schools systems were approximately 1,285 and 231 respectively. Map 5.05 shows the location of the schools and school districts in the County. Some residents of Pepin County lie within the Plum City school district and attend school in Plum City in Pierce County while some others lie within the Mondovi School District and attend school in Mondovi in Buffalo County.

Table 5.15 Pepin County Schools

School Facility	Address	City	Zip	Enrollment
Public Schools				
Durand Jr/Sr High School	604 7 th Avenue East	Durand	54736	475
Arkansaw Elementary School	N6290 N H Street	Arkansaw	54721	473
Caddie-Woodlawn Early Learning Ctr	650 Auth Street	Durand	54736	120
Pepin Jr/Sr High School	510 Pine Street	Pepin	54759	112
Pepin Elementary School	510 Pine Street	Pepin	54759	105
Private Schools				
Assumption Catholic School	901 W Prospect St	Durand	54736	168
Dusham Amish School	W2895 County Rd R	Durand	54736	21
Albany Hills Amish School	N7364 County Rd H	Mondovi	54755	20
West Peru Amish School	N138 690 th St	Durand	54736	22

Wisconsin Department of Public Instruction, Reporting Year 2011-2012

Churches and Cemeteries

Pepin County has numerous churches and cemeteries. There are 16 churches and over 20 cemeteries located throughout the County.

Table 5.16 Churches

Church Facility	Address	City
Holy Rosary Parish (Lima)	N6235 CTH V	Durand
St. Joseph Parish	W 7805 County Rd Z	Arkansaw
St. Mary's Assumption Parish	911 West Prospect Street	Durand
St Johns Lutheran Church	315 East Montgomery Street	Durand
Immanuel Lutheran Church	205 Pine Street	Pepin
Sabylund Lutheran Church	W11137 County Road J	Stockholm
Methodist Church	519 1 st Avenue	Durand
Methodist Church	504 2 nd Street	Pepin
Methodist Church	6313 North Prescott Street	Arkansaw
Assemblies of God	412 1 st Ave	Durand
Faith Lutheran Church	1032 Prissel St	Durand
Seventh-Day Adventist Church	W6733 Church School Ln	Durand
Sacret Heart of Jesus Church	W6733 Church School Ln	Durand
First Baptist Church	1108 E Prospect St	Durand
Lund Mission Covenant Church	W10899 County Road CC	Stockholm
Community Of Christ Church	N6378 County Road D	Arkansaw
Calvary Covenant Church	105 E. Second St.	Stockholm
St. Sophia's Liberal Catholic Church	N3036 Anker Ln	Stockholm

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

Utilities and Community Facilities Goals

Pepin County developed goals based upon public meetings participation along with committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs, objectives, actions, etc. that are recommended to address each goal. In addition, after selected programs, objectives, actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A	Improve / enhance existing utilities and facilities.
--------	---

Goal B	Monitor, keep pace with and upgrade to changing technologies.
--------	--

Goal C	Assure adequate capacity for future growth.
--------	--

Objectives.

Electrical:

Generation: provide for emerging technologies.

Implementation throughout the planning period

Distribution: adequate traditional distribution and enable emerging technology.

Implementation throughout the planning period

Promote efficiency/conservation: reduce demand.

Implementation throughout the planning period

Natural Gas

Distribution: enable expansion of existing.

Implementation throughout the planning period

Generation: enable expansion and creation of new technology.

Implementation throughout the planning period

Telecom

Provide adequate service and redundancy countywide.

Implementation throughout the planning period

Improve cell phone coverage.

Implementation 2013 - 2017

Encourage providers of service to increase broadband capacity and options.

Implementation 2013 - 2017

Water

Adequate capacity for industrial and commercial expansion.

Implementation throughout the planning period

Encourage monitoring/sampling for potential contaminants in groundwater.

Implementation throughout the planning period

Sanitary

Encourage housing and commercial development within areas served with adequate service.

Implementation throughout the planning period

Identify long term solutions for disposal of sludge and human wastes.

Implementation 2013 – 2017

Provide for appropriate disposal of septage/holding tank waste.

Implementation 2018 - 2033

Evaluate treatment alternatives for large scale disposal operations.

Implementation throughout the planning period

Develop standards for small scale alternative waste disposal options.

Implementation 2013 - 2017

Solid Waste

Ensure adequate disposal facilities (hazardous waste, traditional waste streams, E-waste, etc.).

Implementation throughout the planning period

Reduce amount of materials ending up in landfills.

Implementation throughout the planning period

Encourage increased recycling.

Implementation throughout the planning period

Elder Care

Provide adequate capacity/options for aging population.

Implementation throughout the planning period

Options to allow for aging in home.

Implementation throughout the planning period

Upgrade housing to meet changing ambulatory needs of aging population.

Implementation 2013 - 2017

Health Services

Maintain existing level of health services.

Implementation throughout the planning period

Encourage expansion of health services.

Implementation throughout the planning period

Cemeteries

Maintenance of existing.

Implementation throughout the planning period

Fire and Rescue

Emergency communications adequacy/standards.

Implementation throughout the planning period

Consolidation/redistribution to maximize coverage and reduce response times.

Implementation 2013 - 2017

Law Enforcement

Look at shared services/consolidation.

Implementation 2013 - 2017

Schools

Evaluate consolidation/shared services.

Implementation 2013 - 2017

Support alternative delivery (home school, charter, virtual).

Implementation throughout the planning period

Pursue post-secondary options.

Implementation throughout the planning period

Parks and Recreation

Options to upkeep.

Implementation throughout the planning period

Implement recommendations of the Pepin County Outdoor Recreation Plan.

Implementation 2013 - 2017

Child Care

Licensing standards.

Implementation throughout the planning period

Locations and adequacy.

Implementation throughout the planning period

Libraries

Cooperation.

Implementation throughout the planning period

Service options/alternatives.

Implementation throughout the planning period

Encourage use of local libraries.

Implementation throughout the planning period

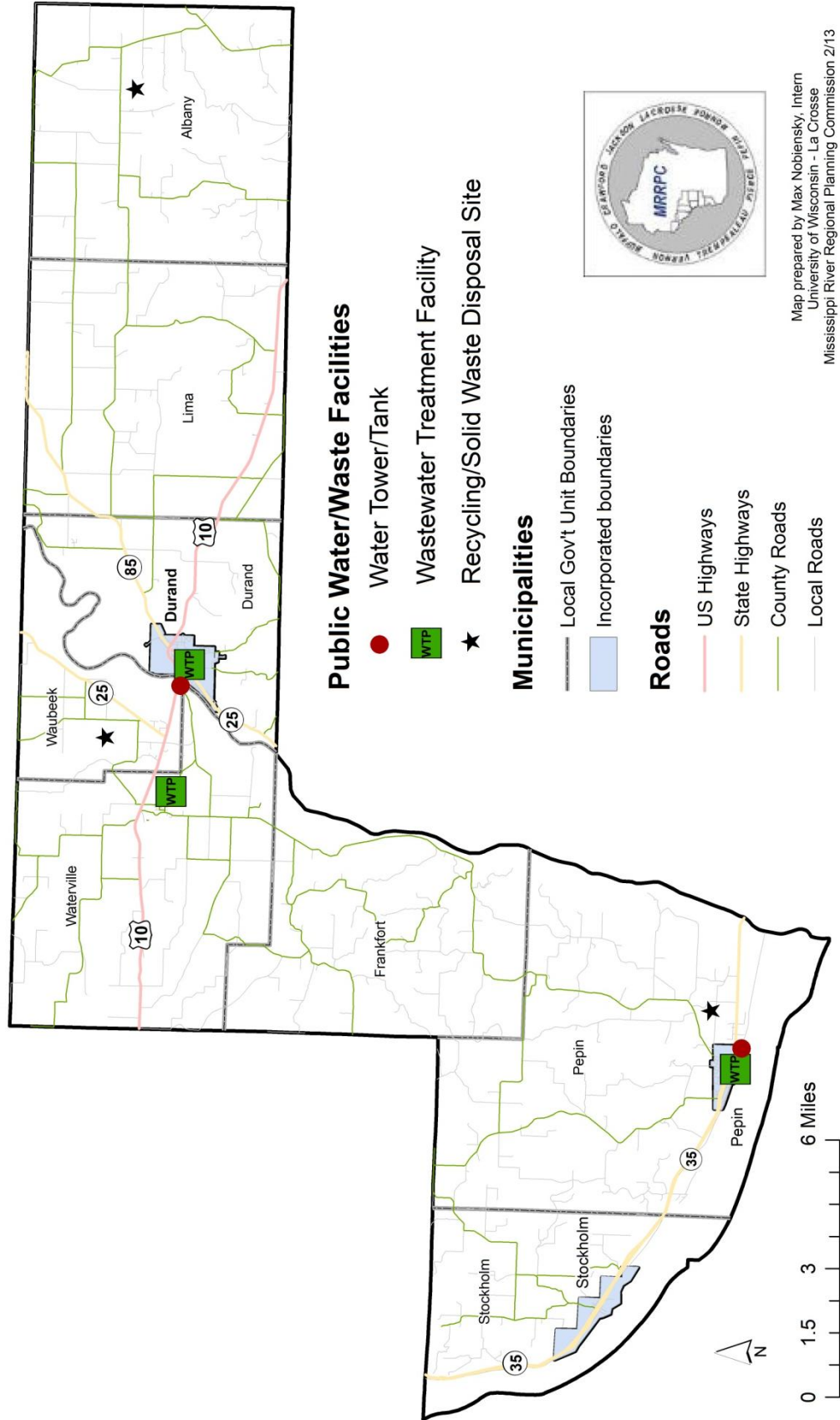
Consistency with Local Comprehensive Planning Goals as described in s. 16.965(4) Wis. Stats.

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

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

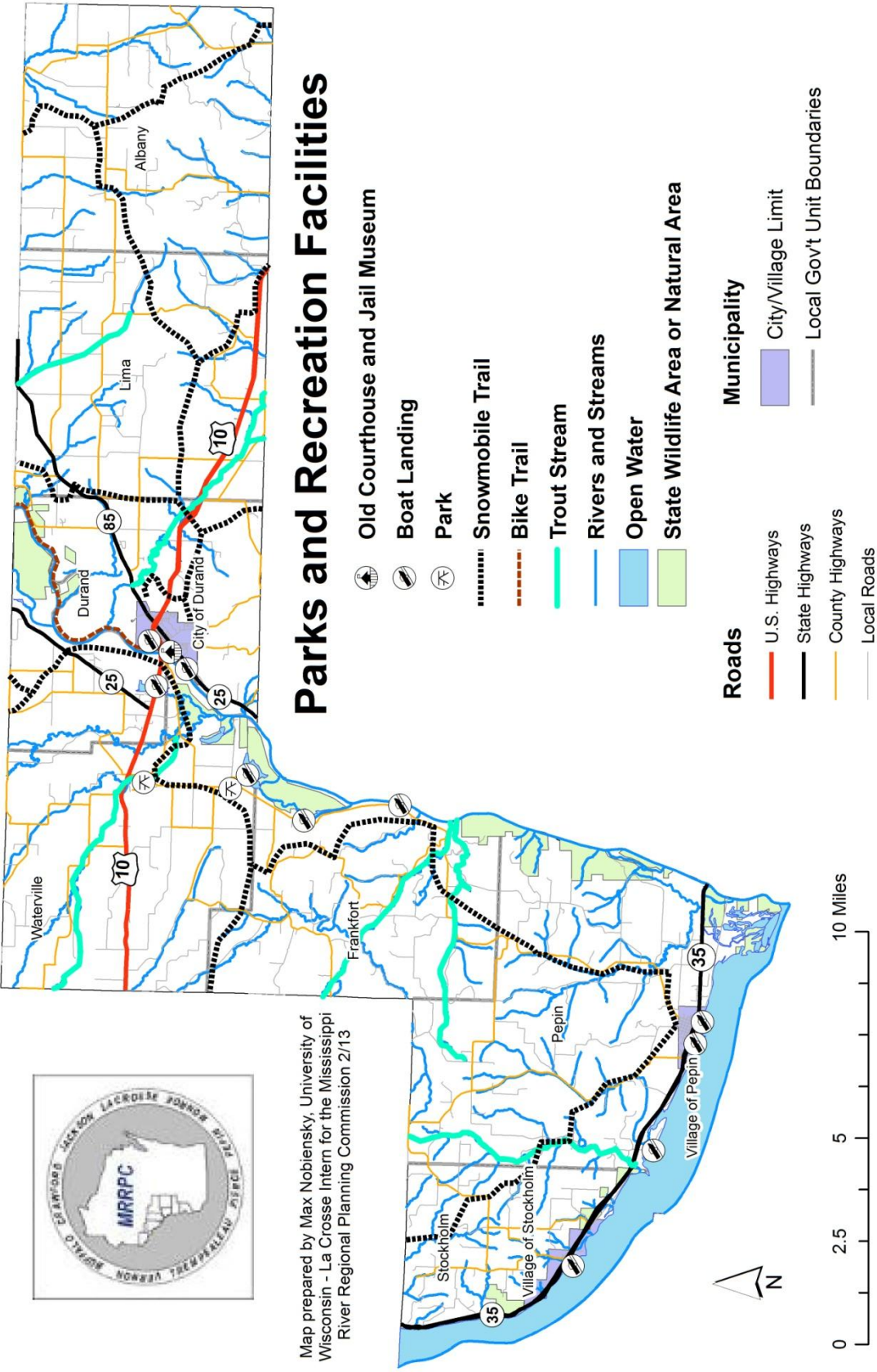
This element discusses the methods in which adequate infrastructure and public services will be provided and maintained. Provision of the services will be monitored by the County and input from residents will be requested through surveys, focus groups, etc. The Land Use Element addresses the future locations designated for future residential, commercial and industrial uses.

Map 5.01 Pepin County Location of Wastewater Treatment Facilities, Solid Waste Disposal, Recycling Services and Water Facilities

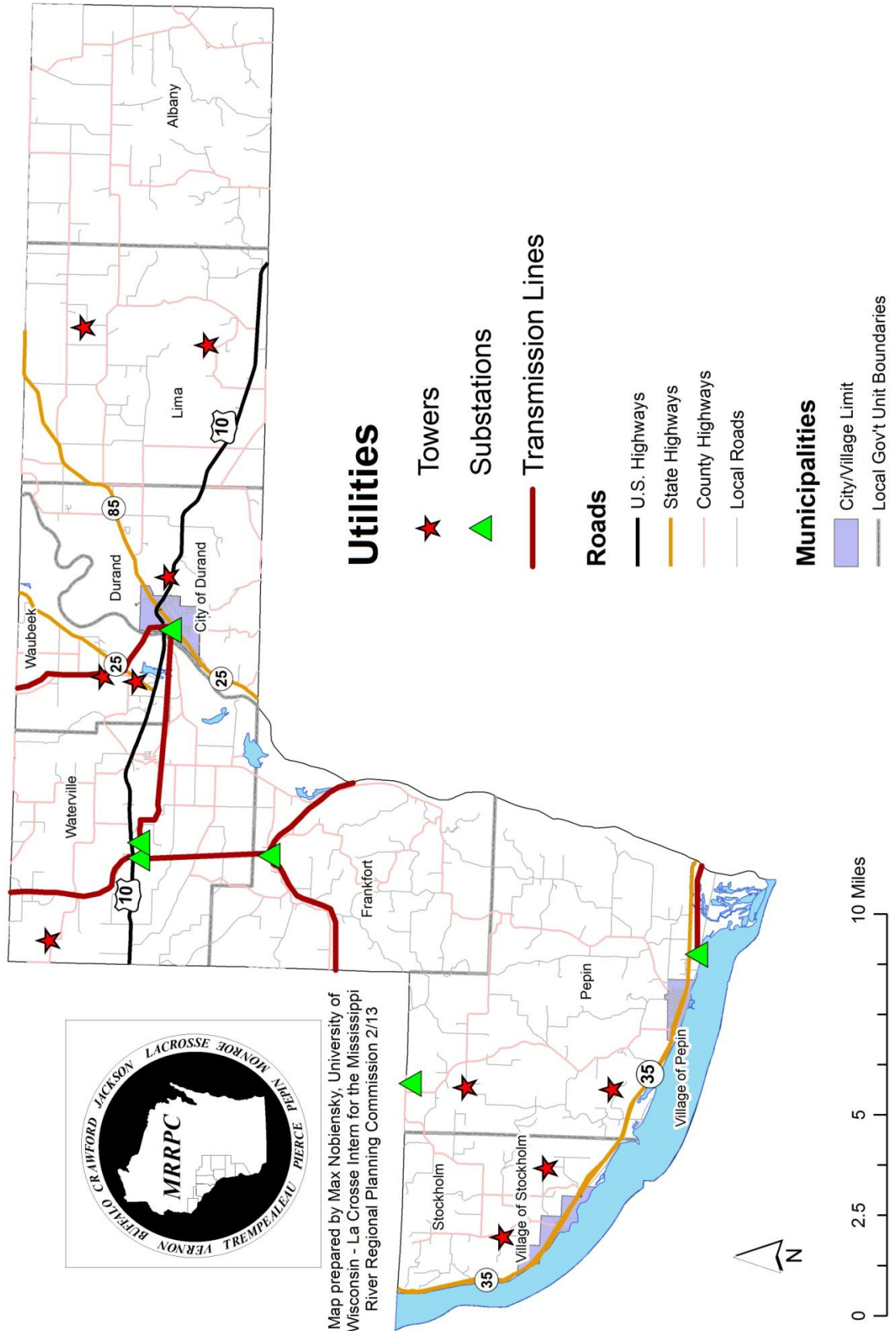


Map prepared by Max Noblensky, Intern
University of Wisconsin - La Crosse
Mississippi River Regional Planning Commission 2/13

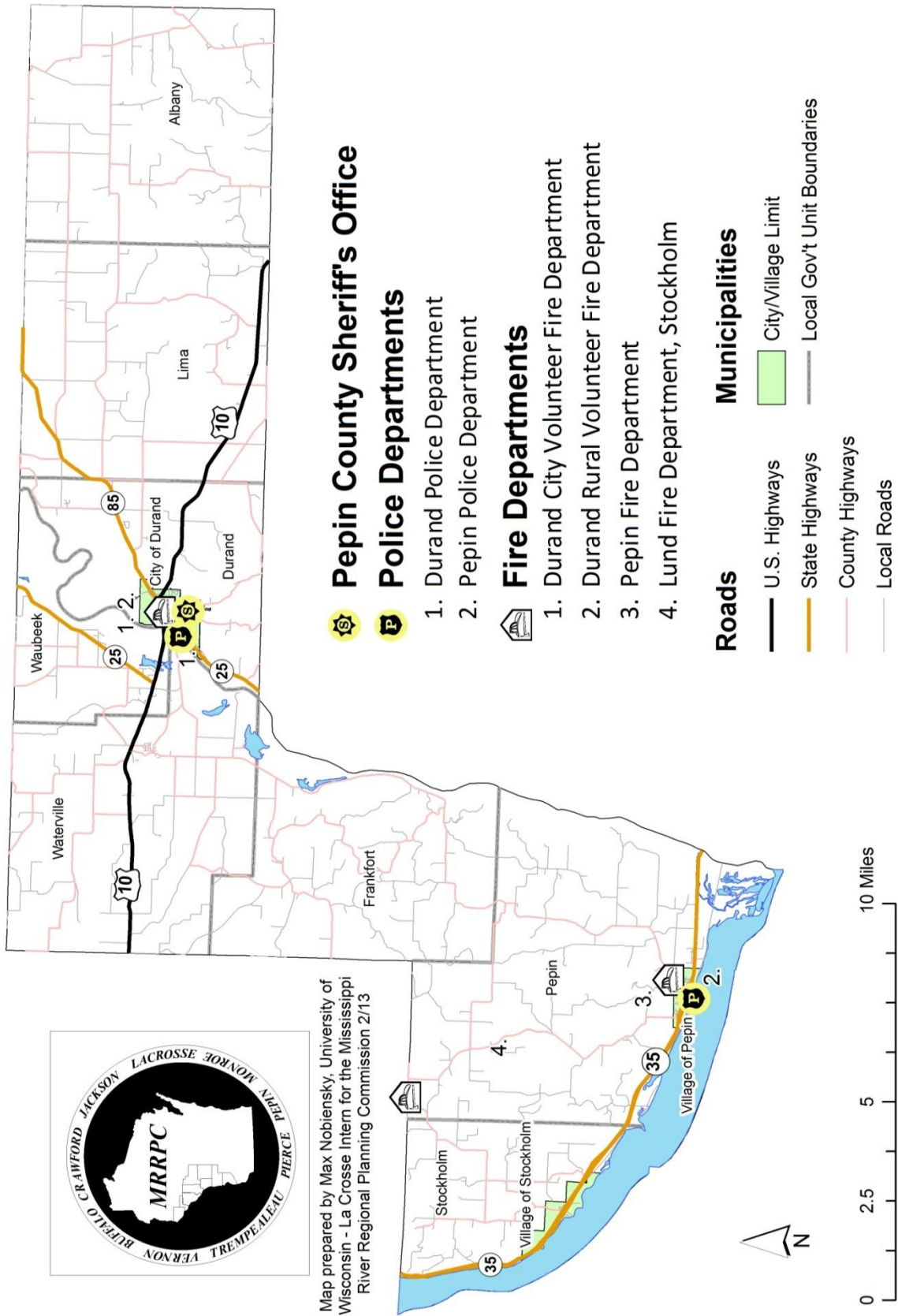
Map 5.02 Pepin County Parks and Recreation Facilities



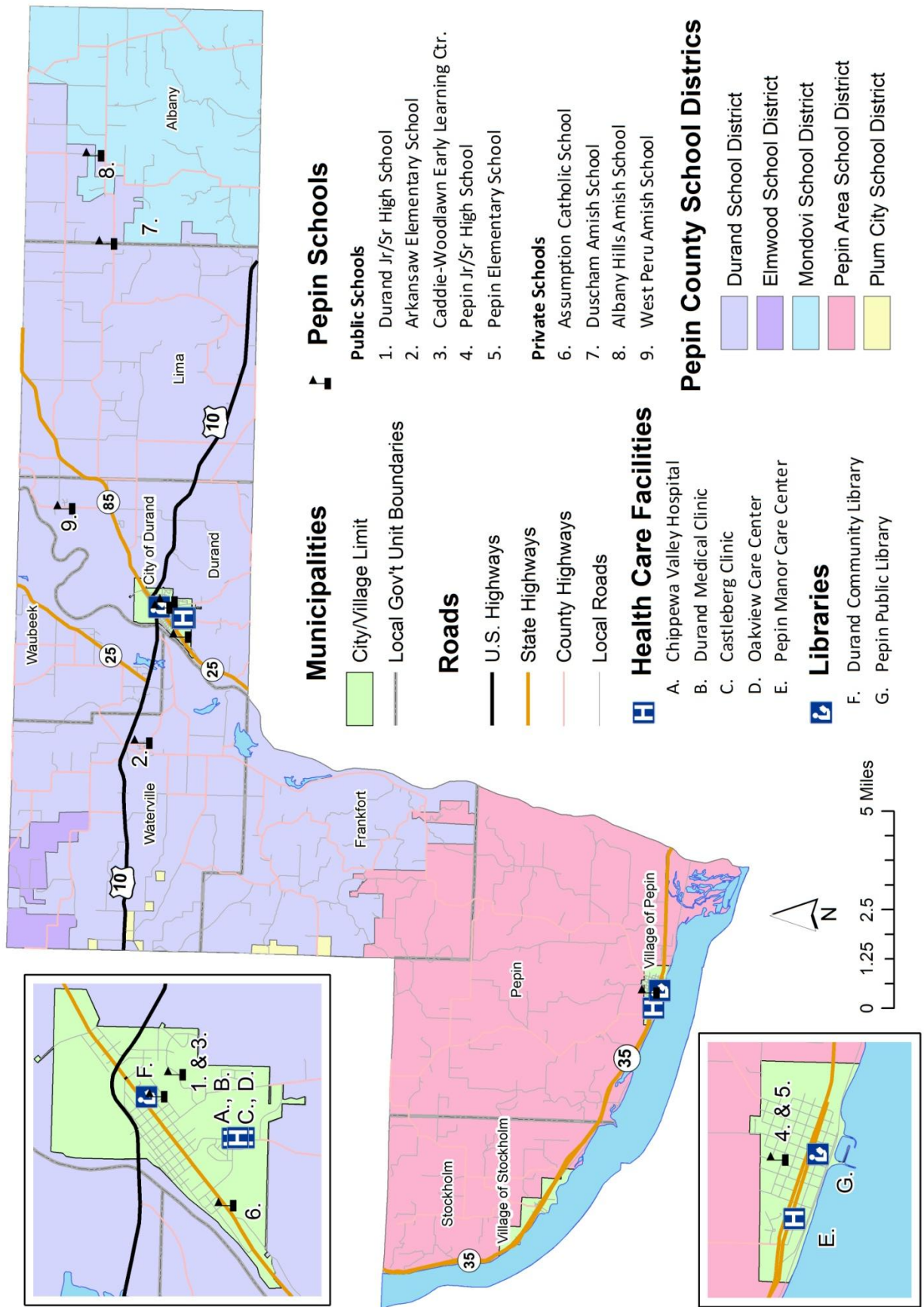
Map 5.03 Pepin County Transmission Lines, Substations, Communication Towers



Map 5.04 Pepin County Inventory of Police, Fire and Rescue



Map 5.05 Pepin County Inventory of Health Care, Libraries, Schools and School Districts



6. AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES EXISTING CONDITIONS AND RESOURCES

Western Coulee and Ridges/Driftless Area

Pepin County lies within the Western Coulee and Ridges Ecological Landscape (see map on right). This landscape runs north and south along the Mississippi River from the south in Grant and Iowa Counties to the north in Dunn, Barron and Chippewa Counties. Its 9,640 square miles cover 17% of Wisconsin's land area. Farmland, forested areas, bluffs, surface water, groundwater and the diversity of plant and animal species and habitats are just a few of many vital resources in Pepin County. Geologically, Pepin County is on the northern edge of the Driftless Area, a unique region of the Upper Mississippi River Basin with a landscape that is rich with ecological and economic opportunities. The area was bypassed by the last continental glacier and has differential weathering and erosion that results in a steep, rugged landscape referred to as karst topography. See Map 6.01 for a definition of karst topography and karst potential in Pepin County. Agricultural activities, primarily dairy and beef farming are confined to the valley floors and ridge tops. Large and small meandering rivers and streams are also a characteristic. Soils are typically silt loams, and sandy loams in the uplands and alluvial or terrace deposits on the valley floors.



Groundwater

The State's groundwater reserves are held in four principal aquifers: the sand and gravel aquifer, the eastern dolomite aquifer, the sandstone and dolomite aquifer, and the crystalline bedrock aquifer. A layer of rock or soil that is capable of storing, transmitting and yielding water to wells is called an aquifer. Pepin County is located in the Cambrian-Ordovician (sandstone) aquifer system. Cambrian and Ordovician rocks form the bedrock surface in the southern two-thirds of Wisconsin. The hydrogeological unit that serves Pepin County is the Ironton – Galesville aquifer that serves primarily southeastern Minnesota; northern Iowa; southwestern, southern and eastern Wisconsin; and the Upper Peninsula of Michigan. This information was taken from the Groundwater Atlas of the U.S. for Iowa, Michigan, Minnesota and Wisconsin - Groundwater Atlas of the United States, U.S. Geological Survey.

In 2005, industrial use was the largest user of groundwater in Pepin County. This followed by in order of amount of use: irrigation; livestock; domestic; public use; and commercial. Between 1979 - 2005 total water use in Pepin County fluctuated from 1.2 million to 3.0 million gallons per day. Table 6.01 below, shows total water use in the County for the years 1979, 1985, 1990, 1995, 2000 and 2005. Of special note is that according to the 2007 Census of Agriculture, in 2002 there were 8 farms in Pepin County irrigating 609 acres. These numbers increased to 18 farms irrigating 1,470 acres in 2007.

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

	1979	1985	1990	1995	2000	2005
Surface-water use	0.02	0.02	0.04	0.03	0.03	1.38
Groundwater use	1.19	1.60	2.00	1.20	2.10	1.67
Total Water Use	1.21	1.62	2.04	1.23	2.13	3.05

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

Pepin County has 2 municipal water systems; these are the Village of Pepin Waterworks and the City of Durand Waterworks. As of January 2008, the City of Durand had both a wellhead protection program and a wellhead protection ordinance in place. Wellhead protection plans are developed to protect groundwater through pollution prevention measures.

Pepin County has an animal waste management ordinance to protect groundwater and surface water resources. There are two concentrated animal feeding operation (CAFO) in Pepin County. CAFO's have greater than 1,000 animal units. There are also no licensed landfills or Superfund sites in Pepin County.

From 1990-2006 81% of 59 private wells sampled collected in Pepin County met the health based drinking water level for nitrate-nitrogen. In 2002, a study estimated that 52% of private drinking wells in the region of Wisconsin that includes Pepin County contained a detectable level of an herbicide or herbicide metabolite. As of 2006, there are 102 atrazine prohibition areas in Wisconsin, covering about 1.2 million acres. Atrazine is a corn herbicide used to control weeds in corn fields. There are no atrazine prohibition areas in Pepin County.

Forests

County forests and woodlands provide valuable economic and social resources through the lumber & pulp industries and the provision of recreation areas for residents and tourists.

Quality forests provide materials for wood processing industries. According to the Pepin County Land and Water Resource Management Plan Summary (2011) one third of the land area in Pepin County is wooded. Some woodlots, however, are pastured due to use value assessment giving landowners a tax incentive to graze. These woodlots are classed as agricultural lands on the Department of Revenue Statement of Assessments. Table 6.02 below gives a breakdown of Ag/Forest and Forest acres listed in the 2007 Department of Revenue Statement of Assessments.

Of the County's 121,709 acres assessed in 2010, 28,913 acres or 23.8% were assessed as Forest or Ag/Forest. The Towns of Pepin, Waterville, Albany and Frankfort recorded the highest percentages of their acreage assessed as either Forest or Forest/Ag, Table 6.02

Table 6.02 2012 Statement of Assessment - Pepin County Forest & Ag Forest Acres

Municipality	Total acreage within municipality	Ag Forest		Forest		Total	
		No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T Albany	20,664	3,165	2.6	1,222	1.0	4,387	3.6
T Durand	10,193	2,299	1.9	662	0.5	2,961	2.4
T Frankfort	14,785	3,744	3.1	684	0.6	4,428	3.6
T Lima	20,808	2,318	1.9	482	0.4	2,800	2.3
T Pepin	21,362	3,987	3.3	2,166	1.8	6,153	5.1
T Stockholm	8,064	1,249	1.0	435	0.4	1,684	1.4
T Waterville	19,413	3,380	2.8	1,098	0.9	4,478	3.7
T Waubeek	5,671	828	0.7	961	0.8	1,789	1.5
V Pepin	128	0	0.0	19	0.0	19	0.0
V Stockholm	343	0	0.0	198	0.2	198	0.2
C Durand	278	13	0.0	3	0.0	16	0.0
Pepin County	121,709	20,983	17.2	7,930	6.5	28,913	23.8

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

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

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

Source: Wis. Dept. of Revenue, 2012 Statement of Assessments

Wisconsin's forest tax laws encourage sustainable forest management on private lands by providing a property tax incentive to landowners. The Managed Forest Law (MFL) is a program that encourages proper management of woodlands not only in their purposes and policies, but through a written management plan for a landowner's property. The management plan incorporates landowner objectives, timber management, wildlife management, water quality and the environment as a whole to create a healthy and productive forest. In exchange for following a written management plan and program rules, landowners pay forest tax law program rates in lieu of regular property taxes.

Landowners in the County owning forest acres may be eligible to apply for entry into the State's Managed Forest Law (MFL) Program if their forest acres are: 10 or more contiguous acres; at least 80% of the parcel is capable of producing at least 20 cubic feet of merchantable timber per acre per year; and the land is not developed in a way incompatible with the practice of forestry. Landowners must also follow a forest management plan. More information on the MFL program can be found on the DNR's website at: <http://dnr.wi.gov/topic/ForestLandowners/mfl.asp?s1=FTax&s2=MFLenrollment>. As of March 2012 the County had 19,813 acres enrolled in this program. Table 6.03 gives a breakdown of MFL acreage by municipality.

Table 6.03 Managed Forest law Acres - Pepin County (March 2012)

Municipality	No. of Orders	Entered 1987 - 2004		Entered 2005 and After		Total Acres
		Open Acres	Closed Acres	Open Acres	Closed Acres	
T. Albany	50	0	1,982	0	554	2,536
T. Durand	22	37	1,030	0	137	1,204
T. Frankfort	70	183	2,894	0	294	3,371
T. Lima	39	231	1,394	40	480	2,145
T. Pepin	107	627	3,330	39	1,734	5,730
T. Stockholm	28	166	697	40	229	1,132
T. Waterville	61	245	1,921	40	343	2,549
T. Waubeek	12	246	606	0	204	1,056
V. Stockholm	2	52	38	0	0	90
County Total	391	1,787	13,892	159	3,976	19,813

Open Land access is limited to hunting, fishing, hiking, sight-seeing, and cross country skiing. Closed acres are not open to the public.

County Forests, Wildlife Areas and State Natural Areas

No state or county forests are located within Pepin County; however the County is home to three wildlife areas and three State Natural areas, all of which are open to the public year round unless otherwise noted at the site. Collecting of plants, animals, fungi, rocks, minerals, fossils, archaeological artifacts, soil, downed wood, or any other natural material, alive or dead is not permitted in these areas. However fishing, trapping, and hunting are allowed in accordance with state regulations.

Tiffany Wildlife Area - Stretching from west side of the Chippewa River opposite Durand on the north, to the mouth of the Chippewa River on the south, this large bottomland and marsh area covers both sides of the Chippewa River in Pepin and Buffalo Counties. The 3,900 acres of state land in Pepin County includes wooded coulees and steep bluffs as well as flood plain forest and open marsh. The 8,300 acres of state land in Buffalo County is mostly flood plain forest and marsh. Most of the immediate river influenced area is in state ownership although there is more private land interspersed on the Pepin County side of the River. This outdoor natural area offers opportunities for hunting, fishing, trapping, wilderness camping, boating, and hiking to many citizens and visitors. The area is managed by the Department of Natural Resources and is one of the most outstanding natural semi-wilderness areas in the state. Much of this wooded hillside, wooded bottomland, and bluff top area was purchased from the Tiffany Lumber Co. in 1946. The U.S. Department of the Interior National Park Service has designated a portion of the Tiffany property in Buffalo County, and the adjacent federal Fish and Wildlife Service property, as a National Natural Landmark because it is the largest single stand of bottom land hardwood forest remaining of the post-glacial forest in the U.S.

Pepin County Extensive Wildlife Habitat Area - This property currently consists of four non-contiguous parcels totaling approximately 293 acres of state land along the Mississippi River, within the Village of Stockholm, and south of the village in the Town of Stockholm. The parcels were originally purchased to develop a state park. The park would have included the remnants of the site of Fort St. Antoine, circa 1686, and Bogus Bluff, one mile southeast of Stockholm, which provides a scenic overlook for those who make the climb to the top. The old fort site was not acquired, but the south and part of the west face of Bogus Bluff are in state ownership. This park development never was formalized, but the availability of state land provides informal hiking and hunting opportunities to citizens. Outdoor uses such as hiking, hunting, and camping; could be developed. For beginning development a small formal parking area and a hiking trail to the top of Bogus Bluff could be built.

Five-Mile Bluff Prairie - This 10-acre site is located within the Tiffany Wildlife Area. The Prairie sits on 300 foot high bluffs overlooking the Chippewa and Mississippi Rivers and was designated a State Natural Area in 1969. It is an excellent example of a dry prairie. The site contains three small patches of dry, steep-sloped prairie near the top of the bluff, which are otherwise forested.

Nine-Mile Island State Natural Area - Nine Mile Island State Natural Area contains 4,130 acres and is located in Dunn and Pepin Counties. Approximately 714 of these acres are located in the Town of Waubeek adjacent to Dunn County. The area is located within an extensive river ecosystem that includes the Chippewa River and Nine Mile Slough and features two high quality native plant communities – oak barrens and floodplain forest. The area has been identified as having an exceptionally diverse flora with a number of rare species including the largest population of the state-endangered beak grass. Nine Mile Island was designated a State Natural Area in 1990. The main portion of the natural area is accessible by canoe.

Maiden Rock Bluff Natural Area- This is a 248-acre site located high above the Mississippi River overlooking Lake Pepin in the Town of Stockholm, north of the Village of Stockholm. It is one of Wisconsin's premiere limestone cliff faces. Extending for nearly one mile, the 400-foot high bluff is especially noteworthy for the presence of nesting Peregrine falcons, a state-endangered species. The bluff is one of only six bluffs on the Mississippi River where Peregrine falcons are successfully nesting on natural substrate. The open cliff and adjacent narrow band of dry prairie provide habitat for several rare plant species. The rocky bluff provides hunting perches and habitat for a variety of other raptors including the golden eagle, bald eagle and turkey vulture. Maiden Rock Bluff Natural Area also provides important habitat for birds migrating along the Mississippi River flyway. This natural area is owned by the West Wisconsin Land Trust and was designated a State Natural Area in 2004. The surrounding uplands including existing agricultural fields will be restored to prairie with skiing and hiking trails for the public.



Maiden Rock Bluff

Lower Chippewa River State Natural Area - The Lower Chippewa River State Natural Area is located in Buffalo, Dunn and Pepin Counties and was designated a State Natural Area by the DNR in 2002. The State Natural Area is made up of lands scattered throughout a project area of 250,000 acres. State Natural Area signs will identify specific sites, or contact the DNR and request the locations of sites accessible to the public. From Durand sites lie both north and south along the Chippewa River. This natural area features the largest concentration of remaining prairies and savannas in the state. At the time of European settlement Wisconsin had over 7.7 million acres of native prairie but today only about 8,000 acres remain. This extensive project contains over 2,000 acres of prairie, which equals 25% of all known remaining prairie in the entire state. Lying along and interspersed within the river channels are islands of floodplain savanna and forest while the surrounding hillsides contain prairie and savanna. The largest contiguous floodplain forest in the Midwest is located just south of Durand within this natural area.

Productive Agricultural Areas

Pepin County has areas of prime agricultural land that produce forage, corn, soybeans, oats and other crops. In 2007 Pepin County had 503 farms averaging 216 acres in size covering a total of 108,426 acres. Of these acres 62.3% was cropland, 13.7% woodland, 3.2% pasture and 20.8% other uses. Agricultural land makes up over 89 percent of all land in Pepin County. Map 6.02 identifies the location of prime agricultural soils within Pepin County.

Of the 503 farms 121 had less than 100 acres, 82 had 100-219 acres, 100 had 220-499 acres and 46 had 500 acres or larger.



Productive agricultural land in Pepin County

As Table 6.04 illustrates the number of farms in Pepin County increased by 2 from 2002 to 2007, however acreage in farms decreased slightly, and the average size of farms in the County decreased by 2.7%.

Table 6.04 Agricultural Profile, 2002 and 2007

	2002	2007	Percent Change
Number of Farms in Pepin County	501	503	0.4
Land in Farms (acres)	111,313	108,426	-2.6
Average Size of Farm	222	216	-2.7
Market Value of Production (Crops/Livestock)	34,785,000	53,215,000	53.0
Market Value of Production (Average per Farm)	69,431	105,795	52.4
Government Payments	1,559,000	1,539,000	-1.3

Source: 2002 and 2007 Census of Agriculture, USDA, Wis. Agricultural Statistics Service

In 2007 Pepin County ranked 34th in the State for the number of boilers and other meat-type chickens and ranked 44th for value of sales of cattle and calves. In addition, Pepin County ranked 46th in the State for its value of sales of milk and other dairy products from cows and for the number of acres in soybeans for beans.

Table 6.05 below shows acreage and production amounts of selected agricultural crops in the County for 2009 and 2010. Production increased for soybeans, corn for grain and corn for silage from 2009 to 2010, while hay alfalfa and oats declined. Production of corn for silage increased by 27%, soybeans increased by almost 17% and corn for grain increased by almost 8%. Production of oats declined by over 41% and hay alfalfa decreased by less than 1%. Acres planted decreased for hay alfalfa, oats and corn for silage while acres planted increased for soybeans and corn for grain from 2009 to 2010. One item of interest is that while acres planted of corn for silage decreased by 6.5% the production increased 27%.

Table 6.05 Pepin County Crop Production 2005 and 2006

	2009		2010		% Change Acres	% Change Production
	Acres Harvested	Production tons ⁽¹⁾ and bushels ⁽²⁾	Acres Harvested	Yield per Acre tons ⁽¹⁾ and bushels ⁽²⁾		
Hay Alfalfa (dry) ⁽¹⁾	10,300	26,500	8,000	26,400	-22.3	-0.4
Oats ⁽²⁾	1,300	89,000	1,000	52,000	-23.1	-41.6
Soybeans ⁽²⁾	12,300	504,000	12,600	588,000	2.4	16.7
Corn for Grain ⁽²⁾	23,800	3,780,000	24,600	4,070,000	3.4	7.7
Corn for Silage ⁽¹⁾	4,600	74,000	4,300	94,000	-6.5	27.0

Source: Wisconsin 2011 Agricultural Statistics

Farmland Tax Credits

Beginning in 1989, Wisconsin provided tax credits to farmers through both the Farmland Preservation Program and the Farmland Tax Relief Program. The Farmland Preservation Program, established in 1977, was aimed at the conservation of Wisconsin farmland and providing tax relief. The Farmland Tax Relief Credit was created in 1989 to provide additional tax relief to owners of farmland. Farmland owners were eligible to claim both credits.

Beginning with payments in 2011 (for 2010 tax year), the Farmland Preservation Credit was revised and expanded and the Farmland Tax Relief Credit was eliminated. Depending on the particular situation, a farmer could claim a farmland preservation credit beginning in 2011 (for tax years beginning with 2010) under the old law or under the new revised law. However, a credit may not be claimed on the same farm acreage using both.

Under the revisions to the Farmland Preservation Program, a credit can still be claimed under the old law if, among other considerations, the claimant remains subject to a farmland preservation agreement that was entered into prior to July 1, 2009. Alternatively, a credit can be claimed under the new law by a person who owns a farm that is covered by a farmland preservation agreement entered into on or after July 1, 2009 or owns a farm located in an area designated in a certified exclusive agricultural use zoning or farmland preservation zoning ordinance.

One of the major differences between the credit under the old law and the credit under the new law is that under the old law the credit is partially determined by the claimant's household income and property taxes. In addition, the maximum credit allowed under the old law is \$4,200. In calculating the credit under the new law, neither income nor property taxes impact the amount of the credit. The new law credit is, instead, calculated as a flat payment of \$5, \$7.50, or \$10 per acre, depending on the characteristics of the qualifying farmland. In addition, no limitation is placed on the amount of the credit that may be received under the new law.

In 2012, approximately 4,400 farmers in Wisconsin received \$3.4 million in farmland preservation credits under the old law and about 10,800 farmers received \$15.5 million under the new version of the credit. In total, in 2012 almost \$19 million in farmland preservation credits were distributed to about 15,200 claimants for farmland covering just over 2.8 million acres. In Pepin County for 2012, twenty five farmers received \$16,426 covering 6,022 acres under the old law and had fewer than 5 farmers receiving credits under the new law.

Environmentally Sensitive Areas

In 2006 the Wisconsin Department of Natural Resources published the *Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs*. This report compiled a list of 229 legacy places in sixteen ecological landscapes in the State of Wisconsin. Table 6.06 provides an inventory of the Legacy Places listed in that report for Pepin County.

Table 6.06 Legacy Places – Public Conservation Lands in Pepin County

Legacy Places				
Lower Chippewa River and Prairies (LC)	Includes portions of the Red Cedar and Chippewa River watersheds in Dunn, Pepin, Eau Claire and Buffalo counties		The area along the Chippewa River, downstream from Eau Claire, and along the Red Cedar River, downstream from Menomonie, contains one of the largest floodplain forests in the upper Midwest. It also harbors the largest and highest quality floodplain savanna in the state. Along with the rugged hills to the southeast, this area supports more rare species (125) and more native prairies (25% of the state total acreage) than any area of comparable size in Wisconsin. Seventy-five percent of Wisconsin's nesting bird species occur in the area, as do 50% of Wisconsin's plant species. Exceptional occurrences of dry sand savanna occur on some of the river terraces. In recognition of these unique natural resources, the Lower Chippewa River State Natural Area was recently established.	

Public Conservation Lands

Name	Location	Acreage	Description	Recreation Uses
Upper Mississippi River Wildlife and Fish Refuge (UM)	Extends 284 miles from Wabasha, MN to Rock Island, IL	194,000 acres	The refuge encompasses most of the floodplain associated with the Mississippi River and is made up of numerous side channels, backwater sloughs, marshes, and extensive tracts of floodplain forest dominated by silver maple, cottonwood and green ash. The refuge supports important populations of freshwater mussels, game and non-game fish, reptiles, amphibians, songbirds, herons, and bald eagles. The refuge is host to significant waterfowl migrations.	Boating, fishing and waterfowl hunting.
Tiffany State Wildlife Area	Located along the Chippewa River between Nelson & Durand. About 1/6 lies W of the Chippewa River in Pepin County & rest lies E of Chippewa River in Buffalo County.	12,940	The Tiffany State Wildlife area contains one of the state's largest, continuous bottomland hardwood forests. Beaver dams on sloughs and old river meanders create a maze of ponds and wetlands. Timber harvests help maintain aspen and oak in a diverse pattern of size and age classes. This variety in woodland composition and structure provides food and shelter for a wide variety of wildlife including deer, ruffed grouse and beaver. Dead trees with dens are left to provide wildlife homes. Oaks with superior potential for producing acorns are preserved to provide high energy wildlife food.	Hunting, trapping, fishing, birding, berry picking and hiking. Primitive camping (i.e., tent camping) is allowed on the property by permit. No developed campsites are maintained on the property.
Nine Mile Island State Natural Area	Dunn & Pepin Counties.	1,430	Located within an extensive river ecosystem that includes the Chippewa River and Nine Mile Slough and features 2 high quality native plant communities - oak barrens and floodplain forest. The area has been identified as having an exceptionally diverse flora with a number of rare species including the largest population of the state-endangered beak grass (<i>Diarrhena obovata</i>). Other rare species include three freshwater mussel species, 9 species of fish, and numerous animals such as the red-shouldered hawk (<i>Buteo lineatus</i>) that prefers unfragmented floodplain forest as habitat.	Hiking, cross country skiing, hunting and trapping, wildlife viewing

Threatened and Endangered Wildlife Habitats

Established in 1985 by the Wisconsin legislature, Wisconsin's Natural Heritage Inventory program (NHI) is part of an international network of inventory programs. The program is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the state. Species and natural communities tracked by the Wisconsin NHI Program can be found on the NHI Working List.

The Natural Heritage Inventory (NHI) county data show in Tables 6.07, 6.08 and 6.09 are intended as a general reference for the public, and are presented as a list of rare species (endangered, threatened and special concern) and other sensitive resources or high-quality natural communities and significant natural features that are known to occur within each township in a county.

Table 6.07 Endangered, Threatened, and Special Concern Animals in Pepin County

Scientific Name	Common Name	State Status	Federal Status	Group name
<i>Acanthametropus pecatonica</i>	Pecatonica River Mayfly	END		Mayfly
<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		Fish
<i>Alasmodonta marginata</i>	Elktoe	SC/P		Mussel
<i>Alosa chrysochloris</i>	Skipjack Herring	END		Fish
<i>Ammocrypta clara</i>	Western Sand Darter	SC/N		Fish
<i>Anguilla rostrata</i>	American Eel	SC/N		Fish
<i>Aphredoderus sayanus</i>	Pirate Perch	SC/N		Fish
<i>Aspidoscelis sexlineata</i>	Six-lined Racerunner	SC/H		Lizard
<i>Attenuipyga vanduzeei</i>	A Leafhopper	SC/N		Leafhopper
Bird Rookery	Bird Rookery	SC		Other
<i>Botaurus lentiginosus</i>	American Bittern	SC/M		Bird
<i>Brachycercus ojbwe</i>	Ojibwe Small Square-gilled Mayfly	SC/N		Mayfly
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		Bird
<i>Cercobrachys lilliei</i>	Wisconsin Small Square-gilled Mayfly	SC/N		Mayfly
<i>Chlidonias niger</i>	Black Tern	SC/M		Bird
<i>Chondestes grammacus</i>	Lark Sparrow	SC/M		Bird

<i>Crotalus horridus</i>	Timber Rattlesnake	SC/P		Snake
<i>Crystallaria asprella</i>	Crystal Darter	END		Fish
<i>Cycleptus elongatus</i>	Blue Sucker	THR		Fish
<i>Dendroica cerulea</i>	Cerulean Warbler	THR		Bird
<i>Ellipsaria lineolata</i>	Butterfly	END		Mussel
<i>Elliptio crassidens</i>	Elephant Ear	END		Mussel
<i>Emydoidea blandingii</i>	Blanding's Turtle	THR		Turtle
<i>Etheostoma asprigene</i>	Mud Darter	SC/N		Fish
<i>Falco peregrinus</i>	Peregrine Falcon	END		Bird
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		Bird
<i>Helicodiscus singleyanus</i>	Smooth Coil	SC/N		Snail
<i>Helmitheros vermivorus</i>	Worm-eating Warbler	END		Bird
<i>Hiodon alosoides</i>	Goldeye	END		Fish
<i>Ictiobus niger</i>	Black Buffalo	THR		Fish
<i>Ixobrychus exilis</i>	Least Bittern	SC/M		Bird
<i>Lampsilis teres</i>	Yellow & Slough Sandshells	END		Mussel
<i>Macrhybopsis storeriana</i>	Silver Chub	SC/N		Fish
<i>Megaloniaias nervosa</i>	Washboard	SC/P		Mussel
<i>Metretopus borealis</i>	A Cleft-footed Minnow Mayfly	SC/N		Mayfly
<i>Moxostoma carinatum</i>	River Redhorse	THR		Fish
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		Fish
<i>Notropis amnis</i>	Pallid Shiner	END		Fish
<i>Notropis texanus</i>	Weed Shiner	SC/N		Fish
<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N		Dragonfly
<i>Oporornis formosus</i>	Kentucky Warbler	THR		Bird
<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		Fish
<i>Pituophis catenifer</i>	Gophersnake	SC/P		Snake
<i>Plethobasus cyphus</i>	Bullhead	END	C	Mussel
<i>Polyodon spathula</i>	Paddlefish	THR		Fish
<i>Quadrula metanevra</i>	Monkeyface	THR		Mussel
<i>Rallus elegans</i>	King Rail	SC/M		Bird
<i>Simpsonia ambigua</i>	Salamander Mussel	THR		Mussel
<i>Sistrurus catenatus catenatus</i>	Eastern Massasauga	END	C	Snake
<i>Tritogonia verrucosa</i>	Buckhorn	THR		Mussel
<i>Wilsonia citrina</i>	Hooded Warbler	THR		Bird

State Status: THR - Threatened, END - Endangered, SC - Special Concern, SC/P - Fully protected, SC/N - No protection, SC/H - Take regulated by open/closed season, SC/FL - Federally protected as endangered or threatened, SC/M - Protected by Migratory Bird Act.

Federal Status (in Wisconsin): LE - Listed as Endangered, LT - Listed as Threatened, C - Candidate for listing.

Table 6.08 Endangered, Threatened, and Special Concern Plants in Pepin County

Scientific Name	Common Name	State Status	Federal Status	Group name
<i>Anemone caroliniana</i>	Carolina Anemone	END		Plant
<i>Artemisia dracunculus</i>	Dragon Wormwood	SC		Plant
<i>Artemisia frigida</i>	Prairie Sagebrush	SC		Plant
<i>Calylophus serrulatus</i>	Yellow Evening Primrose	SC		Plant
<i>Dalea villosa</i> var. <i>villosa</i>	Silky Prairie-clover	SC		Plant
<i>Diarrhena obovata</i>	Beak Grass	END		Plant
<i>Gentiana alba</i>	Yellow Gentian	THR		Plant
<i>Glycyrrhiza lepidota</i>	Wild Licorice	SC		Plant
<i>Huperzia porophila</i>	Rock Clubmoss	SC		Plant
<i>Lespedeza leptostachya</i>	Prairie Bush-clover	END	LT	Plant
<i>Liatis punctata</i> var. <i>nebraskana</i>	Dotted Blazing Star	END		Plant
<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		Plant
<i>Phemeranthus rugospermus</i>	Prairie Fame-flower	SC		Plant
<i>Scirpus heterochaetus</i>	Slender Bulrush	SC		Plant

Scutellaria parvula var. parvula	Small Skullcap	END	Plant
Silene nivea	Snowy Campion	THR	Plant
Strophostyles leiosperma	Small-flowered Woolly Bean	SC	Plant

State Status: THR - Threatened, END - Endangered, SC - Special Concern, SC/P - Fully protected, SC/N - No protection, SC/H - Take regulated by open/closed season, SC/FL - Federally protected as endangered or threatened, SC/M - Protected by Migratory Bird Act.

Federal Status (in Wisconsin): LE - Listed as Endangered, LT - Listed as Threatened, C - Candidate for listing.

Table 6.09 Endangered, Threatened, and Special Concern Communities in Pepin County

Communities		
Dry cliff	Moist cliff	Sand prairie
Dry prairie	Oak barrens	Shrub-carr
Emergent marsh	Oak opening	Southern dry-mesic forest
Floodplain forest	Pine relict	Southern mesic forest
Lake--unique	Sand barrens	Southern sedge meadow

River and Stream Corridors

Pepin County is rich in river and stream corridors. Pepin County's character is influenced by the Mississippi River, its boundary on the southwest and the Chippewa River, its boundary on the east until the river bisects the northern part of the county.

The County is made up of two major river basins: the Lower Chippewa Basin and the Buffalo Trempealeau Basin. There are six watersheds located within those basins: 1) Bear Creek, 2) Eau Galle River, 3) Lowes and Rock Creeks, 4) Plum Creek, and 5) Rush River watersheds are located in the Lower Chippewa Basin and the Lower Buffalo River Watershed is located in the Buffalo-Trempealeau Basin. Tables 6.10 through 6.15 provide detailed information on the watersheds.

Bear Creek Watershed (LC01)

The Bear Creek Watershed is located in Buffalo and Pepin counties. The watershed drains rolling agricultural and wooded areas with many of the tributaries originating in steep coulees. It also drains one urban area, the City of Durand. All streams within the Bear Creek Watershed drain the eastern slope of the Chippewa River Valley. Land use in the Bear Creek Watershed is dominated by forest cover (40%) and agriculture (37%). Wetlands and open water encompass most of the remaining area in the watershed with 15% and 6%, respectively. Grasslands make up a little over one percent of the watershed's total area, while urban and suburban land use is minimal with one-tenth a percent and one-half a percent, respectively. The Bear Creek Watershed contains typical steep topography characteristic of the Driftless or un-glaciated area of the state. Because the most productive and level land is on the valley floor, most farming takes place immediately adjacent to streams.²

Bear Creek Watershed "At a Glance"

Watershed Size: 177 sq. miles
Stream Miles: 383
Lake Acres: 1,081
Wetland Acres: 16,137
Outstanding/Exceptional Miles: 0
Trout Waters: 47.2
Impaired Streams: 37.6
Impaired Lakes: 0

² 2011 Bear Creek Watershed Water Quality Management Plan Update

Table 6.10 Rivers, Creeks and Lakes within the Bear Creek Watershed

Name	Start Mile	End Mile	Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Bear Creek	0	1.5	1.5 Miles	River	Unknown	
Bear Creek	1.5	7.5	6.0 Miles	River	Fair	Class II
Bear Creek ⁽¹⁾	7.5	10	2.5 Miles	River	Fair	Class II
			22.9			
Browning Lake ⁽²⁾			Acres	Lake	Unknown	
Creek 1-3	0	1	1.0 Miles	River	Unknown	Class II
Fox Valley Creek (31-1) Trib. To Bear Creek	0	1.3	1.3 Miles	River	Unknown	
Prissel Valley Creek (3-5) Trib. To Bear Creek ⁽¹⁾	0	2	2.0 Miles	River	Unknown	
Newton Valley Creek (Shoe Creek) ⁽¹⁾	0	4.27	4.3 Miles	River	Poor	Class II
Unnamed Cr T25n R13w S1 (1-30)	1	5	4.0 Miles	River	Unknown	
Unnamed Cr T25n R13w S1 (1-30)	5	6	1.0 Miles	River	Unknown	
Unnamed Lake			4.8 Acres	Lake	Unknown	

(1) Located in Buffalo and Pepin Counties, (2) Located in Dunn and Pepin Counties

Goals

1/6/2012 - Update trout angling regulations to category four waters to protect brook trout fisheries
 1/6/2012 - Identify water quality or habitat threats to protect rare species
 1/6/2012 - Encourage best management practices and buffer zones to decrease erosion.

Priorities

1/6/2012 - Low trout densities
 1/6/2012 - Rare species populations have been declining in the Chippewa River
 1/6/2012 - Stream habitat hindrance due to lack of coarse substrate and excessive sand bedload.

Recommendations for Bear Creek Watershed

Type	Description	Date and Status
Action Migrated from WATERS	The nonpoint source priority watershed selection committee should consider the North Branch of Little Bear Creek and Shoe Creek for selection as small-scale priority watershed projects under the Wisconsin Nonpoint Source Water Pollution Abatement Program (Type B).	1/1/10 Proposed
Monitor Fish Tissue	2050000 name Chippewa River TMDL ID 80 Start Mile 20.73 End Mile 37.58	11/21/11 Proposed

Source: Department of Natural Resources, Wisconsin Watershed Search

Eau Galle River Watershed (LC03)

The Eau Galle River watershed is located in Dunn, Pepin, Pierce and St. Croix counties. The watershed drains approximately 250 sq. miles of rolling agricultural and wooded areas with many of its tributaries originating in steep coulees. The Eau Galle River watershed is approximately 171,440 acres in size and consists of 519 miles of streams and rivers, 252 acres of lakes and 3,943 acres of wetlands. The watershed is dominated by agriculture (40%), forest (34%) and grassland (23%) and is ranked high for nonpoint source issues affecting streams and groundwater.

**Eau Galle River Watershed
"At a Glance"**

Watershed Size: 268 sq. miles
 Stream Miles: 519
 Lake Acres: 252
 Wetland Acres: 3,943
 Outstanding/Exceptional Miles: 8.3
 Trout Waters: 106.4
 Impaired Streams: 61.5
 Impaired Lakes: 134.6 acres

Table 6.11 Rivers, Streams and Lakes in the Eau Galle Watershed

Name	Start Mile	End Mile	Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Arkansaw Creek	0	9.01	9.0 Miles	River	Unknown	Class II
Creek 1-5 ⁽¹⁾	0	1.5	1.5 Miles	River	Unknown	
Little Arkansaw Creek	0	5.3	5.3 Miles	River	Unknown	
Little Arkansaw Creek ⁽¹⁾	5.3	6.6	1.3 Miles	River	Unknown	
Missouri Creek ⁽¹⁾	0	8.6	8.6 Miles	River	Unknown	

Ninemile Slough ⁽¹⁾	0	5	5.0 Miles	River	Unknown	Class I
Schlosser Lake			7.8 Acres	Lake	Unknown	
Thompson Lake			42.0 Acres	Lake	Unknown	
Creek 9-10	0	0.37	0.4 Miles	River	Unknown	
Un Creek	0	2.9	2.9 Miles	River	Unknown	
Creek 14-9	0	3	3.0 Miles	River	Unknown	
Creek 9-16	0.01	0.93	0.9 Miles	River	Unknown	
Unnamed Lake			0.8 Acres	Lake	Unknown	
Unnamed Lake			6.8 Acres	Lake	Unknown	

(1) Located in Dunn and Pepin Counties

Recommendations for Eau Galle River Watershed

Type	Description	Date and Status
Action Migrated from WATERS	WRM should conduct water quality monitoring at Eau Galle Lake at Eau Galle and Thompson Lake (Type B).	1/1/2010
Action Migrated from WATERS	WRM should consider Eau Galle Lake at Eau Galle and Thompson Lake high priorities for receiving lakes planning grants (Type B).	1/1/2010
Action Migrated from WATERS	Water Regulation and Zoning and WRM should assist local land use decision makers and riparian residents in the Eau Galle Lake at Eau Galle and Thompson Lake watersheds in developing and implementing land use management programs that protect water quality (Type B).	1/1/2010
Action Migrated from WATERS	The nonpoint source priority watershed selection committee should consider the Eau Galle Watershed a high priority for selection as a priority watershed under the Wisconsin Nonpoint Source Water Pollution Abatement Program (Type B).	1/1/2010
Monitor Fish Tissue	2050000 name Chippewa River TMDL ID 80 Start Mile 20.73 End Mile 37.58	11/21/2011

Source: Department of Natural Resources, Wisconsin Watershed Search

Lowes and Rock Creeks Watershed (LC24)

The Lowes and Rock Creeks watershed is 140,266 acres in size and is located in parts of Eau Claire, Dunn and Pepin Counties. In Pepin County the watershed drains the northern part of the Town of Albany and the north east part of the Town of Lima. The watershed drains rolling agricultural, wooded and grassland areas. The watershed does drain a portion of the City of Eau Claire.

Lowes and Rock Creeks Watershed "At a Glance"

Watershed Size: 219 sq. miles
Stream Miles: 372
Lake Acres: 317
Wetland Acres: 12,231
Outstanding/Exceptional Miles: 32.7
Trout Waters: 71.1
Impaired Streams: 58.2
Impaired Lakes: 0

Table 6.12 Rivers, Streams and Lakes in the Lowes and Rock Creeks Watershed

Name	Start Mile	End Mile	Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Cranberry Creek ⁽¹⁾	0	15	15.0 Miles	River	Unknown	Class II
Duscham Creek ⁽¹⁾	0	8	8.0 Miles	River	Unknown	
Fall Creek ⁽¹⁾	0	8.24	8.2 Miles	River	Unknown	
Little Rock Creek	0	5	5.0 Miles	River	Unknown	
Pinch Creek ⁽¹⁾	0	2	2.0 Miles	River	Unknown	
Rock Creek ⁽²⁾	4.64	9.59	5.0 Miles	River	Unknown	
Unnamed Lake			2.4 Acres	Lake	Unknown	
Unnamed ⁽¹⁾			2.4 Acres	Lake	Unknown	

(1) Located in Dunn and Pepin Counties, (2) Located in Dunn, Eau Claire and Pepin Counties

Recommendations

Type	Description	Date and Status
Action Migrated from Waters	District WRM should collect water samples during periods of low flow from Lowes Creek below the tire landfill and analyze it for zinc (Type B).	1/1/2010
Action Migrated from Waters	Fisheries Management and Property Management should pursue further land acquisition along Clear Creek as easements and in the Lowes Creek watershed upstream of County Highway H as fee title (Type B).	1/1/2010
Citizen-Based Stream Monitoring Project	Collect updated water quality data to assess the current overall stream health. Assessment monitoring may include chemistry, biological and physical parameters to help identify stream segments that are degraded due to lack of adequate buffers and vegetative filter strips or other causes. This information will help guide Conservation Reserve Enhancement (CREP), Targeted Runoff Management (TRM), and other conservation funding programs to the areas of greatest need.	1/1/2012
Monitor Fish Tissue	2050000 name Chippewa River TMDL ID 80 Start Mile 20.73 End Mile 37.58	11/21/2011
Monitor Water or Sediment Quality	WRM should conduct water quality monitoring of Cooley Lake (Type B).	1/1/2010

Source: Department of Natural Resources, Wisconsin Watershed Search

Table 6.13 Plum Creek Watershed (LC02)

The Plum Creek watershed is 88 square miles with approximately 49 square miles (55.6%) in Pierce County, and 39 square miles (44.4%) in Pepin County. Plum Creek is the primary waterway with a base flow of approximately 55 cubic feet per second near its mouth. The watershed drains rolling agricultural and wooded areas with many of the tributaries originating in steep coulees. The watershed also drains one small urban area, the village of Plum City. Plum Creek has three named tributaries; Elk, Porcupine and Rock Elm Creeks and a number of small-unnamed tributaries. Plum Creek originates in southeastern Pierce County and flows southeasterly about 27 miles where it enters the Chippewa River in south central Pepin County.

**Plum Creek Watershed
"At a Glance"**

Watershed Size: 141 sq. miles
Stream Miles: 315
Lake Acres: 794
Wetland Acres: 3,140
Outstanding/Exceptional Miles: 0
Trout Waters: 34.9
Impaired Streams: 20.7
Impaired Lakes: 260.6

Table 6.13 River, Streams and Lakes in the Plum Creek Watershed

Name	Start Mile	End Mile	Water Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Chimney Lake			32.5 Acres	Lake	Unknown	
Dead Lake			68.0 Acres	Lake	Unknown	
Elk Creek ⁽¹⁾	0	3.9	3.9 Miles	River	Unknown	
Elk Creek ⁽¹⁾	3.9	5	1.1 Miles	River	Unknown	
Forty Acre Lake			65.2 Acres	Lake	Unknown	
Little Plum Creek	0	4.67	4.7 Miles	River	Unknown	Class II
Little Plum Creek	4.67	8	3.3 Miles	River	Unknown	
Plum Creek	0	7.23	7.2 Miles	River	Unknown	Class II
Plum Creek ⁽¹⁾	7.23	13.25	6.0 Miles	River	Unknown	Class I
Porcupine Creek ⁽¹⁾	0	9.3	9.3 Miles	River	Unknown	
Silver Birch Lake			144.6 Acres	Lake	Poor	
Boyd Springs Creek	0	0.15	0.2 Miles	River	Unknown	Class II
Thompson Slough	0	1	1.0 Miles	River	Unknown	
Stream 28-10	0	7	7.0 Miles	River	Unknown	
Unnamed			2.1 Acres	Impoundment	Unknown	
Unnamed Lake			3.4 Acres	Lake	Unknown	
Unnamed Lake			0.5 Acres	Lake	Unknown	
Unnamed Lake			1.2 Acres	Lake	Unknown	
Unnamed Lake			8.2 Acres	Lake	Unknown	
Unnamed Lake			65.2 Acres	Lake	Unknown	
Unnamed Lake			2.1 Acres	Lake	Unknown	
Unnamed Lake			4.0 Acres	Lake	Unknown	
Unnamed Lake			2.6 Acres	Lake	Unknown	
Unnamed Lake			2.1 Acres	Lake	Unknown	

Unnamed Lake	0.6 Acres	Lake	Unknown
Unnamed Lake	10.3 Acres	Lake	Unknown
Wilcox Lake	55.3 Acres	Lake	Unknown

(1) Located in Pepin and Pierce Counties

Goals

None listed

Priorities

None listed

Recommendations

Type	Description	Date and Status
Action Migrated from Waters	Wastewater Management and WRM should reexamine the effluent limits for the Plum City Wastewater Treatment Plant once ammonia standards and policies are revised (Type B).	1/1/2010
Action Migrated from Waters	District Fisheries Management staff should conduct a follow-up fisheries population survey of Silver Birch Lake to document fish migration from the Chippewa River during the 1993 flood (Type B).	1/1/2010
Action Migrated from Waters	WRM should assist local lake management interest groups in organizing and/or working to improve and protect the water quality of Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	The Bureau of Water Regulation and Zoning and WRM should assist local land use decision makers and riparian residents in the Silver Birch Lake watershed in developing and implementing land use management programs that protect water quality (Type B).	1/1/2010
Action Migrated from Waters	The nonpoint source priority watershed selection committee should consider Lake and Silver Birch Lake high priorities for selection as priority lakes projects under the Wisconsin Nonpoint Source Water Pollution Abatement Program (Type B).	1/1/2010
Action Migrated from Waters	WRM should find a self-help lake monitoring volunteer for Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	WRM should conduct a watershed land use assessment for Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	Water Resources Management should assist Pepin County in developing a lake management plan for Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	WRM should assist Fisheries Management and Pepin County in designing an aeration system in Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	WRM should evaluate potential sources which increase summer nutrient levels in Silver Birch Lake (Type B).	1/1/2010
Action Migrated from Waters	WRM should consider Nugget Lake mid Silver Birch Lake high priorities for receiving a lakes planning/protection grant to implement management recommendations (Type B).	1/1/2010
Monitor Fish Tissue		10/25/2011

Source: Department of Natural Resources, Wisconsin Watershed Search

Rush River Watershed (LC22)

The Rush River watershed covers 185,325 acres in Pepin, Pierce and St. Croix Counties. It is located in two Ecological Landscapes: the Western Coulee and Ridges and the Western Prairie. The Western Coulee and Ridges Ecological Landscape within which the Pepin County portion of the watershed is located, is characterized by its highly eroded, Driftless topography and relatively extensive forested landscape. Soils are silt loams (loess) and sandy loams over sandstone residuum over dolomite. Agriculture is the major land use affecting surface waters in this watershed. The comparison of current land use to original vegetation shows a significant conversion of prairie and forests to cropland and pasture. This land use conversion has led to a larger volume of runoff and less infiltration of precipitation. There are no lakes of sufficient size in the watershed.

**Rush River Watershed
"At a Glance"**

Watershed Size: 290 sq. miles
 Stream Miles: 599
 Lake Acres: 192
 Wetland Acres: 2,372
 Outstanding/Exceptional Miles: 31.8
 Trout Waters: 80.7
 Impaired Streams: 1.3
 Impaired Lakes: 0

Table 6.14 River, Streams and Lakes of the Rush River Watershed

Name	Start Mile	End Mile	Water Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Bogus Creek	0	8.25	8.3 Miles	River	Unknown	Class II
Little Pine Creek	0	1	1.0 Miles	River	Unknown	
Lost Creek	0	8	8.0 Miles	River	Unknown	
Unnamed			0.4 Acres	Impoundment	Unknown	
Unnamed			13.8 Acres	Lake	Unknown	
Unnamed			31.1 Acres	Lake	Unknown	
Unnamed Lake			3.6 Acres	Lake	Unknown	

West Lost Creek 0 1 1.0 Miles River Unknown

Recommendations

Type	Description	Date and Status
Action Migrated from Waters	District Fisheries Management and WRM should conduct a stream survey for fish and aquatic insects in the St. Croix County portion of the Rush River near Centerville (Type B).	1/1/2010
Action Migrated from Waters	District WRM should conduct a water quality standards review, including sampling fish and macro invertebrates, in the portion of the Rush River headwater near Baldwin classified as a limited forage fishery (Type B).	1/1/2010
Action Migrated from Waters	Wastewater Management should include a private well survey and a sinkhole inspection in the next issuance of the Baldwin WPDES permit (Type B).	1/1/2010
Action Migrated from Waters	Fisheries Management should coordinate the installation of fish protection structures in the Rush River (Type B).	1/1/2010
Action Migrated from Waters	The district nonpoint source priority watershed selection committee should consider Pine Creek a high priority for selection as a small-scale priority watershed project under the Wisconsin Nonpoint Source Water Pollution Abatement Program (Type B).	1/1/2010

Source: Department of Natural Resources, Wisconsin Watershed Search

Lower Buffalo River Watershed (BT07)

The Lower Buffalo River Watershed is approximately 176,278 acres in size and consists of 638 miles of streams and rivers, 891 acres of lakes, and 9,907 acres of wetlands. The watershed is dominated by forests and agriculture, but is ranked high for nonpoint source issues affecting streams and groundwater in the watershed. The majority of this watershed lies in Buffalo County. Only a small portion is located in the southern part of the Town of Albany and the southeastern part of the Town of Lima. Primary land use in the watershed is agriculture.

**Lower Buffalo River Watershed
"At a Glance"**

Watershed Size: 275 sq. miles
Stream Miles: 638
Lake Acres: 891
Wetland Acres: 9,907
Outstanding/Exceptional Miles: 0
Trout Waters: 487.2
Impaired Streams: 0
Impaired Lakes: 0

Table 6.15 Rivers, Streams and Lakes in the Lower Buffalo River Watershed

Name	Start Mile	End Mile	Water Size	Water Type	Fish/Aquatic Life Condition	Trout Stream Classification
Brownlee Creek ⁽¹⁾	0	3	3.0 Miles	River	Unknown	
Holmes Creek ⁽¹⁾	0	3	3.0 Miles	River	Unknown	

(1) Located in Buffalo and Pepin Counties

Recommendations

Type	Description	Date and Status
Evaluate & Protect Groundwater, Sourcewater	WDNR staff should continue to encourage communities to develop wellhead protection plans in the Watershed and the whole basin	7/1/2010
Wastewater Monitoring, Analysis, or Improvements	The following communities should complete a facility plan for an upgrade of the existing WWTP. Mindoro Sanitary District City of Alma Center	7/1/2010

Source: Department of Natural Resources, Wisconsin Watershed Search

Metallic and Non-Metal Mineral Resources

Chapter NR 135, Wisconsin Administrative Code, made it mandatory for counties to enact ordinances by June 1, 2001 for the purpose of establishing and administering programs to address the reclamation of nonmetallic mining sites and to ensure that uniform reclamation standards are applied consistently throughout the State. The Pepin County Non-Metallic Mining ordinance can be found on the Pepin County website <http://www.co.pepin.wi.us/> under "Ordinances".

In 2012, Pepin County had 15 active and 1 inactive non-metallic mining sites covering 130 acres. Of these 16 sites 7 are sand and gravel quarries and the remaining 9 are rock quarries. In addition there are 2 reclaimed mine sites.

Non-metallic mining is the extraction of stone, sand, rock or similar materials from natural deposits. The most common examples of non-metallic mines are quarries and pits. Non-metallic mining is a widespread activity in Wisconsin. The State of Wisconsin DNR website stated there were an estimated 2,500 to 3,000 non-metallic sites in Wisconsin which provide:

aggregate for construction
gravel and crushed stone for road construction
dimension stone for monuments
volcanic andesite for shingles

livestock bedding sand;
peat for horticulture and landscaping;
industrial sand for export out of state for the oil industry
a considerable variety of materials for other uses.

Table 6.16 lists all active non-metallic quarries in Pepin County by type of quarry and location. Map 6.03 shows the location of non-metallic mine sites. This information was obtained from the Pepin County Land Management and Land Conservation Departments.

Table 6.16 Pepin County Non-Metallic Active Mining Sites

Town	Total Acres	Type of deposit	Town	Total Acres	Type of deposit
Durand	23.6	Limestone	Stockholm	5.0	Limestone
Subtotal	23.6		Subtotal	5.0	
Frankfort	8	Limestone	Waterville	4.0	Limestone
Frankfort	24.0	Limestone/Sand	Waterville	5.0	Sand/Gravel
Subtotal	32.0		Waterville	3.9	Sand/Gravel
Pepin	7	Limestone	Waterville	6.0	Limestone
Pepin	3	Limestone	Subtotal	18.9	
Pepin	2.5	Sand/Gravel	Waubee	6.0	Limestone
Pepin	5.0	Sand/Gravel	Waubee	15.2	Sand/Gravel
Pepin	6.3	Limestone	Waubee	5.0	Sand/Gravel
Subtotal	23.8		Subtotal	26.2	

Historical and Cultural Resources

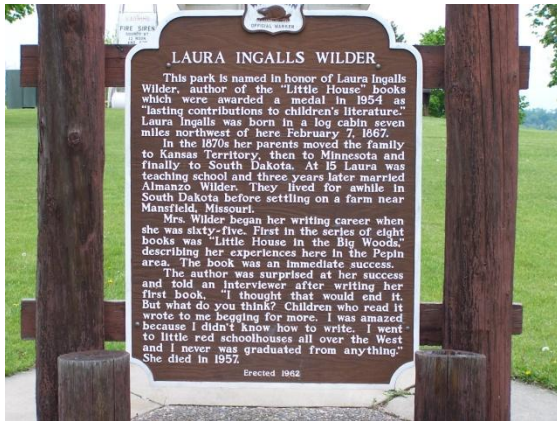
The National Register of Historic Places identifies two historic places in the Pepin County. These two places are: The Durand Free Library, 315 2nd Ave. W., Durand, listed for its Architecture/Engineering; and the former Pepin County Courthouse and Jail, 315 W. Madison St., Durand, listed for its Architecture/Engineering Event. The former Pepin County Courthouse and Jail is the last remaining wood frame courthouse in Wisconsin and is now the home of Courthouse Museum.

Wisconsin Architecture and History Inventory

Wisconsin's Architecture and History Inventory (AHI) identifies 226 properties in Pepin County. The State Historical Society's Division of Historic Preservation assembled this list of properties over the period of more than 25 years. It contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. It documents a wide range of historic properties such as round barns; log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that make up Wisconsin's distinct cultural landscape. Approximately 120,000 properties in Wisconsin are on this list that is maintained by the Wisconsin Historical Society. In Pepin County there are 223 buildings, 2 structures and 1 site identified. Table 6.17 lists the number of historical buildings and sites by type and municipality.

Historical Markers

Six State Historical Markers are located within Pepin County; including: *Pepin County Courthouse* - Washington Square, 315 W Madison St, Durand; *Maiden Rock* - WI-35, 1 mile north of Stockholm; *Laura Ingalls Wilder* - WI-35, Pepin Village Park; *Site of Fort St Antoine* - WI-35, 3 miles northwest of Pepin; *Little House Wayside* - Pepin Co Rd CC, 7miles north of Pepin; *'Phil Sheckel' Anchor* - WI-35, Pepin Village Park.



Laura Ingalls Wilder Historical

Table 6.17 Pepin County's Historic Architecture and History Inventory by Style and Location

Architectural Style	# of sites	Municipality	# of Sites
Gabled Ell	35	Durand	61
Astylistic Utilitarian	33	Pepin	39
Side Gabled	29	Stockholm	37
Gabled Front Houses	25	Lima	27
Commercial Vernacular	14	Waterville	26
Two Sided Cube	13	Albany	16
Queen Anne	11	Frankfort	13
Late Gothic Revival	11	Waubeeek	7
Bungalow	9		
Italianate	8		
Early Gothic Revival	7		
Neo-Classical/Beaux Arts	5		
Vernacular Architecture	4		
One Story Cube	4		
Contemporary	3		
Colonial/Georgian Revival	2		
Greek Revival	2		
Romanesque Revival	2		
Second Empire	2		
Rustic Style	1		
Ranch	1		
English Revival	1		
Dutch Colonial Revival	1		

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

Agricultural, Natural and Cultural Resources Element Goals

Pepin County developed goals based on public input from surveys, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goals for the Agricultural Element.

Goal A Identify and preserve areas suitable for agriculture.

Objectives:

Assist Towns in preserving productive farmland within their borders consistent with town policies and plans.

Implementation 2013 - 2017

Protect existing agricultural operations and minimize the impact of development on existing agricultural operations.

Implementation throughout the planning period

Discourage the conversion of productive agricultural land to nonagricultural uses.

Implementation throughout the planning period

Encourage development patterns that preserve farmland.

Implementation throughout the planning period

Support land use practices that reduce potential conflicts between agriculture and other land uses.

Implementation throughout the planning period

Policies:

Support the creation of Agricultural Enterprise Areas when supported by impacted towns.

Implementation 2018 - 2033

Support the creation of Farmland Preservation Zoning Districts which are consistent with town comprehensive plans.

Implementation 2018 - 2033

Promote use of conservation cluster development and design for non-farm residential development to preserve existing farmland and prevent agricultural fragmentation

Implementation 2018 - 2033

Goal B Maintain the productivity and sustainability of the county's agricultural areas for current and future generations.

Objectives:

Encourage landowners to adopt modern crop production methods that reduce topsoil losses.

Implementation throughout the planning period

Encourage land use practices that minimize environmental pollution.

Implementation throughout the planning period

Improve and protect surface and groundwater quality.

Implementation 2013 - 2017

Policies:

Promote conservation programs and best management practices identified in the Pepin County Land and Water Resource Management Plan to protect valuable natural resources.

Implementation throughout the planning period

Encourage review of the Livestock Siting Ordinance for Pepin County with reference to ATCP 51.

Implementation 2018 - 2033

Support existing stream bank erosion control activities of Pepin County Land Conservation Department, Wisconsin Department of Natural Resources, U.S. Natural Resource Conservation Service, etc.

Implementation throughout the planning period

Goal C	Promote agriculture and agricultural enterprises so that farming remains economically viable.
---------------	--

Objectives:

Maintain, support and enhance agriculture as a strong component of the county's economy.

Implementation throughout the planning period

Support and encourage agricultural enterprise.

Implementation throughout the planning period

Encourage diverse agricultural ventures.

Implementation throughout the planning period

Policies:

Support the establishment of Agricultural Business Operations in appropriate locations consistent with town comprehensive plans, when applicable.

Implementation throughout the planning period

Support appropriate infrastructure development such as rail, transit, and roads which assist agricultural commerce.

Implementation 2018 - 2033

Encourage agriculture friendly land uses (such as agri-tourism) at appropriate locations.

Implementation throughout the planning period

Promote small family farms and educate potential farmers of economic viability of small farms.

Implementation throughout the planning period

Goals for the Natural Resources Element:

Goal A	Protect surface and groundwater quality and quantity.
---------------	--

Objectives:

Support implementation of the Pepin County Land and Water Resource Plan.

Implementation throughout the planning period

Policies:

Recommend development and implementation of an erosion control and storm water management ordinance.

Implementation 2013 - 2017

Prevent development from impacting the natural flow of water to wetlands.

Implementation 2013 - 2017

Update county shore land ordinance to the new NR115 standards.

Implementation 2013 - 2017

Promote management of run-off to protect all water resources in the county.

Implementation throughout the planning period

Protect the land that recharges aquifers.

Implementation 2013 - 2017

Encourage increased use of buffers along all surface waters.

Implementation throughout the planning period

Adhere to EPA and state of Wisconsin guidelines regulating CAFOs.

Implementation throughout the planning period

Support existing stream bank erosion prevention/protection projects and efforts of the county's Land Conservation Department, Wisconsin Department of Natural Resources, U.S. Natural Resource Conservation Service, etc.

Implementation throughout the planning period

Goal B	Promote good stewardship of natural resources through education.
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Objectives:

Provide informational workshops about groundwater quality and quantity for citizen input and education.

Implementation 2013 - 2017

Provide informational workshops about invasive species.

Implementation throughout the planning period

Contact and coordinate with Wis. DNR when threatened, endangered or rare species are found.

Implementation throughout the planning period

Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.

Implementation 2013 - 2017

Goal C	Protect steep slopes, floodplains, shore lands, and forested lands.
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Objectives:

Preserve slopes, bluff lands and forested areas in the county.

Implementation throughout the planning period

Support local municipal ordinances related to non-metallic mining operations in the county.

Implementation 2013 - 2017

Policies:

Restrict development on slopes greater than 30%.

Implementation throughout the planning period

Promote DNR forestry best management practices in the county.

Implementation throughout the planning period

Adhere to the county Flood Plain Ordinance.

Implementation throughout the planning period

Consider property tax and/or other credits for shoreline/stream restoration and other water quality improvement projects.

Implementation 2013 - 2017

Update Shoreland Zoning Ordinance to comply with most recent state regulations.

Implementation 2013 - 2017

Goal D	Protect natural areas, wildlife areas, wildlife habitat, and threatened and endangered species.
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Objectives:

Prohibit development in wetlands and floodplains.

Implementation throughout the planning period

Maintain/enhance recreational opportunities in the county.

Implementation throughout the planning period

Policies:

Maintain an update the county's Outdoor Recreation Plan.

Implementation throughout the planning period

Support policies, programs and ordinances that maintain creeks, streams, rivers, lakes and wetlands.

Implementation throughout the planning period

Goal E	Reduce excessive noise harmful to the health and well-being of the residents of Pepin County.
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Objective

Reduce roadway/transportation, industrial, construction and agricultural noise

Implementation 2013 - 2017

Policy

Consider an excessive noise ordinance

Implementation 2013 - 2017

Goal F	Prevent introduction into the environment of chemicals, particulate matter, or biological materials which cause discomfort, disease, damage or death to humans, other living organisms, the natural environment, or built environment.
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Objective:

Limit or decrease emissions from stationary, mobile, or natural sources of pollution

Implementation throughout the planning period

Policy:

Consider an air pollution ordinance

Implementation 2013 - 2017

Goal G	Limit excessive or obtrusive artificial light.
---------------	---

Objectives:

Encourage use of light sources of minimum intensity necessary to accomplish the light's purpose and which are shielded or placed to prevent light from straying beyond the area to be illuminated

Implementation throughout the planning period

Policy:

Consider development of regulations to control excessive/obtrusive light

Implementation 2018 - 2033

Goals for the Cultural Element.

Goal A	Preserve and promote unique cultural, historical and archeological resources.
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Goal B	Preserve and promote opportunities and resources for those who produce and enjoy the arts, music and literature.
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Goal C	Encourage communities to develop individual identities.
---------------	--

Objectives:

Support existing historic preservation efforts;

Implementation throughout the planning period

Encourage new restoration of significant cultural, historical and archeological resources;

Implementation throughout the planning period

Foster cooperation among existing local, regional and state organizations and resources to improve public awareness about and access to the county's cultural, historical and archeological resources.

Implementation throughout the planning period

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

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

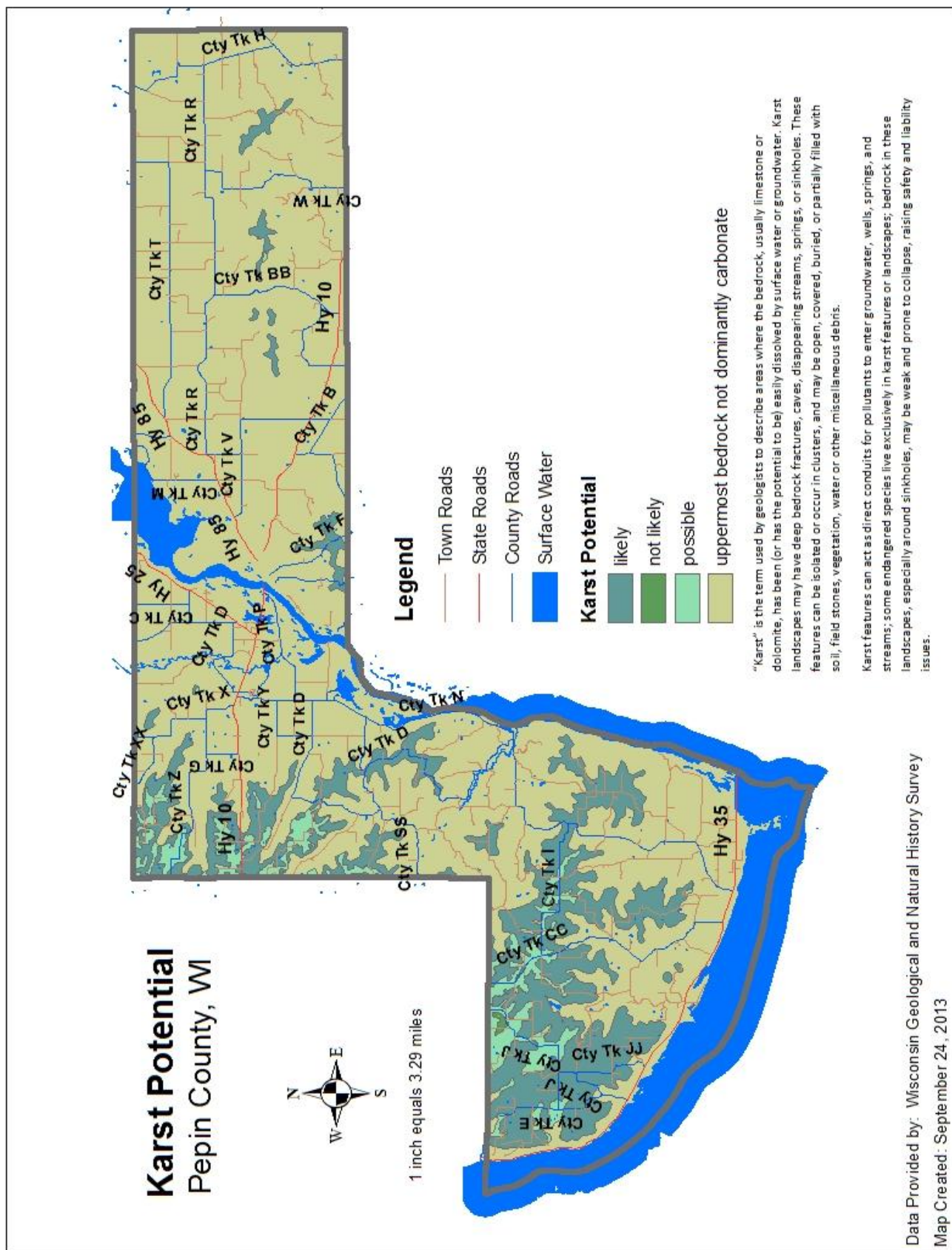
Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.

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

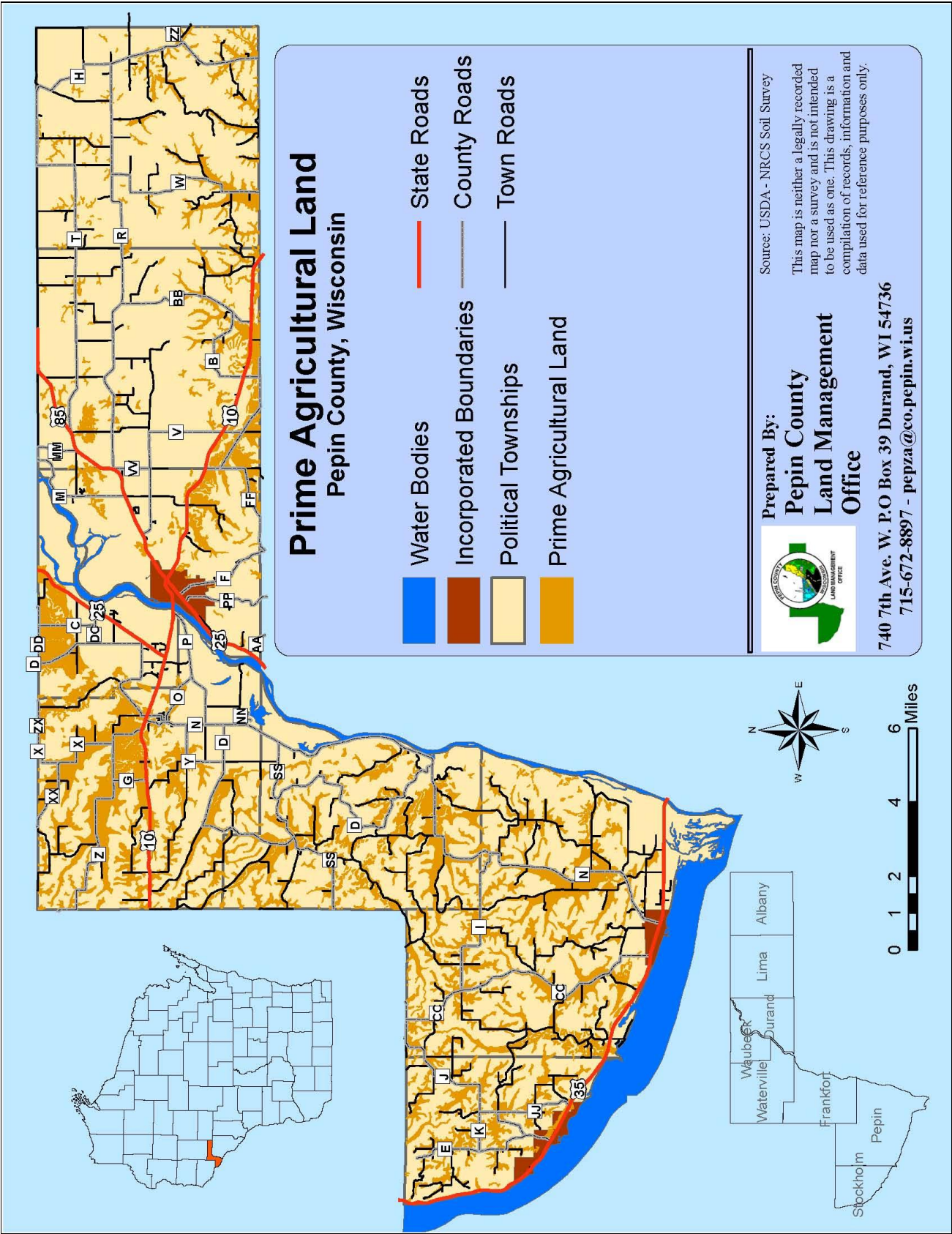
Preservation of cultural, historic and archaeological sites.

This goal is addressed by plan recommendations aimed at identifying and preserving historic and cultural sites throughout the County and an effort to increase the number of historic sites listed on the National Register of Historic Places and or the State Register of Historic Places.

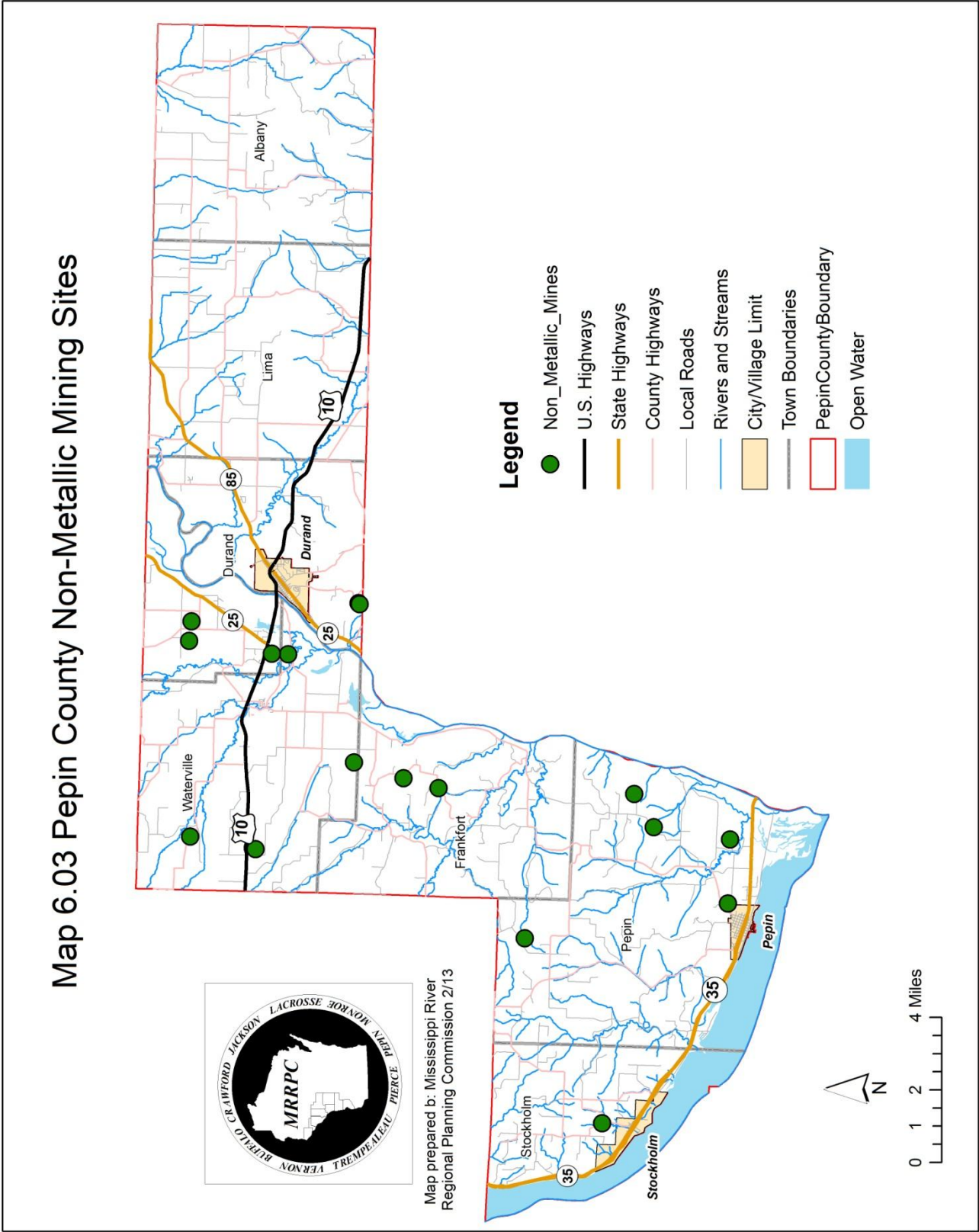
Map 6.01 Pepin County Karst Lands



Map 6.02 Pepin County Prime Agricultural Lands



Map 6.03 Pepin County Non-Metallic Mining Sites



7. ECONOMIC DEVELOPMENT

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

ECONOMIC DEVELOPMENT EXISTING CONDITIONS AND RESOURCES

Labor Force and Employment

Table 7.01 below shows that in the U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey, Pepin County had 5,944 residents or 68.4% of its residents age 16 and older in the civilian labor force. This was slightly lower than the State of Wisconsin (69.0%) but higher than the Nation (65.0%). Table 7.01 also shows that the County's unemployment rate of 4.0% was lower than both the State and Nation which had unemployment rates of 4.6% and 5.1% respectively.

Table 7.01 Pepin County, Employment Status, 2006 - 2010 American Community Survey

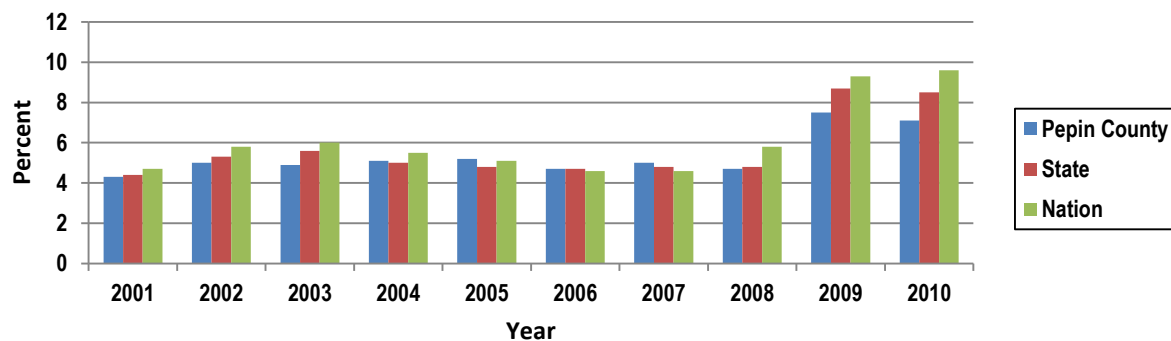
	Population 16 years and Over	In Labor Force	%	Civilian Labor Force	%	Employed	%	Unemployed	%	Armed Forces	%	Not In Labor Force	%
T. Albany	514	387	75.3	387	75.3	372	72.4	15	2.9	0	0.0	127	24.7
T. Durand	535	381	71.2	381	71.2	336	62.8	45	8.4	0	0.0	154	28.8
T. Frankfort	270	186	68.9	186	68.9	159	58.9	27	10.0	0	0.0	84	31.1
T. Lima	499	373	74.7	373	74.7	370	74.1	3	0.6	0	0.0	126	25.3
T. Pepin	570	418	73.3	418	73.3	394	69.1	24	4.2	0	0.0	152	26.7
T. Stockholm	175	127	72.6	127	72.6	114	65.1	13	7.4	0	0.0	48	27.4
T. Waterville	685	495	72.3	495	72.3	446	65.1	49	7.2	0	0.0	190	27.7
T. Waubeek	282	213	75.5	213	75.5	211	74.8	2	0.7	0	0.0	69	24.5
V. Pepin	784	468	59.7	468	59.7	441	56.3	27	3.4	0	0.0	316	40.3
V. Stockholm	82	39	47.6	39	47.6	33	40.2	6	7.3	0	0.0	43	52.4
C. Durand	1,548	980	63.3	980	63.3	955	61.7	25	1.6	0	0.0	568	36.7
Pepin County	5,944	4,067	68.4	4,067	68.4	3,831	64.5	236	4.0	0	0.0	1,877	31.6
STATE OF WIS.	4,458,387	3,078,465	69.0	3,073,910	68.9	2,869,310	64.4	204,600	4.6	4,555	0.1	1,379,922	31.0
UNITED STATES	238,733,844	155,163,977	65.0	154,037,474	64.5	141,833,331	59.4	12,204,143	5.1	1,126,503	0.5	83,569,867	35.0

U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey

Labor Force Unemployment Rates

Table 7.02 below shows Pepin County unemployment rates over the last ten years from 2001 –2010 have ranged from a low of 4.3 in 2001 to a high of 7.5 in 2009. The County's unemployment rate was below the State with the exception of the period 2004 through 2007. During this same period of 2001 through 2010 the County's unemployment rate was below the national rate 7 of the 10 years.

Table 7.02 Pepin County, State of Wisconsin, U.S. Labor Force Unemployment Rates - 2001-2010



Labor Force Occupations

The largest occupation groups for Pepin County from the 2006-2010 American Community Survey were Management, Business, Science and Arts Occupations (28.8%); Sales & Office Occupations (21.2%); and Production, Transportation and Material Moving Occupations (17.2%).

Table 7.03 below shows the number of employed and the percentage of workers in 5 of the largest occupation groups in Pepin County.

Table 7.03 Pepin County, Worker Occupations

	Employed Civilian Population 16 Years and Over	Mgt. Business, Science and Arts Occupations	%	Service Occupations	%	Sales & Office Occupations	%	Natural Resources, Construction, and Maintenance Occupations	%	Production, Transportation, and Material Moving Occupations	%
T. Albany	372	106	28.5	43	11.6	76	20.4	107	28.8	40	10.8
T. Durand	336	105	31.3	39	11.6	78	23.2	46	13.7	68	20.2
T. Frankfort	159	56	35.2	26	16.4	22	13.8	25	15.7	30	18.9
T. Lima	370	98	26.5	53	14.3	87	23.5	80	21.6	52	14.1
T. Pepin	394	143	36.3	60	15.2	66	16.8	70	17.8	55	14.0
T. Stockholm	114	28	24.6	4	3.5	27	23.7	38	33.3	17	14.9
T. Waterville	446	131	29.4	78	17.5	55	12.3	95	21.3	87	19.5
T. Waubeek	211	80	37.9	24	11.4	45	21.3	26	12.3	36	17.1
V. Pepin	441	86	19.5	99	22.4	88	20.0	39	8.8	129	29.3
V. Stockholm	33	7	21.2	8	24.2	6	18.2	0	0.0	12	36.4
C. Durand	955	262	27.4	166	17.4	262	27.4	129	13.5	136	14.2
Pepin County	3,831	1,102	28.8	600	15.7	812	21.2	655	17.1	662	17.3
Wisconsin	2,869,310	946,872	33.0	461,959	16.1	702,981	24.5	263,977	9.2	493,521	17.2
United States	141,833,331	50,067,166	35.3	24,253,500	17.1	36,025,666	25.4	13,899,666	9.8	17,587,333	12.4

U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey

Labor Force Class of Worker

Table 7.04 shows employees of private companies make up 64.8% of the County's workforce compared to 69.6% for the State of Wisconsin and over 67.2% for the Nation.

12.9% of workers in the County are self-employed, working for a not incorporated business or as an unpaid family worker. This figure is significantly higher than both the State and Nation which reported 6.0 and 6.7% respectively.

Table 7.04 Pepin County, Class of Worker, 2006-2010 American Community Survey

Municipality	Employee of Private Company	%	Self-employed Workers in Own Incorporated Business	%	Private Not-For-Profit	%	Local, State and Federal Gov't	%	Self-employed in Own Not Incorp. Business and Unpaid Family Workers	%
T. Albany	234	62.9	10	2.7	33	8.9	11	3.0	84	22.6
T. Durand	230	68.5	23	6.8	15	4.5	44	13.1	24	7.1
T. Frankfort	85	53.5	11	6.9	12	7.5	20	12.6	31	19.5
T. Lima	218	58.9	31	8.4	38	10.3	26	7.0	57	15.4
T. Pepin	224	56.9	37	9.4	31	7.9	43	10.9	59	15.0
T. Stockholm	73	64.0	8	7.0	5	8.4	6	5.3	22	19.3
T. Waterville	309	69.3	14	3.1	24	5.4	28	6.3	71	15.9
T. Waubeek	106	50.2	18	8.5	20	8.5	39	18.5	28	13.3
V. Pepin	317	71.9	6	1.4	28	6.3	36	8.2	54	12.2
V. Stockholm	22	66.7	2	6.1	0	0.0	7	21.2	2	6.1
C. Durand	663	69.4	37	3.9	78	8.2	116	12.1	61	6.4
Pepin County	2481	64.8	197	5.1	284	7.4	376	9.8	493	12.9
STATE OF WIS.	1,997,040	69.6	91,818	3.2	252,499	8.8	355,795	12.4	172,157	6.0
UNITED STATES	95,311,998	67.2	5,106,000	3.6	10,921,167	7.7	20,991,333	14.8	9,502,833	6.7

U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey

Economic Base Analysis

Table 7.05 shows the sectors of the economy in which residents of the County were employed based upon the 2006-2010 American Community Survey. The County's major employment sectors were: educational, health and social services with 858 employees; manufacturing with 516 employees; retail trade with 449 employees; and agriculture, forestry, fisheries, hunting and mining with 422 employees.

Table 7.05 Pepin County Employment by Industry

Employment Sector	Pepin County		Wisconsin		United States	
	# Employed	% Employed	# Employed	% Employed	# Employed	% Employed
Agriculture, Forestry, Fisheries, Hunting & Mining	422	11.0	71,684	2.5	2,634,188	1.9
Construction	420	11.0	171,616	6.0	10,115,885	7.1
Manufacturing	516	13.5	536,934	18.7	15,581,149	11.0
Wholesale Trade	125	3.2	86,908	3.0	4,344,743	3.1
Retail Trade	449	11.7	329,863	11.5	16,293,522	11.5
Transportation & Warehousing and Utilities	228	6.0	130,387	4.5	7,183,907	5.1
Information	32	0.8	56,076	2.0	3,368,676	2.4
Finance, Insurance, Real Estate, and Rental and Leasing	160	4.2	182,526	6.4	9,931,900	7.0
Professional, Scientific, Management, Administrative and Waste Management Services	148	3.9	218,788	7.6	14,772,322	10.4
Educational, Health and Social Services	858	22.4	631,818	22.0	31,277,542	22.1
Arts, Entertainment, Recreation, Accommodation and Food Services	258	6.7	238,223	8.3	12,566,228	8.9
Other Services (except public administration)	149	3.9	115,426	4.0	6,899,223	4.9
Public Administration	66	1.7	99,061	3.5	6,864,046	4.8
Total	3,831	100	2,869,310	100	141,833,331	100

Source: U.S. Census Bureau, 2006-2010 American Community Survey. Data is based on sampling and is subject to sampling variability

Major Employers

Table 7.06 identifies the companies in the County employing the most people. Chippewa Valley Hospital & Oakview and the School District of Durand are the two largest employers in the County. The recent economic downturn has led to several businesses laying off or eliminating jobs but no major layoffs or closings have happened.



Chippewa Valley hospital

Table 7.06 Pepin County Major Employers

Establishment	Product/Service	Size
Chippewa Valley Hospital & Oakview	General Medical And Surgical Hospitals	100 - 249
School District Of Durand	Elementary And Secondary Schools	100 - 249
Pepin County	Local Government	50 - 99
Bauer Built Inc.	Tire Dealers, Tire Retreading, Mgt.	50 - 99
Harbor View Cafe Inc	Full-Service Restaurants	50 - 99
Countryside Co-Op	Farm Supplies Merch Whls, Gasoline Station With Convenience Store	50 - 99
Pepin Manor	Nursing Care Facilities	50 - 99
Pepin Public School	Elementary And Secondary Schools	50 - 99
Courtesy Corp Mc Donald's	Limited-Service Restaurants	20 - 49
Komro Sales & Service Inc.	Farm and Garden Machinery and Equipment Merchant Wholesalers	20 - 49
Pickle Factory	Full-Service Restaurants	20 - 49
Econo Foods	Supermarkets and Other Grocery (except Convenience) Stores	20 - 49
Security Financial Bank	Commercial Banking	20 - 49
Durand Builders Service Inc.	Industrial Building Construction	20 - 49
Marshfield Bus Service Charter/Tour	School and Employee Bus Transportation	20 - 49
Durand Rural Fire Dept	Fire Protection	20 - 49
Dick's Rv Inc.	Recreational Vehicle Dealers	20 - 49
Riverside-Corral, Inc.	Drinking Places (Alcoholic Beverages)	20 - 49
The Mbp Co Llc.	Dry, Condensed, and Evaporated Dairy Product Manufacturing	20 - 49
Handy Mart	Gasoline Stations with Convenience Stores	20 - 49
Tractor Central Llc.	Farm and Garden Machinery and Equipment Merchant Wholesalers	20 - 49
Burnside Dairy Inc.	Dairy Cattle and Milk Production	20 - 49
Eau Galle Cheese Factory Inc.	Cheese Manufacturing	20 - 49
Garden Pub & Grille	Full-Service Restaurants	20 - 49

Source: Wis. Dept. of Workforce Development, Bureau of Workforce Information , March 2012

Labor Force and Employment Projections

Table 7.07 illustrates labor force projections to the year 2030 and the projected distribution of the labor force. Labor force projections indicate that the County's labor force will increase over the planning period from an estimated 7,848 workers in 2010 to 8,937 workers in 2030. The information also shows that the age of workers will continually increase over the planning period.

Table 7.07 Pepin County Labor Force Projections

Age Group:	0-15	16-34	35-54	55+	Labor-Force Aged Population	Total Labor Force
Labor Force						
2010	1,537	1,915	2,048	2,348	6,311	7,848
2020	1,635	1,834	2,064	2,916	6,814	8,449
2030	1,701	1,756	2,314	3,166	7,236	8,937
Distribution of Labor Force						
2010		30.3%	32.5%	37.2%	100.0%	
2020		26.9%	30.3%	42.8%	100.0%	
2030		24.3%	32.0%	43.8%	100.0%	

Source: Wisconsin Department of Workforce Development, Pepin County Workforce Profile 2008

Tables 7.08 and 7.09 show employment projections by industry and in more detail by specific occupations. The information projects 5,910 jobs will be added to the nine county West Central Wisconsin Workforce Development area by 2018. Industry projections illustrate that education and health services will grow by 4,950 jobs followed by information/professional services/other services with 1,810 jobs, leisure and hospitality with 1,060 and hospitals with 1,050. The projections also show that four industries will lose a total of 4,010 jobs with manufacturing (-3,160) losing the most. Specific occupations within these industries that show the largest increases in employment are: health practitioners and technical occupations 1,580 jobs; health care support occupations 1,470 jobs, food preparation and serving related 1,160 jobs, and personal care and service occupations 1,020 jobs. In addition five specific occupations are projected to lose jobs, the most jobs will be lost in the production occupations with an estimated 1,460 jobs lost, followed by transportation occupations with 260 jobs being lost.

Table 7.08 West Central Wisconsin Workforce Development Area Industry Employment Projections, 2008-2018

(Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties)

NAICS	Industry Title	Employment ⁽¹⁾			
		2008 Estimate	2018 Projection	No. Change	% Change
	Total, All Nonfarm Industries	181,180	187,090	5,910	3.3%
1133, 21, 23	Construction/Mining/Natural Resources	7,460	7,840	380	5.1%
31-33	Manufacturing	33,370	30,210	- 3,160	- 9.5%
311	Food Manufacturing	5,670	5,670	10	0.1%
332	Fabricated Metal Product Manufacturing	5,130	4,620	- 510	- 10.0%
326	Plastics and Rubber Products Manufacturing	3,970	3,730	- 240	- 6.0%
42, 44-45	Trade	29,280	29,170	- 100	- 0.4%
452	General Merchandise Stores	5,580	5,820	250	4.4%
48-49, 22	Transportation and Utilities (Including US Postal)	8,290	8,690	410	4.9%
52-53	Financial Activities	7,720	7,870	150	2.0%
61-62	Education and Health Services (Including State and Local Government)	40,560	45,510	4,950	12.2%
611	Educational Services (Including State and Local Government)	16,480	16,700	220	1.3%
622	Hospitals (Including State and Local Government)	8,340	9,390	1,050	12.6%
71-72	Leisure and Hospitality	17,450	18,510	1,060	6.1%
51, 54-56, 81	Information/Prof. Services/Other Services	23,970	25,780	1,810	7.5%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽²⁾	13,080	13,490	410	3.2%

Notes:

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

(2) Government employment includes tribal owned operations, which are part of Local Government employment. Information is derived using 2008 CES and 2008 QCEW data. Unpublished data from the US Bureau of Labor Statistics and the US Census Bureau is also used. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2008 to 2018. It is important to note that unanticipated events may affect the accuracy of the projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, April 2011

Table 7.09 West Central Workforce Development Area Occupational Projections, 2008-2018

(Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties)

SOC Code	Occupational Title	Estimated Employment ⁽¹⁾				Annual Openings			Estimated Salary and Wages		
		2008	2018	Change	% Change	New Jobs	Replacements ⁽²⁾	Total ⁽³⁾	25 th percentile	50 th percentile	75 th percentile
00-0000	Total, All Occupations	181,180	187,090	5,910	3.3%	590	4,260	4,850	\$ 9.98	\$ 14.30	\$ 20.93
11-0000	Management	7,190	7,120	- 70	- 1.0%	0	180	180	\$ 25.24	\$ 34.53	\$ 45.84
13-0000	Business & Financial Operations	6,920	7,530	610	8.8%	60	150	210	\$ 18.25	\$ 23.69	\$ 31.19
15-0000	Computer and Mathematical	2,980	3,220	240	8.1%	20	50	70	\$ 19.71	\$ 26.36	\$ 34.70
17-0000	Architecture and Engineering	3,080	3,070	- 10	- 0.3%	0	70	70	\$ 21.27	\$ 27.15	\$ 34.49
19-0000	Life, Physical, and Social Science	1,470	1,570	100	6.8%	10	40	50	\$ 17.80	\$ 23.79	\$ 30.33
21-0000	Community and Social Services	2,140	2,420	280	13.1%	30	50	80	\$ 14.87	\$ 19.46	\$ 24.12
23-0000	Legal	750	780	30	4.0%	<5	10	10	\$ 16.69	\$ 23.73	\$ 39.23
25-0000	Education, Training, and Library	11,080	11,510	430	3.9%	40	250	290	\$ 14.27	\$ 21.25	\$ 27.20
27-0000	Arts, Design, Entertainment, Sports, & Media	2,070	2,170	100	4.8%	10	50	60	\$ 9.74	\$ 14.71	\$ 19.98
29-0000	Healthcare Practitioners and Technical	9,940	11,520	1,580	15.9%	160	200	360	\$ 17.73	\$ 26.02	\$ 33.85
31-0000	Healthcare Support	6,910	8,380	1,470	21.3%	150	80	230	\$ 10.38	\$ 11.79	\$ 14.21
33-0000	Protective Service	4,580	4,920	340	7.4%	30	140	170	\$ 11.04	\$ 17.52	\$ 23.05
35-0000	Food Preparation and Serving Related	17,490	18,650	1,160	6.6%	120	610	730	\$ 7.47	\$ 8.36	\$ 10.25
37-0000	Building & Grounds Cleaning & Maintenance	5,320	5,230	- 90	- 1.7%	0	90	90	\$ 8.86	\$ 11.33	\$ 14.33
39-0000	Personal Care and Service	5,290	6,310	1,020	19.3%	100	130	230	\$ 7.96	\$ 9.46	\$ 11.65
41-0000	Sales and Related Occupations	18,410	18,490	80	0.4%	10	600	610	\$ 7.93	\$ 9.91	\$ 15.50
43-0000	Office and Administrative Support	26,520	26,610	90	0.3%	10	570	580	\$ 10.87	\$ 13.82	\$ 17.12
45-0000	Farming, Fishing, and Forestry	250	250	0	0.0%	<5	10	10	\$ 8.45	\$ 10.88	\$ 14.57
47-0000	Construction and Extraction	6,650	6,810	160	2.4%	20	120	140	\$ 15.73	\$ 19.48	\$ 24.86
49-0000	Installation, Maintenance, and Repair	7,000	7,100	100	1.4%	10	140	150	\$ 14.29	\$ 17.83	\$ 22.39
51-0000	Production Occupations	20,980	19,520	- 1,460	- 7.0%	0	420	420	\$ 11.72	\$ 14.46	\$ 18.31
53-0000	Transportation and Material Moving	14,160	13,900	- 260	- 1.8%	0	330	330	\$ 10.03	\$ 13.81	\$ 17.66

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

(2) **Replacements** are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation are not included.

(3) **Total openings** are the sum of new jobs and replacements. Total openings are an indication of how many new people are needed to enter a given occupation.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, April 2011

Types of New Business and Industries Desired by the County

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

Table 7.10 Desired Businesses and Industries

Traded Industries: Traded industries are industries that are not as dependent on local markets or natural resources to succeed. They export their product or service out of the County or region and import new capital into it that is shared with other sectors of the economy through deep economic multiplier effects. Examples include:

*Plastic and Composite Material Manufacturers**

*Transportation and wholesaling Service Businesses**

*Computer programming, data processing, software development**

*Medical or dental laboratory services**

*Research and development or testing services**

Natural Resource Based Industries: Natural resource industries are dependent upon the location of a resource and employment in these industries is primarily located where these resources are found. Examples include

*Agricultural and Food Processing Industry including organics**

*Forest and Wood Product Industries**

*Farmers Markets and Direct to Consumer Agriculture Businesses**

Local Industries: These industries are present in almost every county and their employment levels are roughly proportional to their regional population. These industries provide goods and services primarily within a local market area. The number and size of local industries in a community is influenced greatly by the number and size of Traded Industries and Natural Resource Based Industries in a community. Examples include:

*Retail businesses**

*Lodging and Food Service**

*Health Care**

*Construction**

Communications

Public Utilities

Professional, Scientific and Technical Services

Real Estate, Rental and Leasing

Insurance and Finance

Strengths and Weaknesses for Fostering Economic

Growth: Table 7.11 is a listing of strengths and weaknesses relating to fostering economic development in the County.



Bauer Built Offices

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

Scenic natural beauty

Low crime rate

There are 3 banks located in Pepin County that provide business loans, personal loans and other banking services, two in the City of Durand and one in the Village of Pepin

Access to high speed internet in the Nelson Telephone Coop system

Access to local and regional revolving loan funds

Access to Western Wisconsin Technology Zone tax credits

High quality recreation opportunities and facilities

High quality elementary and secondary school systems

Close proximity to Chippewa Valley Technical College (Eau Claire, WI); University of Wisconsin-Eau Claire, University of Wisconsin – Stout, Immanuel Lutheran College (Eau Claire) ,Globe University (Eau Claire) and University of Wisconsin-River Falls (River Falls)

Directly served by US Highway 10 and State Highways 25, 35 (Great River Road) and 85.

Abundance of land

Weaknesses

No Interstate access within the County

Limited wireless access

Lack of infrastructure to support large businesses (i.e. lack of natural gas and 3 phase electrical power, limited expansion due to topography)

Lack of governmental staff and financial resources

Lack of affordable housing

No local freight airport

Lower household and family incomes than State and Nation

Aging population and workforce

Higher poverty rate than the State and Nation

Aging housing stock

Flooding of businesses and homes along the Mississippi River, Chippewa River and their tributaries

Environmentally Contaminated Sites in Pepin County: 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 Pepin County. Five contaminated sites in the County were identified in the database as having an “open” status. Table 7.12 identifies these 96 sites and their status. When these sites are appropriately closed the County can give consideration to redeveloping them as brownfields in cooperation with the landowners.

Table 7.12 BRRTS Sites in Pepin County

Activity Name	Address	Municipality	Status	Activity Type*
BEAVER SLIDE RD	BEAVER SLIDE RD	T. FRANKFORT	OPEN	AC
DURAND LF	CTH D (SOUTH PRAIRIE LN)	T. WAUBEEK	OPEN	ERP
COUNTRYSIDE COOPERATIVE - DURAND	514 E MAIN ST	C. DURAND	OPEN	ERP
JAHNKE CUSTOM WORK PESTICIDE	3RD ST	V. PEPIN	OPEN	ERP
KUHNS AGRI CHEMICAL PESTICIDE	DURAND	C. DURAND	CLOSED	ERP
DURAND COOP BULK PLT	W5862 STH 85	T. DURAND	CLOSED	ERP
KOCH REFINING DURAND SITE	E OF MARSH RD	T. DURAND	CLOSED	ERP
ROBERT PRISSEL BULK PLT FORMER	1420 W WELLS ST IN GOVT LOT 4	C. DURAND	CLOSED	ERP
BAUER BUILT BULK PLT PARCEL 2	1420 W WELLS ST IN GOVT LOT 4	C. DURAND	CLOSED	ERP
HARTUNG BULK PLT PARCEL 1 FORMER	1420 W WELLS ST IN GOVT LOT 4	C. DURAND	CLOSED	ERP

Table 7.12 BRRS Sites in Pepin County

Activity Name	Address	Municipality	Status	Activity Type*
GARY A SMITH & OIL PARCEL 4	1420 W WELLS ST IN GOVT LOT 4	C. DURAND	CLOSED	ERP
PITTMAN OIL CO INC BULK PLT - FORMER	1420 W WELLS ST IN GOVT LOT 4	C. DURAND	CLOSED	ERP
COUNTRYSIDE COOP PEPIN AST	N1009 CTH N	V. PEPIN	CLOSED	ERP
WEST RESIDENCE	109 W MONTGOMERY ST	C. DURAND	CLOSED	ERP
KOCH PIPELINE MILEPOST 60	CHT M MILE POST 60	T. DURAND	CLOSED	ERP
PEPIN CNTY HWY DEPT DURAND	312 10TH AVE E	C. DURAND	CLOSED	LUST
DURAND COOP PEPIN BRANCH	HWY 35 & PRAIRIE ST	V. PEPIN	CLOSED	LUST
SHORT STOP STOCKHOLM	161 HWY 35	V. STOCKHOLM	CLOSED	LUST
DURAND OIL CO	201 W MADISON ST	C. DURAND	CLOSED	LUST
DURAND CTY GARAGE	104 E MAIN ST	C. DURAND	CLOSED	LUST
PEPIN CNTY HWY DEPT PEPIN	HWY 35 E	V. PEPIN	CLOSED	LUST
ELLA IMPLEMENT	CTH N	T. WATERVILLE	CLOSED	LUST
PHILLIPS 66 STATION PEPIN	3RD & LAKE ST	V. PEPIN	CLOSED	LUST
JIM 76	308 CTH N	T. WATERVILLE	CLOSED	LUST
PITTMAN OIL	403 W MADISON	C. DURAND	CLOSED	LUST
PEPIN SCHOOL BUS GARAGE	410 WASHINGTON	V. PEPIN	CLOSED	LUST
SCHLOSSER CONST	W4952 HWY 10 E	C. DURAND	CLOSED	LUST
GOODRICH RECREATION	419 W MADISON	C. DURAND	CLOSED	LUST
TRICITY DAIRY FORMER	212 E WELLS ST	C. DURAND	CLOSED	LUST
BAUER BUILT INC MAINT SHOP	.5 MI S HWY 10 & 25	C. DURAND	CLOSED	LUST
BAUER BUILT INC	300 W PROSPECT	C. DURAND	CLOSED	LUST
DURAND OIL	1020 PROSPECT	C. DURAND	CLOSED	LUST
MUNICIPAL PARKING LOT	319 E MAIN ST	C. DURAND	CLOSED	LUST
WI DOT STH 10 DURAND	STH 10	C. DURAND	CLOSED	LUST
BAUER BUILT HANDI MART DURAND	203 W PROSPECT ST	C. DURAND	CLOSED	LUST
PEPIN CNTY HWY DEPT	312 10TH AVE E	C. DURAND	CLOSED	SPILL
PEPIN SCHOOL BUS GARAGE	410 WASHINGTON	V. PEPIN	CLOSED	SPILL
STH 10 & 3RD AVE W [HISTORIC SPILL]	STH 10 & 3RD AVE W	C. DURAND	HISTORIC SPILL	SPILL
1ST AVE & W MAIN ST [HISTORIC SPILL]	1ST AVE & W MAIN ST	C. DURAND	HISTORIC SPILL	SPILL
DURAND COOP - DURAND	CHIPPEWA RIVER - 2ND AVE & PRO	C. DURAND	CLOSED	SPILL
4 BLK AREA @ 514 E MAIN [HISTORIC SPILL]	4 BLK AREA AT 514 E MAIN	C. DURAND	HISTORIC SPILL	SPILL
740 7TH AVE W BASEMENT [HISTORIC SPILL]	740 7TH AVE W	C. DURAND	HISTORIC SPILL	SPILL
MAIN ST & HWY 10 BRIDGE [HISTORIC SPILL]	MAIN ST AND HWY 10 BRIDGE	C. DURAND	HISTORIC SPILL	SPILL
.5 MI E OF HWY 6 ON HWY Z [HISTORIC]	.5 MI E OF HWY 6 ON HWY Z	T. WATERVILLE	HISTORIC SPILL	SPILL
.25 MI N OF DURAND SUBSTATION [HISTORIC]	HWY 10	C. DURAND	HISTORIC SPILL	SPILL
S KIRK RD .25 MI N OF CTH P [HISTORIC]	S KIRK RD .25 MI N OF CTH P	T. WATERVILLE	HISTORIC SPILL	SPILL
810 W PROSPECT [HISTORIC SPILL]	810 W PROSPECT	C. DURAND	HISTORIC SPILL	SPILL
104 3RD ST [HISTORIC SPILL]	104 3RD ST	V. PEPIN	HISTORIC SPILL	SPILL
PEPIN MP 785.4 [HISTORIC SPILL]	PEPIN MP 785.4	V. PEPIN	HISTORIC SPILL	SPILL
.75 MI S OF CTH G & HWY 10 [HISTORIC]	.75 MI S OF CTH G & HWY 10	T. DURAND	HISTORIC SPILL	SPILL
DUNN & BOYD ST - NEAR 4TH ST [HISTORIC]	DUNN & BOYD ST- NEAR 4TH ST	V. PEPIN	HISTORIC SPILL	SPILL
5TH & MAIN [HISTORIC SPILL]	5TH & MAIN	C. DURAND	HISTORIC SPILL	SPILL
LAKE PEPIN ON THE MISSISSIPPI [HISTORIC]	LAKE PEPIN ON THE MISSISSIPPI	T. PEPIN	HISTORIC SPILL	SPILL
ARKANSAW HIGH SCHOOL [HISTORIC SPILL]	ARKANSAW HIGH SCHOOL	T. WATERVILLE	HISTORIC SPILL	SPILL
4TH AVE W & RIVER ST [HISTORIC SPILL]	4TH AVE W & RIVER ST	C. DURAND	HISTORIC SPILL	SPILL
RIVER ST & HWY 10 [HISTORIC SPILL]	RIVER ST & HWY 10	C. DURAND	HISTORIC SPILL	SPILL
MOBIL BULK STORAGE FACILITY [HISTORIC]	MOBIL BULK STORAGE FACILITY	C. DURAND	HISTORIC SPILL	SPILL
ELLA SUBSTATION [HISTORIC SPILL]	ELLA SUBSTATION	UNKNOWN	HISTORIC SPILL	SPILL
HWY 10 - .5 MI W OF JCT CTH X & 10	HWY 10 - .5 MI W OF JCT CTH X	T. WATERVILLE	HISTORIC SPILL	SPILL
HWY 25 S [HISTORIC SPILL]	HWY 25 S	T. DURAND	HISTORIC SPILL	SPILL
.5 BLK W OF STH 25 ON PRIVATE RD [HISTORIC]	.5 BLK W OF STH 25 ON PRIVATE	UNKNOWN	HISTORIC SPILL	SPILL
CTH N N OF PEPIN	CTH N North of PEPIN	T. PEPIN	CLOSED	SPILL
RT 2 SUNNYBROOK RD	RT 2 SUNNYBROOK RD	T. WATERVILLE	CLOSED	SPILL

Table 7.12 BRRS Sites in Pepin County

Activity Name	Address	Municipality	Status	Activity Type*
MI 756 UPPER MISSISSIPPI	MI 756 UPPER MISSISSIPPI	T. PEPIN	CLOSED	SPILL
MISSISSIPPI RIVER 2 MI S MAIDEN	MISSISSIPPI RIVER	T. STOCKHOLM	CLOSED	SPILL
HAROLD LEE STERTZ SPILL	MISSISSIPPI RIVER	T. STOCKHOLM	CLOSED	SPILL
NEXT TO SPORTSMEN LANDING	NEXT TO SPORTSMEN LANDING	V. PEPIN	CLOSED	SPILL
HWY 35 [HISTORIC SPILL]	MAIN ST & HWY 35	V. PEPIN	HISTORIC SPILL	SPILL
508 WELLS RD	508 WELLS RD	C. DURAND	CLOSED	SPILL
1719 W MADISON	1719 W MADISON	C. DURAND	CLOSED	SPILL
.9 MI W OF CC ON HWY 35	.9 M W OF CC ON HWY 35	V. PEPIN	CLOSED	SPILL
2ND ST 130' E OF MILLS ST	2ND ST 130' E OF MILLS ST	V. STOCKHOLM	CLOSED	SPILL
DIAMOND F TRUCKING	HWY D .33 MI S OF HWY DD W SID	T. WAUBEEK	CLOSED	SPILL
COUNTRYSIDE COOP	HWY 10	C. DURAND	CLOSED	SPILL
DURAND FIRE DEPT	USH 10	T. LIMA	CLOSED	SPILL
EXCEL ENERGY	WEST LAKE DR	T. PEPIN	CLOSED	SPILL
BRAD SABELKO	BEAR PEN RD	T. FRANKFORT	CLOSED	SPILL
RDO FARMS-DURAND	S KIRK LN	T. WAUBEEK	CLOSED	SPILL
WTD ENVIRONMENTAL-MAXVILLE	2051 SPRING CREEK RD	T. DURAND	CLOSED	SPILL
PRO AG AIR SERVICE	W6391 CTH C	T. DURAND	CLOSED	SPILL
GRANGE HALL HARDWOODS INC	ELK CREEK RD	T. FRANKFORT	CLOSED	SPILL
JOEL & DAWN CRAFT	W5433 CTH V	T. DURAND	CLOSED	SPILL
HOFFMAN CONST	RIVER DR & 5TH AVE E	C. DURAND	CLOSED	SPILL
WEISS DANIEL SPILL	MARSH RD	T. LIMA	OPEN	SPILL
STIPES SHOWS CARNIVALS SPILL	6291 STH 25	T. WAUBEEK	CLOSED	SPILL
BLACKS VALLEY AG SERVICE SPILL	STH 25	C. DURAND	CLOSED	SPILL
NORTHERN NATURAL GAS CO SPILL	SILVER BIRCH RD & ROUND HILL R	T. WATERVILLE	CLOSED	SPILL
ROB & TRACI BACKMANN SPILL	808 3RD AVE E	C. DURAND	CLOSED	SPILL
WEISS FAMILY FARM SPILL	W4230 CTH R	C. DURAND	CLOSED	SPILL
PRACTICAL APPLICATIONS SPILL	3415 BOYD SPRINGS RD.	T. FRANKFORT	CLOSED	SPILL
KEITH CARLSON TRUCKING INC SPILL	HWY 10	T. WATERVILLE	CLOSED	SPILL
AFDAHL FARM MANURE COMPLAINT SPILL	CTH Z 1/2 MILE WEST OF INT CTH	T. WATERVILLE	CLOSED	SPILL
BLACKS VALLEY AG SERVICES SPILL	CTH T & WEISSINGER RD & LEONAR	T. LIMA	CLOSED	SPILL
MELISSA SMITH SPILL	320 BOYD ST	V. PEPIN	CLOSED	SPILL

Source State of Wisconsin Department of Natural Resources

AC – Abandoned Container

ERP – Environmental

LUST – Leaking Underground Storage Tank

County, Regional and State Economic Development Programs

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

Regional Programs

Mississippi River Regional Planning Commission – Business Capital Fund, a business loan fund

Mississippi River Regional Planning Commission – Business Capital Fund II, a business loan fund

Pepin County – Pepin County Revolving Loan Fund

City of Durand – Revolving Loan Fund

City of Durand – TIF

Village of Pepin – Revolving Loan Fund

Village of Pepin – TIF

Village of Pepin – Room Tax

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

Western Wisconsin Technology Zone Program (State tax credits for expanding business)

Community Development Zone Program (State tax credits for expanding business)

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 Economic Development Corporation Enterprise Development Zone Program

Wisconsin Economic Development Corporation Milk Volume Production Program

Wisconsin Economic Development Corporation Dairy 2020 Planning Grant Program

Wisconsin Economic Development Corporation Rural Economic Development Program

Wisconsin Economic Development Corporation Entrepreneurial Training Grant

Wisconsin Economic Development Corporation - Community Development Block Grant For Public Facilities (CDBG-PF)

Wisconsin Economic Development Corporation - CDBG Grant Planning Grant Program (CDBG-PLNG)

Wisconsin Business Retention and Expansion Study Program (WIBRES)

Wisconsin Economic Development Corporation - Blight Elimination and Brownfield Redevelopment Program (BEBR)

Wisconsin Economic Development Corporation – Agricultural Development Zone (Buffalo and Pepin Counties)

Wisconsin Main Street Program

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR ECONOMIC DEVELOPMENT

Economic Development Element Goals

Pepin County developed goals based on public input from surveys, public meeting participation, and committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and should be utilized to guide policy decisions.

Goal A	Attract and retain businesses that strengthen and diversify the local economy.
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Objective

Encourage small niche businesses, home-based businesses, cottage industries, artists and small commercial, retail and industrial businesses.

Implementation throughout the planning period

Consider establishing criteria for property owners to develop home-based businesses.

Implementation 2013 - 2017

Maintain existing businesses and support new businesses that are compatible with the county's rural character and which meet the needs of area residents and visitors.

Implementation throughout the planning period

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

Implementation throughout the planning period

Work cooperatively with local business organizations and adjacent units of government on economic development issues.

Implementation throughout the planning period

Obtain more financial support for economic growth activities from: tax supported agencies designed to assist local communities in development; an "angel" network for such things as business development expertise, ideas, peoples, and funding, and venture capital resource.

Implementation 2013 - 2017

Re-establish the Pepin County Economic Development Corporation.

Implementation 2013 - 2017

Continue to monitor County, Regional and State programs that promote the desired businesses.

Implementation throughout the planning period

Work with the local schools and area technical colleges and universities to investigate financial and technical assistance programs to assist in workforce development, such as K-12 school-to-work, apprenticeships and an entrepreneurial club such as Junior Achievement.

Implementation throughout the planning period

Create an economic development plan.

Implementation 2013 - 2017

Document existing infrastructure in industrial parks and make promotional materials available to business prospects.

Provide information about the numerous business development organizations available.

Develop a long-term area strategy based on sustainable economic development principles.

Develop an aggressive public relations effort to attract small, clean manufacturers and high tech industries.

Develop a public relations effort to attract retirees, part-time residents, residents who operate from home, etc. who will support service industries such as carpenters, electricians, plumbers, painters, etc.

Support programs/projects that will maintain and improve the transportation system that connects residents to employment opportunities.

Implementation throughout the planning period

Improve communication between government and the business community in order to address timely issues and address needs of existing businesses.

Implementation 2013 - 2017

Support programs and identify funding sources to improve information technology services (broadband internet, fiber optic cables, etc.).

Implementation 2013 - 2017

Encourage “green” businesses that conserve the natural environment as well as those that support green industries such as solar power manufacturing and bio-fuels, and green building.

Implementation throughout the planning period

Improve communication between incorporated and unincorporated local units of government on economic development related issues.

Implementation 2013 - 2017

Goal B

Encourage revitalization of main streets and enforcement of standards.

Objective

Join the West Wisconsin Revolving Loan Fund.

Implementation 2013 - 2017

Encourage the use of the State’s Main Street Program

Implementation throughout the planning period

Goal C

Support and promote agricultural and forestry industries within the rural parts of the county.

Objective

Coordinate marketing agriculture.

Implementation 2013 - 2017

Develop a regional marketing strategy for local agricultural products.

Encourage services and businesses that support agriculture operations and provide important agricultural inputs (farm equipment, new farm technologies, etc.) to locate in the county.

Implementation throughout the planning period

Explore ways to diversify and add value to food crops and animal products raised in the county.

Implementation throughout the planning period

Support new and existing businesses that utilize local agricultural products.

Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. to provide more agricultural opportunities in the local economy.

Discourage development on prime agricultural lands.

Implementation throughout the planning period

Evaluate the interest in developing a “Purchase of Development Rights Program” to preserve productive agricultural lands.

Implementation 2013 - 2017

Maintain the right to farm.

Implementation throughout the planning period

Coordinate education of residents, local farmers, municipal officials, local organizations about the assets and liabilities of sustainable farming and value added agriculture.

Implementation throughout the planning period

Support programs/projects that will maintain and improve the transportation infrastructure that serves agricultural and forestry producers.

Implementation throughout the planning period

Goal D

Enhance tourism as an important aspect of the area economy.

Objective

Encourage recreation and tourism uses (fishing, sightseeing, biking, etc.) that will not detract from the rural qualities of the county.

Implementation throughout the planning period

Build on the county's agriculture, natural and cultural resources, and local arts to promote tourism.

Implementation throughout the planning period

Identify additional sites and opportunities for tourism and recreation.

Implementation 2018 - 2033

Support local and regional festivals as a way to promote tourism throughout the county.

Implementation throughout the planning period

Support development of tourist-supportive businesses and events (hotels, specialty retail stores, historic buildings, conferences, festivals) as a means to increase tourism.

Implementation throughout the planning period

Develop and publish a marketing plan for attracting individuals and businesses.

Implementation 2013 - 2017

Continue to support state and federal recreational facilities in the County as a means to provide recreational opportunities for visitors and tourists.

Implementation throughout the planning period

Develop strong partnerships with existing regional organizations that currently promote recreation and tourism resources in the County.

Implementation 2013 - 2017

Goal E

Minimize land use conflicts.

Objective

Develop an optional county-wide zoning ordinance and implement as approved by the municipalities.

Implementation 2013 - 2017

Identify growth corridors, along state and federal highways, in areas that are suitable for commercial development.

Implementation 2013 - 2017

Encourage the redevelopment of downtown districts, brownfields, existing vacant parcels, and expansion of existing business and industrial parks in the region before considering creation of new sites for business or industrial parks.

Implementation throughout the planning period

Develop a land use map (in coordination with towns, cities, and villages) that identifies locations for businesses to grow and expand.

Implementation 2013 - 2017

Maintain the rural character of the county.

Implementation throughout the planning period

Encourage industrial and commercial uses to be located in business/industrial parks which have sufficient infrastructure to support industrial uses and offer opportunities for commercial development as well.

Implementation throughout the planning period

Encourage environmentally sustainable economic development.

Implementation throughout the planning period

Protect natural resources and minimize negative impacts on the natural beauty of the county in new developments for business, recreation and housing.

Implementation throughout the planning period

Design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. *Implementation 2013 - 2017*

Encourage businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and vegetative buffers.

Implementation 2013 - 2017

Protect existing businesses from non-compatible land uses.

Implementation throughout the planning period

Discourage new residential development in close proximity to existing agricultural operations.

Implementation 2013 - 2017

Create buffer zones around farm or business activities to prevent future conflicts from new residential development.

Implementation 2013 - 2017

Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (eg. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities

Implementation 2013 - 2017

Sites Suitable for Business and Industry Expansion

Map 7.01 illustrates areas suitable for business and industry expansion in the County. The map includes the location of the two business/industrial parks in the County where future industrial uses are recommended to locate due to these locations being served by public sewer, water and transportation facilities. In addition to the business/industrial parks and consistent with the Land Use Element, commercial businesses are also recommended to utilize existing vacant business sites and parcels that are served by public facilities. Encouraging these areas to infill with development versus expanding to undeveloped areas will assist in preserving the County's rural landscape. In the future, as additional business/industry areas are identified by local units of government the map will be revised.

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

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

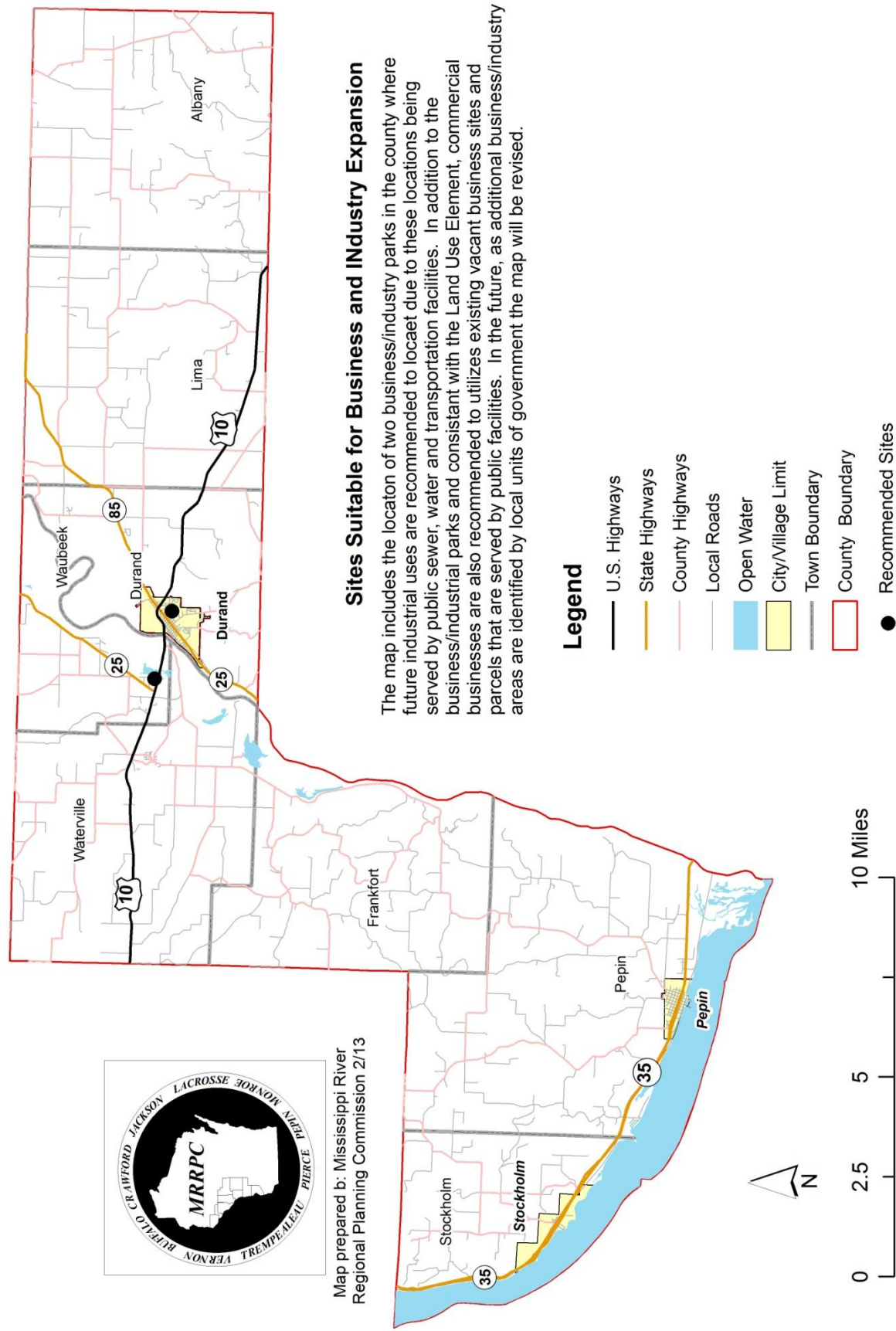
Protection of economically productive areas, including farmland and forests.

This goal is addressed throughout the plan. In the Land Use Element a land use map designates agricultural areas. Within this element various types of agriculture (organic agriculture, orchards, vineyards, value added agriculture, and forestry etc.) are identified as important and needed in order for the local economy to prosper.

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.

Implementation activities in this element promote a range of business activities that are desired in Pepin County. The element also stresses the importance of cooperation between local units of government and various agencies to improve the business infrastructure, providing better opportunities for new and expanding businesses.

Map 7.01 Pepin County Site Suitable for Business and Industry Expansion



8. INTERGOVERNMENTAL COOPERATION

This chapter of the plan will address the intergovernmental cooperation of Pepin County with federal and state agencies, neighboring counties, municipal jurisdictions, and/or agencies. Intergovernmental cooperation has been identified as a very important component to future planning and meeting future needs. As municipal budgets get tighter, cooperative relationships with local units of government and neighboring jurisdictions and agencies may be able to reduce the cost of providing needed services to residents and help reduce County budget demands. In addition, this chapter addresses goals and strategies relating to intergovernmental cooperation.

INTERGOVERNMENTAL COOPERATION EXISTING CONDITIONS AND RESOURCES

Pepin County is bordered on the north by Dunn and Pierce Counties, on the south by Buffalo County, on the east by Eau Claire County, and on the west by Pierce County and the Mississippi River. There are three incorporated municipalities, one city and two villages, and eight towns within the boundaries of Pepin County. The public school districts of Durand, Mondovi, Pepin Area, and Plum City serve the residents of Pepin County.

Pepin County historically has maintained positive relationships with its municipal jurisdictions, neighboring counties, and state and federal agencies.

State and Federal Agencies

Wisconsin Department of Natural Resources (WDNR)

Pepin County has limited contact with the WDNR. The WDNR does have jurisdiction over the waterways in Pepin County and maintains floodplain and shoreland regulations that are enforced through the County Zoning Office. The WDNR regulates fishing and hunting and does have ownership and/or management authority over several properties in Pepin County (these properties are listed in the Utilities and Community Facilities Element). No intergovernmental conflicts were identified in the planning process.

Wisconsin Department of Transportation (WDOT)

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

Wisconsin Emergency Management (WEM)

In the event of a disaster either natural or manmade, WEM is the state agency which will lead response efforts. The County recognizes this and has developed a WEM approved County Multi-Hazards Mitigation Plan. In addition the county has an Emergency Management Director who coordinates their activities with WEM.

United States Department of Agriculture (USDA)

Pepin County maintains contact with the USDA primarily pertaining to programs offered for landowners through the Pepin County Land Conservation Department. In addition, Pepin County and/or the local units of government in the County pursue funding for projects/programs through the USDA Rural Development program.

U.S. Army Corp of Engineers

Pepin County has limited interaction with the U.S. Army Corp of Engineers. Areas of interaction involve issues with the Upper Mississippi River Fish and Wildlife Refuge over which the Corp of Engineers has jurisdiction. In addition, wetlands located throughout the County that are less than five acres in size are regulated and under the jurisdiction of the U.S. Army Corp of Engineers.

Federal Emergency Management Agency (FEMA)

In the event of a natural disaster (flooding, tornado, etc.), FEMA is the federal agency which will lead relief efforts. The County recognizes this and has developed a FEMA approved County Multi-Hazards Mitigation Plan.

Regional Planning Commission

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

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



Pepin County's solid waste collection site is an example of the county's intergovernmental cooperation, the site is staffed by the county but is located in the Town of Waubeek and is open to all residents of the County

Educational Facilities

K-12 School Districts

As previously discussed, Pepin County is served by four public school districts: Durand, Mondovi, Pepin Area, and Plum City. The Durand School District is the largest district in the County based on enrollment. During the planning process no intergovernmental conflicts were identified with the school districts. The school districts do cooperate with each other by sharing teachers such as special education teachers. In addition the Pepin and Alma school districts share teachers, music and athletics.

Chippewa Valley Technical College

Pepin County lies entirely in the Chippewa Valley Technical College district. Chippewa Valley Technical College serves an eleven-county area in Western Wisconsin. The largest campus is located in Eau Claire with major regional centers in Chippewa Falls, Menomonie, Neillsville and River Falls.

Adjacent Counties

Pepin County is bordered by Dunn, Eau Claire, Buffalo and Pierce Counties. A description of the adjoining counties is provided below.

Dunn

Dunn County is located to the north of Pepin County. As of the 2010 Census the County had a population of 43,857 and has a land area of over 852 square miles. As far as county interaction, the Pepin County and Dunn County highway departments

Towns and Municipalities

Pepin County has maintained strong intergovernmental relationships with local units of government.

In general throughout the County local units of government have maintained good relationships. These relationships are demonstrated by cooperation by various highway departments, joint fire departments, police protection, joint dispatch center, etc.

The Pepin County solid waste collection sites, the school districts sharing teachers and Buffalo and Pepin Counties sharing UW Extension agents are excellent examples of intergovernmental cooperation to provide needed services. This type of cooperation has also assisted in minimizing any intergovernmental conflicts.



Durand School District

coordinate plowing and maintenance of adjoining roadways. Dunn County adopted their comprehensive plan on November 10, 2009. No known planning conflicts with Dunn County have been identified to date.

Eau Claire

Eau Claire County is located to the east of Pepin County. As of the 2010 Census the County had a population of 98,736 and has a land area of over 638 square miles. To date there has been limited interaction between Pepin County and Eau Claire. In 2006, Eau Claire County, along with nine local jurisdictions, received a grant from the Wisconsin Department of Administration to complete Comprehensive Plans that comply with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The County contracted with MSA Professional Services, Inc. to facilitate the creation of this plan. The plan was adopted by the county on April 20, 2010. No known planning conflicts with Eau Claire County have been identified to date.

Buffalo

Buffalo County is located to the south and east of Pepin County. As of the 2010 Census the county had a population of 13,587 and has a land area of 684 square miles. Pepin County and Buffalo County both being rural counties have cooperated with each other in cost sharing of programs. Examples of this cooperation are the sharing of: a UW Extension Family Living Agent; a judge; a Veterans' Service Agent; a Teen Court; a Women, Infant & Children Nutrition Program; and a UW Extension Nutrition Education Program. Also the counties coordinate the plowing and maintenance of adjoining roadways by the county highway departments in order to reduce the cost of these activities. In addition Pepin County and Buffalo County along with Clark County share an Aging and Disability Resource Center. Buffalo County is in the process of developing a comprehensive plan. In 2008 Buffalo County along with 17 Towns, 2 Villages and 3 Cities received a grant from the Wisconsin Department of Administration to prepare a comprehensive plan. As of this writing the plan has not been completed. No known planning conflicts with Buffalo County have been identified to date.

Pierce

Pierce County is located to the west of Pepin County. As of the 2000 Census the county had a population of 41,019 and has a land area of 576 square miles. Pierce and Pepin county solid waste departments cooperate on Agriculture and Household Hazardous Waste Clean Sweeps and the processing & marketing of recyclable materials. Between August 2006 and January 2009, Pierce county and Rudd & Associates worked to prepare a county Comprehensive Plan to replace the county Land Management Plan, adopted in 1996. The completed comprehensive plan was adopted on January 27, 2009. No known planning conflicts with Pierce County have been identified to date.

Comprehensive Planning in Pepin County

The following local units of government in the County have completed comprehensive plans; Town of Albany, Town of Durand, Town of Frankfort, Town of Lima, Town of Pepin, Town of Stockholm, Town of Waterville, Town of Waubeek, Village of Pepin, and the Village of Stockholm. The City of Durand is in the process of preparing its comprehensive plan.

Intergovernmental Plans or Agreements

Pepin County and Buffalo County have agreements involving the sharing of a UW Extension Family Living Agent, a Judge, a Teen Court, a Veterans Service Officer, UW Extension Nutrition Education program, and Women's, Infants & Children Nutrition program staff. In addition the county has an agreement with Buffalo and Clark Counties for an Aging, Disabled Resource Center and is working with 9 other counties on a Family Care Program. The municipalities within the county also work together. The City of Durand has a sharing agreement with the Village of Pepin library, the city street sweeper is used by surrounding towns and the county, and the city sewer vacuum truck is also used by surrounding towns.

Addressing Existing/Potential Conflicts with other Governmental Units

An important part of the planning process is identifying potential conflicts between various government jurisdictions and providing ways to address them. Previously in the plan, existing and potential land use conflicts were identified in the Land Use Element along with a method to address the conflicts. No additional intergovernmental conflicts were identified during the planning process. Pepin County will continue to monitor actions of neighboring or overlapping governmental jurisdictions during the planning period (such as neighboring counties and school districts).

GOALS, STRATEGIES, POLICIES AND ACTIONS FOR INTERGOVERNMENTAL COOPERATION

Intergovernmental Cooperation Element Goals

Pepin County developed goals based on public input from surveys, public meeting participation, land use plans from local municipalities, and committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal. In addition, after selected programs/actions an implementation time period has been designated and these items have been included in the plan implementation schedule located in Chapter 9. Items that do not have a designated implementation period represent general policies or programs and are recommended to be utilized when making policy decisions.

Goal A	Cooperate with local units of government, state and federal agencies to provide efficient and coordinated services to county residents.
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Goal B	Enhance communication with governmental units and agencies and identify collaboration opportunities.
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Objectives

Encourage strong service agreements with fire and emergency service providers.

Implementation throughout the planning period

Identify new opportunities for intergovernmental cooperation.

Implementation throughout the planning period

Encourage greater participation in the Pepin County Towns Association.

Implementation throughout the planning period

Establish semi-annual informational meetings for county/municipal/school district officials.

Implementation 2013 - 2017

Encourage establishment of a countywide economic development corporation.

Implementation 2013 - 2107

Explore/facilitate/identify opportunities for shared services (EMS, fire, police, etc.).

Implementation 2013 - 2107

Encourage the Pepin County Traffic Safety Committee to facilitate regular informational/ educational meetings.

Implementation 2013 - 2107

Develop email network to publicize meetings and foster intergovernmental communications.

Implementation 2013 - 2107

Expand county website communication services.

Implementation 2013 - 2107

Help to fill "technological gaps" in emergency communications countywide.

Implementation 2013 - 2107

Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.

Implementation 2013 - 2017

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

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

Encouragement of coordination and cooperation among nearby units of government.

The county goals identified above are consistent with the state planning goals identified in State Statute as they encourage communication and coordination to identify efficient ways to provide services and explore opportunities to share resources.

9. IMPLEMENTATION

Outlining steps to implement a plan is essential to achieving the plan's goals. This element of the plan will address implementation of the Pepin County Comprehensive Plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions that will implement the objectives, policies, plans and programs identified in the plan. The element is required to state how each of the elements of the plan are integrated and consistent with each other, identify a mechanism to measure the local government's progress toward achieving the plan, and include a process for updating the plan.

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

Consistency Among Plan Elements

Wisconsin Statutes require a discussion of how the plan is consistent across elements. The Pepin County Board of Supervisors established a County Land Use Planning Advisory Committee as the governmental body to oversee the development of all the planning elements. Two members of the County Board are members of the Land Use Planning Advisory Committee. This Land Use Planning Advisory Committee oversaw the planning process and helped to address inconsistencies. During the planning process members of the County Board were periodically updated on progress of the plan helping ensure plan consistency with existing County policy. In addition, plan copies were forwarded to the Pepin County Board of Supervisors and the Mississippi River Regional Planning Commission to ensure the document was consistent with other planning activities in Pepin County and the region.

Plan Adoption

The quality of a comprehensive plan may be judged by the concrete actions that are taken to achieve the plan's goals. Adopting the Pepin County Comprehensive Plan is the first step in implementing the plan. The Plan Committee will recommend approval of the plan to the County Zoning Committee by resolution. The County Zoning Committee will review the plan and recommend approval of the plan to the County Board. The County Board must then adopt the plan by ordinance in order to enact the plan. Once adopted the plan serves as a framework and guide for the development of the County over the next 20 years.

Plan Monitoring and Plan Updates

The Pepin County Board and its various committees 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 County Board and will be done in accordance to Wisconsin State Statute requirements at a minimum of once every 10 years.

The Pepin County Board of Supervisors has designated the Zoning Committee as the governmental body to oversee the maintenance and implementation of the Pepin County Comprehensive Plan. It is recommended that the Zoning Committee review the comprehensive plan annually at its January meeting to evaluate progress of implementation and determine if a plan update or revision is necessary. The success of the plan will be measured by the degree to which the planning goals are achieved through the annual comprehensive review.

Implementation Element Goals

Through the public participation planning process the following Implementation goals were established for the Pepin County Comprehensive Plan. As described in previous sections, in the context of this plan goals are broad statements that Pepin County desires to achieve. Following each goal are associated policies, programs/actions, etc. that are recommended to address each goal.

Goal A	Identify policies and programs to implement recommendations of the comprehensive plan.
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The Implementation Element attempts to organize the policies, programs/actions, etc. in an organized and meaningful schedule. An implementation schedule is detailed below.

Goal B	Provide the opportunity for public input throughout the planning process and future updates.
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The Pepin County Comprehensive Plan will be updated at a minimum once every 10 years. During the plan update process resident involvement will be solicited through public meetings or reassessing and updating the resident survey. A public hearing will be held on any modifications made to the plan. The plan update will include measuring plan performance at achieving goals, revising statistical information, and 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 Pepin County.

Goal C	Balance individual property rights with community interests and goals.
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Continue to follow the planning process in the adopted "Pepin County Public Participation Plan" which details 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.

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

Implementation Schedule

There are actions the County should pursue to achieve the goals and objectives of this plan. The following implementation schedule has been developed for the Pepin County Comprehensive Plan. Because each of these different possible actions requires the active leadership of elected officials and/or County staff, and because many of the actions will have a monetary cost to the County, it becomes complicated to chart out 20 years of **specific** action commitments. Unless specified otherwise the actions are to be continued throughout the planning period. In several cases the action described is to be initiated within a specific time period (2013-2017 or 2018-2033).

General policies that will guide the future development of Pepin County are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Land Use Element

Policy or Objective to be completed	Timeframe
Limit air pollution, light pollution, noise pollution and pollution of surface and ground waters; assure the adequacy of drainage facilities; encourage the wise use and management of natural resources.	Throughout the planning period
Guide public and private policy and action in order to provide adequate, safe and efficient transportation.	2018 - 2033
Provide adequate and diverse housing.	2013 - 2017
Encourage further development of multi-family dwellings to provide for the projected increase in population and for assisted living facilities to provide for the needs of the aging population.	Throughout the planning period
Encourage further development of low-to-median income housing.	Throughout the planning period
Minimize development on land defined as prime agricultural.	Throughout the planning period
Develop a plan to define the agricultural land according to the Land Evaluation (LE) portion of the USCA-NRCS Land Evaluation and Site Assessment Program (LES).	2018 - 2033
Develop plans for land division after important agricultural land is identified and mapped.	2018 - 2033
Consider developing plans and approval processes for new residences designed to protect important farmland.	2018 - 2033
Work with Pepin County programs to achieve NR151 and ATP50 performance standards in agricultural practices.	Throughout the planning period
Consider the use of Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs as a farmland preservation tool to complement agricultural zoning and direct higher density development to more appropriate areas.	2018 - 2033
Support land use which preserves open spaces.	Throughout the planning period
Inform/educate the public about the importance of forested lands in the County.	Throughout the planning period
Continue to prohibit development in wetland/flood plain areas.	Throughout the planning period
Avoid development on lands of cultural, religious, or historical significance.	Throughout the planning period
Consider development of an optional county-wide general zoning ordinance for the county based on the comprehensive plan and implement subject to the approval of towns.	2013 – 2017
Promote land uses that create or preserve varied and unique urban and rural communities.	Throughout the planning period
Encourage industrial and commercial uses to locate in business and industrial parks, which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well.	Throughout the planning period
Approve development at a pace that does not exceed capacity of utilities, roads, and community facilities.	Throughout the planning period
Support small and home-based business development.	Throughout the planning period

Owners and developers whose operations involve exceeding seasonal road weight limitations or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing roads, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the affected roads.	2013 – 2017
Encourage in-filling of existing open spaces and rehabilitation of under-utilized improved properties.	Throughout the planning period
Prohibit development on slopes greater than 30% to preserve bluffs and minimize soil erosion. Development (building/driveway construction) requested on slopes between 20%-30% should 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.	Throughout the planning period
Promote residential development in locations with adequate public infrastructure.	Throughout the planning period
Establish guidelines for residential growth.	2013 – 2017
Update the Subdivision Ordinance to include conservation cluster provisions, minimum lot size requirements and road standards.	2013 – 2017
The county's future land use decisions should be based on and be consistent with the current land use plan.	Throughout the planning period
Maintain open communication between government and the residents/businesses.	Throughout the planning period
Minimize conflicts between residents and agriculture, manufacturing, and commerce.	Throughout the planning period
Continue to follow the public participation plan to ensure a balance of public input and opinions will be achieved during the planning and zoning process.	Throughout the planning period
Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.	2018 – 2033
Develop an ordinance to address abandoned vehicles and abandoned buildings, which present a public health nuisance.	2013 – 2017
Separate incompatible land uses with buffer areas between different types of land uses	Throughout the planning period
Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.	2013 – 2017

Housing Element

Policy or Objective to be completed	Timeframe
Support development of a variety of suitable living environments which include diverse housing styles and types which appeal to a variety of income groups;	Throughout the planning period
Encourage development of new and support existing incentive programs for improving the housing stock.	Throughout the planning period
Encourage/incentivize conservation cluster developments to protect the environment.	Throughout the planning period
Encourage development policies which utilize existing infrastructure and communities.	Throughout the planning period
Discourage development on prime agricultural land.	Throughout the planning period

Transportation Element	
Policy or Objective to be completed	Timeframe
Maintain/improve the existing road network.	Throughout the planning period
Promote safe access to and use of roads.	Throughout the planning period
Develop/maintain a multi-modal transportation network.	2018 – 2033
Promote development of rail access and other transportation alternatives.	2018 – 2033
Promote development/expansion of regional public and private transportation services.	2013 – 2017
Support existing transit services.	Throughout the planning period
Encourage/support expansion of intercity bus service.	2018 – 2033
Provide wide shoulders and surface markings on existing & new roads to accommodate alternative modes of transportation.	2018 – 2033
Encourage development of a commercial airport.	2018 – 2033
Encourage/support “Adopt-a-Highway” program.	Throughout the planning period
Promote existing bike/recreational trail system.	Throughout the planning period
Explore other additional funding sources to support all modes of the county's transportation system.	Throughout the planning period
Owners and developers of properties at sites along a county/municipal road, which require year-round access or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing county/municipal road, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the county/municipal road.	2013 – 2017

Utilities and Community Facilities Element

Policy or Objective to be completed	Timeframe
Electrical: Generation: provide for emerging technologies. Distribution: encourage adequate traditional distribution and enable emerging technology. Promote efficiency/conservation: reduce demand.	Throughout the planning period Throughout the planning period Throughout the planning period
Natural Gas Distribution: enable expansion of existing infrastructure. Generation: enable expansion and creation of new technology.	Throughout the planning period Throughout the planning period
Telecom Provide adequate service and redundancy countywide. Improve cell phone coverage. Encourage providers of service to increase broadband capacity and options.	Throughout the planning period 2013 – 2017 2013 – 2017
Water Provide adequate capacity for industrial and commercial expansion. Encourage monitoring/sampling for potential contaminants in groundwater.	Throughout the planning period Throughout the planning period
Sanitary Encourage housing and commercial development within areas served with adequate service Identify long term solutions for disposal of sludge and human wastes Provide for appropriate disposal of septage/holding tank waste Evaluate treatment alternatives for large scale disposal operations Develop standards for small scale alternative waste disposal options	Throughout the planning period 2013 – 2017 2018 – 2033 Throughout the planning period 2013 – 2017
Solid Waste Ensure adequate disposal facilities (hazardous waste, traditional waste streams, E-waste, etc.). Reduce amount of materials ending up in landfills. Encourage increased recycling.	Throughout the planning period Throughout the planning period Throughout the planning period
Elder Care Provide adequate capacity/options for aging population. Encourage options to allow for aging in home. Upgrade housing to meet changing ambulatory needs of aging population.	2013 – 2017 Throughout the planning period 2013 – 2017
Health Services Maintain existing level of health services. Encourage expansion of health services.	Throughout the planning period Throughout the planning period
Cemeteries Ensure maintenance of existing facilities.	Throughout the planning period
Fire and Rescue Ensure emergency communications are adequate and standards are being met. Review consolidation/redistribution and adjust to maximize coverage and reduce response times.	Throughout the planning period 2013 – 2017
Law Enforcement Look at shared services/consolidation both locally and regionally.	2013 – 2017
Schools Evaluate consolidation/shared services. Support alternative delivery (home school, charter, virtual). Pursue post-secondary options.	2013 – 2017 Throughout the planning period Throughout the planning period

<u>Parks and Recreation</u> Continuously research options for the upkeep of facilities. Implement recommendations of the Pepin County Outdoor Recreation Plan.	Throughout the planning period 2013 – 2017
<u>Child Care</u> Monitor licensing standards. Ensure facilities are located in proper locations and the number of facilities are adequate to meet demand.	Throughout the planning period Throughout the planning period
<u>Libraries</u> Encourage cooperation amongst local and regional libraries. Monitor service options/alternatives to ensure they meet residents' changing needs Encourage use of local libraries.	Throughout the planning period Throughout the planning period Throughout the planning period

Agricultural, Natural and Cultural Resources Element

Policy or Objective to be completed	Timeframe
Agricultural Resources	
Assist Towns in preserving productive farmland within their borders consistent with town policies and plans.	2013 – 2017
Protect existing agricultural operations and minimize the impact of development on existing agricultural operations.	Throughout the planning period
Discourage the conversion of productive agricultural land to nonagricultural uses.	Throughout the planning period
Encourage development patterns that preserve farmland.	Throughout the planning period
Support land use practices that reduce potential conflicts between agriculture and other land uses.	Throughout the planning period
Support the creation of Agricultural Enterprise Areas when supported by impacted towns.	2018 – 2033
Support the creation of Farmland Preservation Zoning Districts which are consistent with town comprehensive plans.	2018 – 2033
Promote use of conservation cluster development and design for non-farm residential development to preserve existing farmland and prevent agricultural fragmentation.	Throughout the planning period
Encourage landowners to adopt modern crop production methods that reduce topsoil losses.	Throughout the planning period
Encourage land use practices that minimize environmental pollution.	Throughout the planning period
Improve and protect surface and groundwater quality.	2013 – 2017
Promote conservation programs and best management practices identified in the Pepin County Land and Water Resource Management Plan to protect valuable natural resources.	Throughout the planning period
Encourage review of the Livestock Siting Ordinance for Pepin County with reference to ATCP 51.	2018 – 2033
Maintain, support and enhance agriculture as a strong component of the county's economy.	Throughout the planning period
Support and encourage agricultural enterprise.	Throughout the planning period
Encourage diverse agricultural ventures.	Throughout the planning period
Support the establishment of Agricultural Business Operations in appropriate locations consistent with town comprehensive plans, when applicable.	Throughout the planning period
Support appropriate infrastructure development such as rail, transit, and roads which assist agricultural commerce.	2018 – 2033
Encourage agriculture friendly land uses (such as agri-tourism) at appropriate locations.	Throughout the planning period
Promote small family farms and educate potential farmers of economic viability of small farms.	Throughout the planning period
Natural Resources	
Support implementation of the Pepin County Land and Water Resource Plan.	Throughout the planning period
Recommend development and implementation of an erosion control and storm water management ordinance.	2013 – 2017
Prevent development from impacting the natural flow of water to wetlands.	2013 – 2017
Update county shore land ordinance to the new NR115 standards.	2013 – 2017

Promote management of run-off to protect all water resources in the county.	Throughout the planning period
Protect the land that recharges aquifers.	2013 – 2017
Encourage increased use of buffers along all surface waters.	Throughout the planning period
Adhere to EPA and state of Wisconsin guidelines regulating CAFOs.	Throughout the planning period
Support existing stream bank erosion prevention/protection projects and efforts of the County's Land Conservation Depart., Wisconsin DNR, U.S. NRCS, etc.	Throughout the planning period
Provide informational workshops about groundwater quality and quantity for citizen input and education.	2013 - 2017
Provide informational workshops about invasive species.	Throughout the planning period
Contact and coordinate with Wis. DNR when threatened, endangered or rare species are found.	Throughout the planning period
Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.	2013 - 2017
Preserve slopes, bluff lands and forested areas in the county.	Throughout the planning period
Support local municipal ordinances related to non-metallic mining operations in the county.	2013 - 2017
Restrict development on slopes greater than 30%.	Throughout the planning period
Promote DNR forestry best management practices in the county.	Throughout the planning period
Adhere to the county Flood Plain Ordinance.	Throughout the planning period
Consider property tax and/or other credits for shoreline/stream restoration and other water quality improvement projects.	2013 - 2017
Update Shoreland Zoning Ordinance to comply with most recent state regulations.	2013 - 2017
Prohibit development in wetlands and floodplains.	Throughout the planning period
Maintain/enhance recreational opportunities in the county.	Throughout the planning period
Maintain and update the county's Outdoor Recreation Plan.	Throughout the planning period
Support policies, programs and ordinances that maintain creeks, streams, rivers, lakes and wetlands.	Throughout the planning period
Reduce roadway/transportation, industrial, construction and agricultural noise.	2013 - 2017
Develop and implement an excessive noise ordinance.	2013 - 2017
Limit or decrease emissions from stationary, mobile, or natural sources of pollution.	Throughout the planning period
Develop and implement an air pollution ordinance.	2013 - 2017
Encourage use of light sources of minimum intensity necessary to accomplish the light's purpose and which are shielded or placed to prevent light from straying beyond the area to be illuminated.	Throughout the planning period
Consider development of regulations to control excessive/obtrusive light.	2018 - 2033
Cultural Resources	
Support existing historic preservation efforts.	Throughout the planning period
Encourage new restoration of significant cultural, historical and archeological resources.	Throughout the planning period
Foster cooperation among existing local, regional and state organizations and resources to improve public awareness about and access to the county's cultural, historic and archeological resources.	Throughout the planning period

Economic Development Element

Policy or Objective to be completed	Timeframe
Encourage small niche businesses, home-based businesses, cottage industries, artists and small commercial, retail and industrial businesses.	Throughout the planning period
Consider establishing criteria for property owners to develop home-based businesses.	2013 - 2017
Maintain existing businesses and support new businesses that are compatible with the county's rural character and which meet the needs of area residents and visitors.	Throughout the planning period
Support locally / regionally owned businesses by promoting "buy local" initiatives.	Throughout the planning period
Work cooperatively with local business organizations and adjacent units of government on economic development issues.	Throughout the planning period
Obtain more financial support for economic growth activities from: tax supported agencies designed to assist local communities in development; an "angel" network for such things as business development expertise, ideas, people, funding, and venture capital resource.	2013 – 2017
Re-establish the Pepin County Economic Development Corporation.	2013 – 2017
Continue to monitor County, Regional and State programs that promote the desired businesses.	Throughout the planning period
Work with the local schools and area technical colleges and universities to investigate financial and technical assistance programs to assist in workforce development, such as K-12 school-to-work, apprenticeships and an entrepreneurial club such as Junior Achievement.	Throughout the planning period
Document existing infrastructure in industrial parks and make promotional materials available to business prospects.	2013 – 2017
Provide information about the numerous business development organizations available.	2013 – 2017
Develop a long-term area strategy based on sustainable economic development principles.	2013 – 2017
Develop an aggressive public relations effort to attract small, clean manufacturers and high tech industries.	2013 – 2017
Develop a public relations effort to attract retirees, part-time residents, residents who operate from home, etc. who will support service industries such as carpenters, electricians, plumbers, painters, etc.	2013 – 2017
Support programs/projects that will maintain and improve the transportation system that connects residents to employment opportunities.	Throughout the planning period
Improve communication between government and the business community in order to address timely issues and address needs of existing businesses.	2013 – 2017
Support programs and identify funding sources to improve information technology services (broadband internet, fiber optic cables, etc.).	2013 – 2017
Encourage "green" businesses that conserve the natural environment as well as those that support green industries such as solar power manufacturing and bio-fuels, and green building.	Throughout the planning period
Improve communication between incorporated and unincorporated local units of government on economic development related issues.	2013 – 2017
Join the West Wisconsin Economic Development Fund Revolving Loan Fund.	2013 – 2017
Encourage the use of the State's Main Street program.	Throughout the planning period
Develop a regional marketing strategy for local agricultural products.	2013 – 2017

Encourage services and businesses that support agricultural operations and provide important agricultural inputs (farm equipment, new farm technologies, etc.) to locate in the county.	Throughout the planning period
Support new and existing businesses that utilize local agricultural products.	Throughout the planning period
Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. to provide more agricultural opportunities in the local economy.	Throughout the planning period
Discourage development on prime agricultural lands.	Throughout the planning period
Evaluate the interest in developing a "Purchase of Development Rights Program" to preserve productive agricultural lands.	2013 – 2017
Maintain the right to farm.	Throughout the planning period
Coordinate education of residents, local farmers, municipal officials, local organizations about the assets and liabilities of sustainable farming and value added agriculture.	Throughout the planning period
Support programs/projects that will maintain and improve the transportation infrastructure that serves agricultural and forestry producers.	Throughout the planning period
Encourage recreation and tourism uses (fishing, sightseeing, biking, etc.) that will not detract from the rural qualities of the county.	Throughout the planning period
Build on the county's agriculture, natural resources, cultural resources, and local arts to promote tourism.	Throughout the planning period
Identify additional sites and opportunities for tourism and recreation.	2018 – 2033
Support local and regional festivals as a way to promote tourism throughout the county.	Throughout the planning period
Support development of tourist-supportive businesses and events (hotels, specialty retail stores, historic buildings, conferences, festivals) as a means to increase tourism.	Throughout the planning period
Develop and publish a marketing plan for attracting individuals and businesses.	2013 – 2017
Continue to support state and federal recreational facilities in the County as a means to provide recreational opportunities for visitors and tourists.	Throughout the planning period
Develop strong partnerships with existing regional organizations that currently promote recreation and tourism resources in the County.	2013 – 2017
Develop an optional county-wide zoning ordinance and implement as approved by the municipalities.	2013 – 2017
Identify growth corridors, along state and federal highways, in the areas that are suitable for commercial development.	2013 – 2017
Encourage the redevelopment of downtown districts, brownfields, existing vacant parcels, and expansion of existing business and industrial parks in the region before considering creation of new sites for business or industrial parks.	Throughout the planning period
Develop a land use map (in coordination with towns, cities, and villages) that identifies locations for businesses to grow and expand.	2013 – 2017
Maintain the rural character of the county.	Throughout the planning period
Encourage industrial and commercial uses to be located in business/industrial parks which have sufficient infrastructure to support large industrial uses and offer opportunities for commercial development as well.	Throughout the planning period
Encourage environmentally sustainable economic development.	Throughout the planning period
Protect natural resources and minimize negative impacts on the natural beauty of the county in new developments for business, recreation and housing.	Throughout the planning period
Design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.	2013 – 2017

Encourage businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and vegetative buffers.	2013 – 2017
Protect existing businesses from non-compatible land uses.	Throughout the planning period
Discourage new residential development in close proximity to existing agricultural operations.	2013 – 2017
Create buffer zones around farm or business activities to prevent future conflicts from new residential development.	2013 – 2017
Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.	2013 – 2017

Intergovernmental Cooperation Element	
Policy or Objective to be completed	Timeframe
Encourage strong service agreements with fire and emergency service providers.	Throughout the planning period
Identify new opportunities for intergovernmental cooperation.	Throughout the planning period
Encourage greater participation in the Pepin County Towns Association.	Throughout the planning period
Establish semi-annual information meetings for county/municipal/school district officials.	2013 – 2017
Encourage establishment of a countywide economic development corporation.	2013 – 2017
Explore/facilitate/identify opportunities for shared services (EMS, fire, police, etc.).	2013 – 2017
Encourage the Pepin County Traffic Safety Committee to facilitate regular informational / educational meetings.	2013 – 2017
Develop email network to publicize meetings and foster intergovernmental communications.	2013 – 2017
Expand county website communication services.	2013 – 2017
Help fill “technological gaps” in emergency communications countywide.	2013 – 2017
Urge the county to establish a permanent Land Use Planning Commission charged with researching land use issues (e.g. silica sand mining, high capacity wells, etc.) which will arise from time-to-time and making recommendations for action by the county and municipalities.	2013-2017

APPENDIX 1

Pepin County Citizen Participation Plan

PUBLIC PARTICIPATION PLAN FOR DEVELOPMENT OF THE PEPIN COUNTY COMPREHENSIVE PLAN

PURPOSE:

In order for the Pepin County Board of Supervisors to operate effectively and to address the needs of the citizens of the county, the entire population must be kept informed. To insure responsiveness to the needs of its citizens, the county board, its committees, commissions or other appointed entities should provide for and encourage citizen participation. The decision-making process will be open and consistent with state and federal regulations. To accomplish this, the following plan will be followed:

PUBLIC MEETINGS

All meetings of the county board, committees, commissions, and other appointed entities will be: designed to provide the public with the most complete information regarding the affairs of the governmental bodies, held in places reasonably convenient and accessible to the public, and, open to the public unless otherwise expressly provided by law. Written comments from citizens will be accepted at all meetings.

NOTICE OF MEETINGS

Public notice for all meetings will be accomplished by publishing notice in the county's official newspaper, the Courier Wedge, the Star Shopper, and/or posting notice in three locations likely to be seen by the public, including the Government Center and two other conspicuous locations within the county. These notices may include time, place, and date of the meeting or hearing, and a brief agenda. Timing of public notice shall be in compliance with Wisconsin's Open Meetings Law, which requires at least a 24-hour notice of a meeting. However, the county will strive to provide adequate advance notice of all governmental meetings.

PUBLIC HEARINGS

Public hearings shall be held from time-to-time to obtain citizen views and enable residents to respond to issues and activities of the county board, committees, commissions, or other appointed entities. Hearings shall be held after adequate notice at times and locations convenient to citizens and with accommodations for the handicapped. Written comments from citizens will be accepted at all public hearings.

NOTICE OF HEARING

Official notice of hearings will be by public notice in the official newspaper prior to the hearing. In addition, the public notice may be posted at the Government Center and two other conspicuous locations within the county. These notices will include time, place, and date of the hearing, and a brief agenda.

NOTICE TO MEDIA

The county board, committees, commissions, and other appointed entities will provide written notice to all news media, who have requested it in writing. Written notice will also be provided to the county's official newspaper.

INFORMATIONAL MAILINGS

In an attempt to keep the public fully informed about issues and activities of the county board or its appointed entities, these county governmental bodies may develop relevant printed informational materials. These materials will be distributed by mail or other means so as to make the information readily available to as many citizens as possible.

COMMUNITY PRESENTATIONS

In an attempt to keep the public fully informed about issues and activities of the county board or its appointed entities, these county governmental bodies may from time-to-time meet with civic and community organizations to discuss relevant issues and activities.

NEWS RELEASES

In an attempt to keep the public fully informed about issues and activities of the county board or its appointed entities, these county governmental bodies may develop news releases. News releases related to the Land Use Planning Advisory Committee (LUPAC) will be reviewed by the LUPAC Chair before being sent to the county's official newspaper and to other media outlets so as to make information available to as many citizens as possible.

COUNTY'S WEBSITE

In an attempt to keep the public fully informed about issues and activities of the county board or its appointed entities, the county may develop its own website and post relevant documents, maps, and other informational materials for public inspection and post such information on the Pepin County website.

These efforts are the minimum and more opportunities for public involvement may arise during the course of governmental affairs. The county will provide information relating to when and where documents, maps, and other information pertinent to the county's activities may be available for review by the public.

This Public Participation Plan has been developed by Pepin County to foster public involvement in all aspects of the Pepin County Land Use Planning Advisory Committee and other county governance consistent with the spirit and intent of Wisconsin law.

APPENDIX 2

Pepin County Statement of Assessments 2007 and 2012

Table 2.02a Residential Assessment Trends 2007-2012

Municipality	2007 residential			2012 Residential			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	458	2.19	\$1,581,500	483	2.34	\$1,897,300	0.15	19.97	5.0
T. Durand	524	5.09	\$3,201,000	522	5.12	\$3,140,100	0.04	-1.90	-0.4
T. Frankfort	510	3.51	\$946,100	517	3.50	\$1,600,300	-0.02	69.15	1.4
T. Lima	366	1.76	\$1,621,700	372	1.79	\$1,514,400	0.03	-6.62	1.2
T. Pepin	614	2.83	\$12,770,100	703	3.29	\$17,791,500	0.47	39.32	17.8
T. Stockholm	423	5.16	\$6,805,000	447	5.54	\$8,980,200	0.38	31.96	4.8
T. Waterville	348	1.80	\$2,883,000	279	1.44	\$3,114,100	-0.36	8.02	-13.8
T. Waubeek	315	5.48	\$2,454,500	331	5.84	\$2,636,900	0.35	7.43	3.2
Total (Towns)	3,558	2.93	\$32,262,900	3,654	3.02	\$40,674,800	1.04	26.07	19.2
V. Pepin	33	27.73	\$12,500,900	35	27.34	\$11,093,500	-0.39	-11.26	0.4
V. Stockholm	57	16.86	\$6,164,700	54	15.74	\$4,952,100	-1.12	-19.67	-0.6
C. Durand	42	22.83	\$11,916,800	49	17.63	\$11,031,900	-5.20	-7.43	1.4
Total (Villages & City)	132	20.59	\$30,582,400	138	18.40	\$27,077,500	-6.71	-11.46	1.2
Pepin County	3,690	3.02	\$62,845,300	3,792	3.12	\$67,752,300	0.10	7.81	20.4

Table 2.02b Commercial Assessment Trends 2007-2012

Municipality	2007 Commercial			2012 Commercial			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	4	0.02	\$22,900	3	0.01	\$15,000	-0.01	-34.50	-0.20
T. Durand	77	0.75	\$411,200	44	0.43	\$214,900	-0.32	-47.74	-6.6
T. Frankfort	33	0.23	\$56,000	83	0.56	\$138,100	0.33	146.61	10.0
T. Lima	33	0.16	\$106,700	33	0.16	\$130,300	0.00	22.12	0
T. Pepin	68	0.31	\$206,700	48	0.22	\$276,300	-0.09	33.67	-4.0
T. Stockholm	1	0.01	\$6,500	1	0.01	\$5,400	0.00	-16.92	0
T. Waterville	35	0.18	\$98,400	35	0.18	\$159,300	0.00	61.89	0
T. Waubeek	118	2.05	\$794,600	138	2.43	\$1,141,000	0.38	43.59	4.0
Total (Towns)	369	0.30	\$1,703,000	385	0.32	\$2,080,300	0.30	22.16	3.2
V. Pepin	27	22.69	\$2,146,700	29	22.66	\$2,446,300	-0.03	13.96	0.4
V. Stockholm	1	0.30	\$486,800	1	0.29	\$546,200	0.00	12.20	0
C. Durand	69	37.50	\$3,093,000	107	38.49	\$3,575,000	0.99	15.58	7.6
Total (Villages & City)	97	15.13	\$5,726,500	137	18.27	\$6,567,500	0.95	14.69	8.0
Pepin County	466	0.38	\$7,429,500	522	0.43	\$8,647,800	0.05	16.40	11.2

Table 2.02c Manufacturing Assessment Trends 2007-2012

Municipality	2007 Manufacturing			2012 Manufacturing			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	22	0.10	\$38,200	22	0.11	\$46,200	0.00	20.94	0.0
T. Durand	149	1.45	\$258,200	149	1.46	\$283,900	0.02	9.95	0.0
T. Frankfort	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
T. Lima	9	0.04	\$94,700	9	0.04	\$85,200	0.00	-10.03	0.0
T. Pepin	32	0.15	\$66,400	32	0.15	\$67,000	0.00	0.90	0.0
T. Stockholm	17	0.21	\$28,800	17	0.21	\$31,600	0.00	9.72	0.0
T. Waterville	1	0.01	\$9,800	1	0.01	\$9,800	0.00	0.00	0.0
T. Waubeek	131	2.28	\$250,800	77	1.36	\$194,600	-0.92	-22.41	-10.8
Total (Towns)	361	0.30	\$746,900	307	0.25	\$718,300	-0.90	-3.83	-10.8
V. Pepin	6	5.04	\$78,100	5	3.91	\$63,600	-1.14	-18.57	-0.2
V. Stockholm	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
C. Durand	7	3.80	\$101,200	7	2.52	\$103,100	-1.29	1.88	0.0
Total (Villages & City)	13	2.03	\$179,300	12	1.60	\$166,700	-2.42	-7.03	-0.2
Pepin County	374	0.31	\$926,200	319	0.26	\$885,000	-0.04	-4.45	-11

Table 2.02d Agriculture Assessment Trends 2007-2012

Municipality	2007 Agriculture			2012 Agriculture			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	12,907	61.60	\$1,819,000	13,024	63.03	\$1,557,300	1.43	-14.39	23.4
T. Durand	5,916	57.42	\$805,800	5,881	57.70	\$861,000	0.28	6.85	-7.0
T. Frankfort	8,817	60.73	\$1,163,600	8,727	59.03	\$1,236,400	-1.70	0.00	-18.0
T. Lima	15,759	75.74	\$2,158,600	15,632	75.12	\$2,191,800	-0.61	1.54	-25.4
T. Pepin	12,606	58.02	\$2,055,000	12,780	59.83	\$2,003,600	1.81	-2.50	34.8
T. Stockholm	5,534	67.52	\$901,200	5,533	68.61	\$957,900	1.09	6.29	-0.2
T. Waterville	13,699	70.87	\$2,168,800	13,140	67.69	\$2,172,700	-3.18	0.18	-111.8
T. Waubeek	2,852	49.63	\$476,800	2,881	50.80	\$486,700	1.17	2.08	5.8
Total (Towns)	78,090	64.23	\$11,548,800	77,598	64.15	\$11,467,400	-0.08	-0.70	-98.4
V. Pepin	34	28.57	\$5,800	40	31.25	\$6,600	2.68	13.79	1.2
V. Stockholm	10	2.96	\$1,700	12	3.50	\$2,400	0.54	0.00	0.4
C. Durand	6	3.26	\$700	25	8.99	\$4,200	5.73	500.00	3.8
Total (Villages & City)	50	7.80	\$8,200	77	10.27	\$13,200	2.47	60.98	5.4
Pepin County	78,140	63.93	\$11,557,000	77,675	63.82	\$11,480,600	-0.11	-0.66	-93.0

Table 2.02e Undeveloped Assessment Trends 2007-2012

Municipality	2007 Undeveloped			2012 Undeveloped			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	2,660	12.69	\$299,900	2,601	12.59	\$1,150,000	-0.11	283.46	-11.8
T. Durand	589	5.72	\$146,200	579	5.68	\$139,400	-0.04	-4.65	-2.0
T. Frankfort	907	6.25	\$605,600	898	6.07	\$348,200	-0.17	0.00	-1.8
T. Lima	1,178	5.66	\$282,900	1,707	8.20	\$459,000	2.54	62.25	105.8
T. Pepin	1,390	6.40	\$775,600	1,435	6.72	\$990,000	0.32	27.64	9.0
T. Stockholm	347	4.23	\$209,300	325	4.03	\$210,600	-0.20	0.62	-4.4
T. Waterville	802	4.15	\$278,200	1,239	6.38	\$635,100	2.23	128.29	87.4
T. Waubeek	420	7.31	\$191,900	426	7.51	\$156,400	0.20	-18.50	1.2
Total (Towns)	8,293	6.82	\$2,789,600	9,210	7.61	\$4,088,700	0.79	46.57	183.4
V. Pepin	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
V. Stockholm	77	22.78	\$103,500	79	23.03	\$93,700	0.25	0.00	0.4
C. Durand	60	32.61	\$15,000	74	26.62	\$22,600	-5.99	50.67	2.8
Total (Villages & City)	137	21.37	\$118,500	153	20.40	\$116,300	-0.97	-1.86	3.2
Pepin County	8,430	6.90	\$2,908,100	9,363	7.69	\$4,205,000	0.80	44.60	186.6

Table 2.02f Ag Forest Assessment Trends 2007-2012

Municipality	2007 Ag Forest			2012 Ag Forest			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	3,279	15.65	\$3,551,400	3,165	15.32	\$4,114,500	-0.33	15.86	22.8
T. Durand	2,323	22.55	\$2,120,000	2,299	22.55	\$2,990,000	0.01	41.04	-4.8
T. Frankfort	3,558	24.51	\$4,256,400	3,744	25.32	\$4,867,200	0.82	0.00	37.2
T. Lima	2,519	12.11	\$2,267,100	2,318	11.14	\$3,013,400	-0.97	32.92	-40.2
T. Pepin	3,157	14.53	\$4,241,700	3,987	18.66	\$5,482,100	4.13	29.24	166.0
T. Stockholm	1,225	14.95	\$1,663,700	1,249	15.49	\$1,717,400	0.54	3.23	4.8
T. Waterville	3,067	15.87	\$3,477,100	3,380	17.41	\$4,394,000	1.54	26.37	62.6
T. Waubeek	625	10.88	\$437,000	828	14.60	\$1,076,400	3.72	146.32	40.6
Total (Towns)	19,753	16.25	\$22,014,400	20,970	17.34	\$27,655,000	1.09	25.62	243.4
V. Pepin	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
V. Stockholm	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
C. Durand	0	0.00	\$0	13	4.68	\$16,900	4.68		2.6
Total (Villages & City)	0	0.00	\$0	13	1.73	\$16,900	1.73		2.6
Pepin County	19,753	16.16	\$22,014,400	20,983	17.24	\$27,671,900	1.08	25.70	246.0

Table 2.02g Forest Assessment Trends 2007-2012

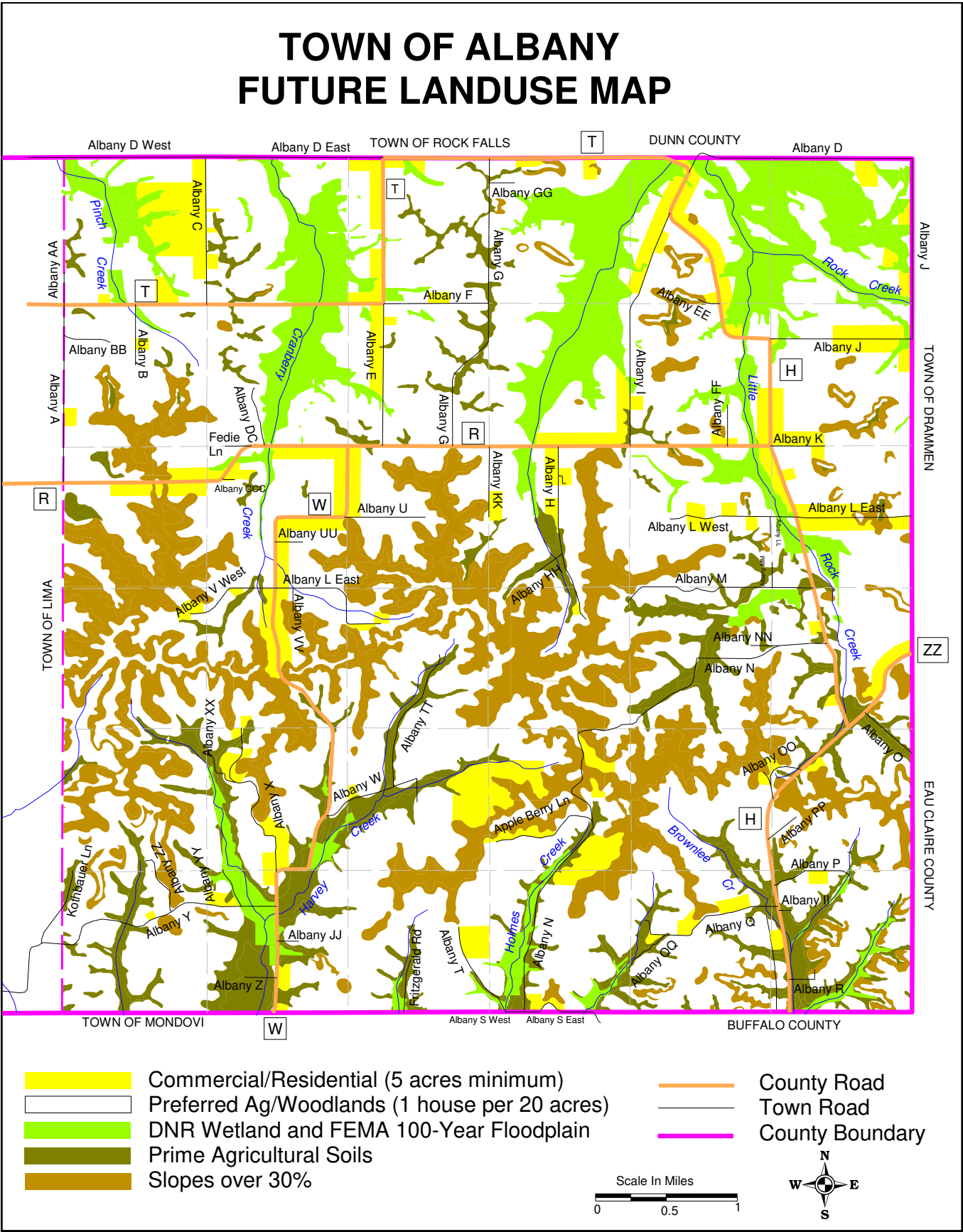
Municipality	2007 Forest			2012 Forest			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	1,468	7.01	\$2,710,800	1,222	5.91	\$3,177,200	-1.09	17.21	-49.2
T. Durand	666	6.46	\$1,416,000	662	6.49	\$1,721,200	0.03	21.55	-0.8
T. Frankfort	562	3.87	\$1,348,800	684	4.63	\$1,778,400	0.76	0.00	24.4
T. Lima	723	3.47	\$1,301,400	482	2.32	\$1,253,200	-1.16	-3.70	-48.2
T. Pepin	3,640	16.75	\$9,882,000	2,166	10.14	\$5,956,500	-6.61	-39.72	-294.8
T. Stockholm	593	7.24	\$1,242,800	435	5.39	\$1,196,300	-1.84	-3.74	-31.6
T. Waterville	1,129	5.84	\$2,272,600	1,098	5.66	\$2,857,300	-0.18	25.73	-6.2
T. Waubeek	1,256	21.86	\$2,946,000	961	16.95	\$2,498,600	-4.91	-15.19	-59.0
Total (Towns)	10,037	8.26	\$23,120,400	7,710	6.37	\$20,438,700	-1.88	-11.60	-465.4
V. Pepin	19	15.97	\$51,300	19	14.84	\$66,500	-1.12	0.00	0.0
V. Stockholm	193	57.10	\$679,200	198	57.73	\$738,500	0.63	0.00	1.0
C. Durand	0	0.00	\$0	3	1.08	\$7,800	1.08	-	0.6
Total (Villages & City)	212	33.07	\$730,500	220	29.33	\$812,800	-3.74	11.27	1.6
Pepin County	10,249	8.39	\$23,850,900	7,930	6.52	\$21,251,500	-1.87	-10.90	-463.8

Table 2.02h Other Assessment Trends 2007-2012

Municipality	2007 Other			2012 Other			% Land Use Change 2007-2012	% Land Value Change 2007-2012	Average change per year (Acres)
	Acres	% Land Use	Land Value (Dollars)	Acres	% Land Use	Land Value (Dollars)			
T. Albany	144	0.74	\$486,200	156	0.70	\$576,000	-0.05	18.47	2.4
T. Durand	57	0.57	\$200,600	59	0.56	\$228,000	-0.01	13.66	0.4
T. Frankfort	132	0.91	\$473,600	132	0.89	\$541,200	-0.02	0.00	0.0
T. Lima	255	1.06	\$748,000	220	1.23	\$1,020,000	0.17	36.36	-7.0
T. Pepin	211	1.02	\$937,400	221	0.99	\$991,700	-0.03	5.79	2.0
T. Stockholm	57	0.68	\$240,800	56	0.71	\$267,900	0.02	11.25	-0.2
T. Waterville	241	1.29	\$917,600	249	1.24	\$988,100	-0.05	7.68	1.6
T. Waubeek	29	0.50	\$85,000	29	0.51	\$116,000	0.01	36.47	0.0
Total (Towns)	1,126	0.92	\$4,089,200	1,122	0.93	\$4,728,900	0.01	15.64	-0.8
V. Pepin	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
V. Stockholm	0	0.00	\$6,500	0	0.00	\$0	0.00	0.00	0.0
C. Durand	0	0.00	\$0	0	0.00	\$0	0.00	0.00	0.0
Total (Villages & City)	0	0.00	\$6,500	0	0.00	\$0	0.00	0.00	0.0
Pepin County	1,126	0.92	\$4,095,700	1,122	0.93	\$4,728,900	0.01	15.46	-0.8

APPENDIX 3

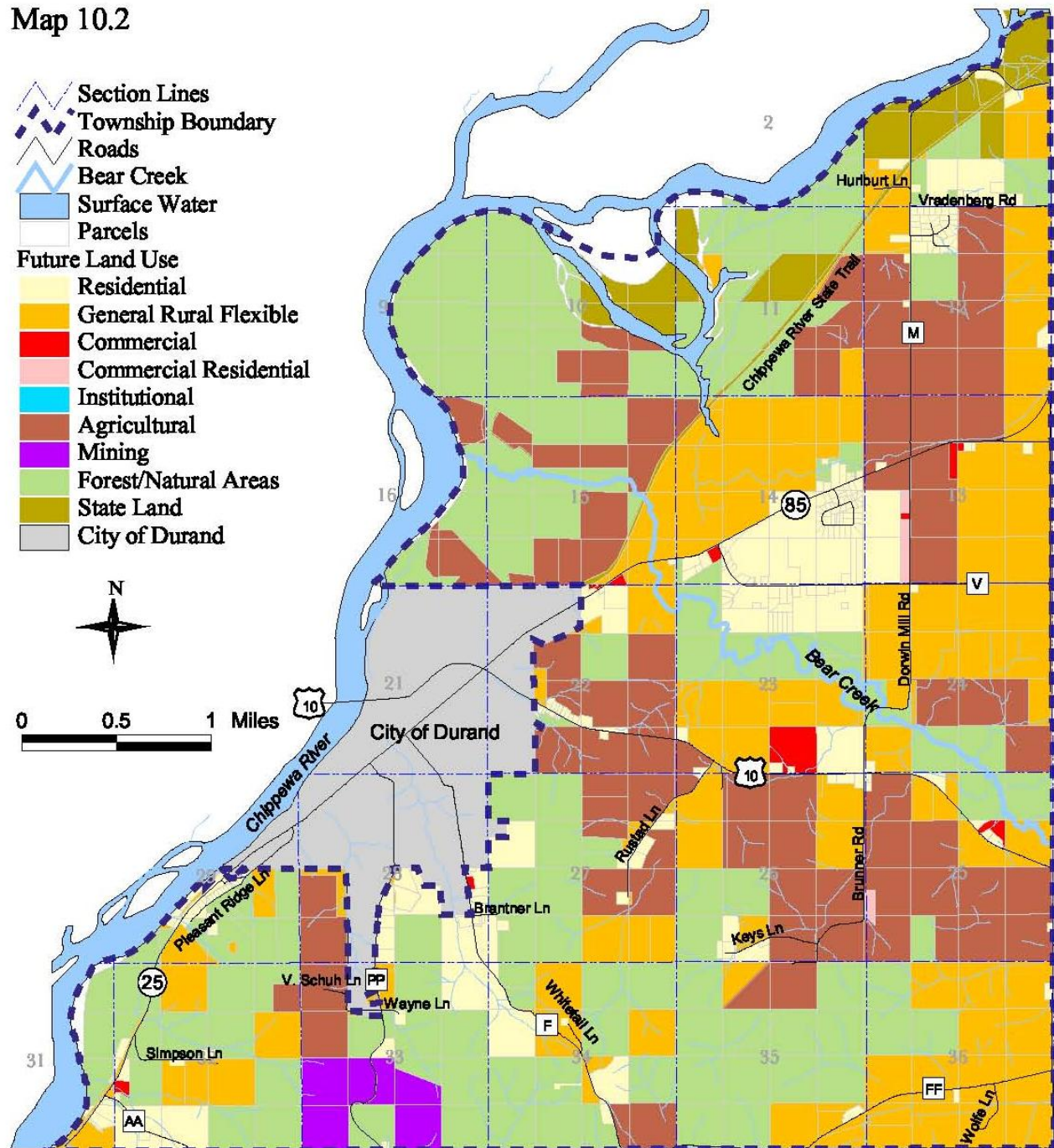
Individual Town Future Land Use Maps



Future Land Use

Town of Durand

Map 10.2

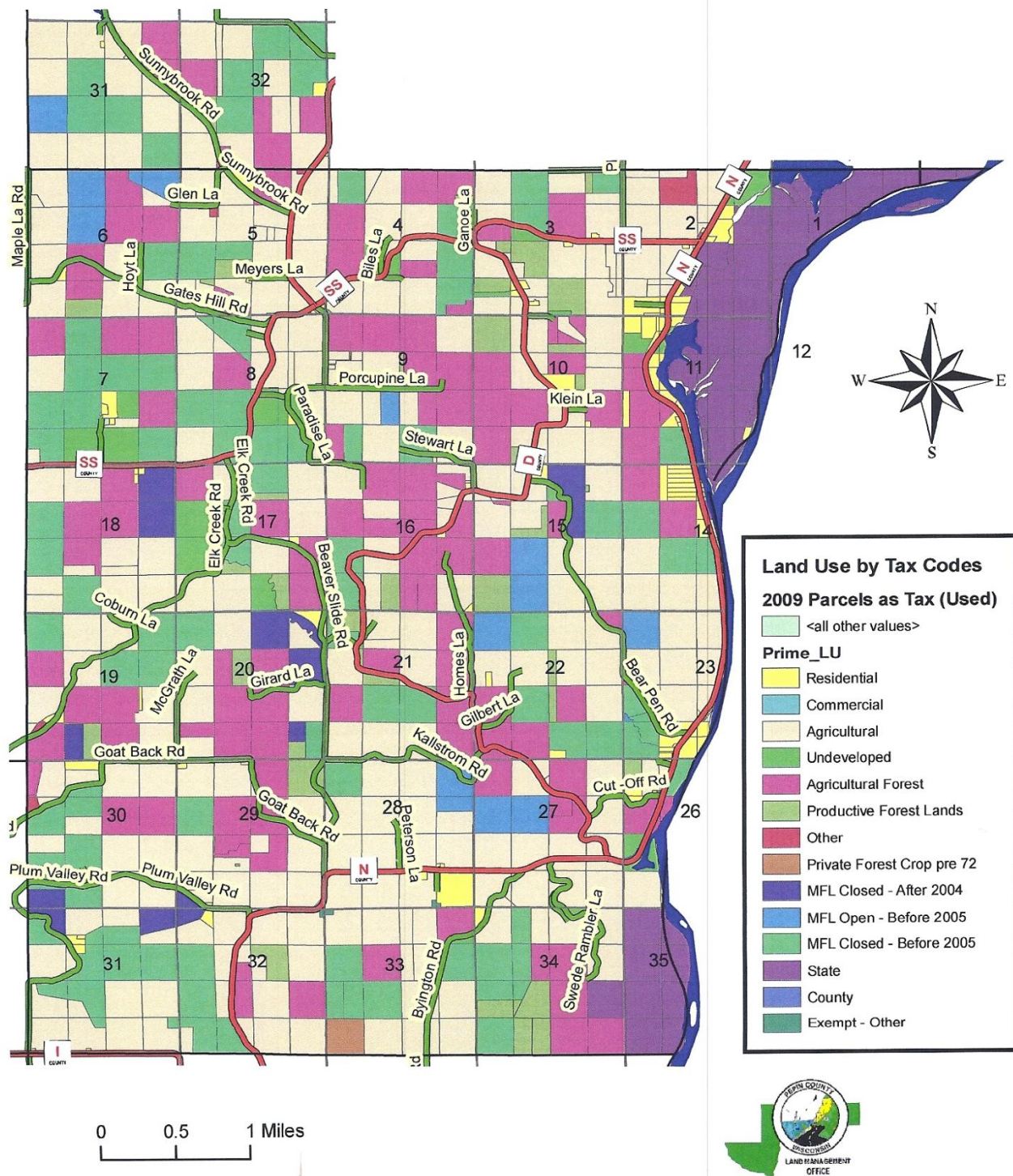


Note: The Current Land Use map is derived from a variety of sources and based on best available data. The Land Use map is a generalized depiction of the overall current development and Land Uses in the Town. Some individual residential uses may not be mapped.

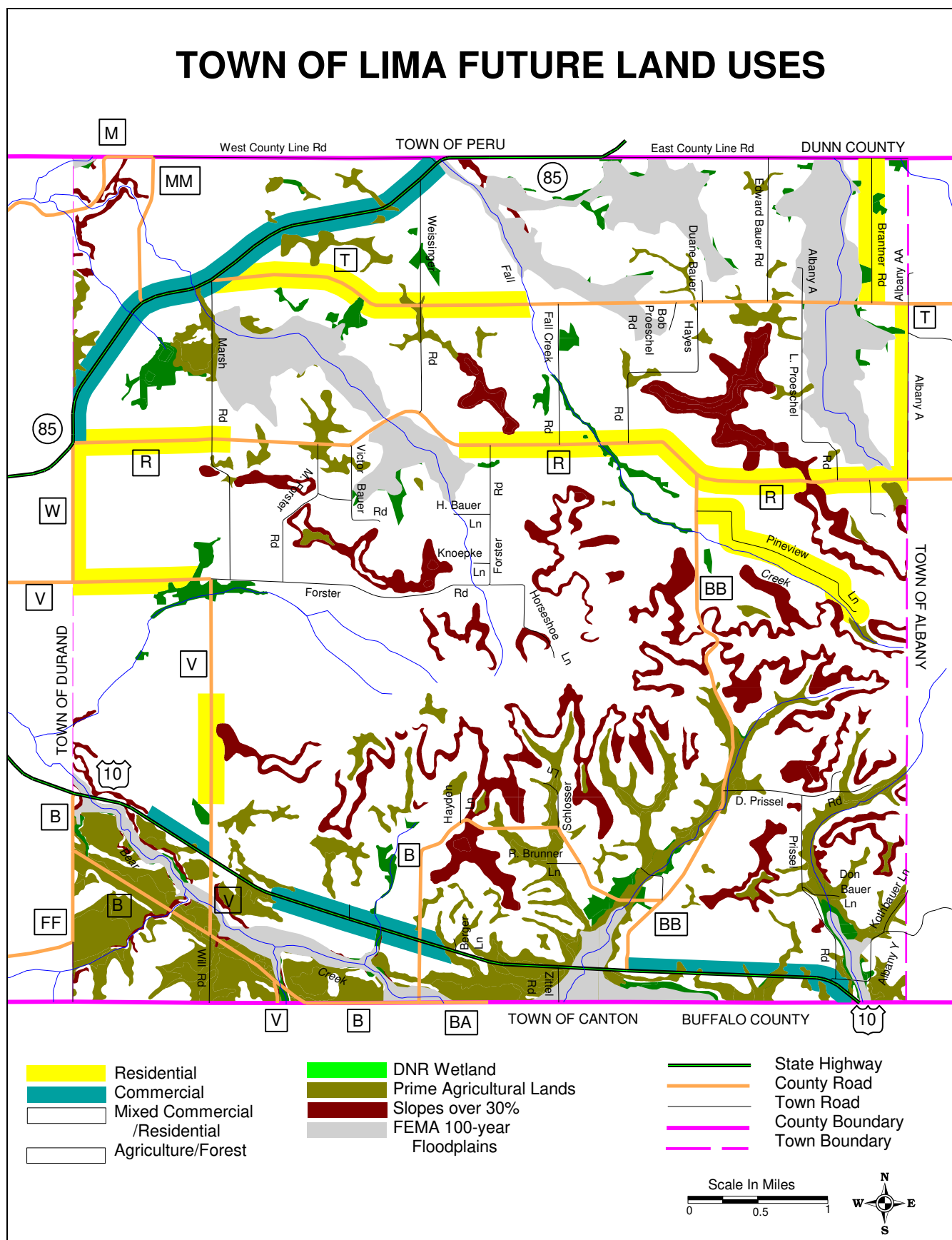
Source: Town of Durand Plan Commission, Pepin County 2007 Tax Roll, Pepin County Plat Book



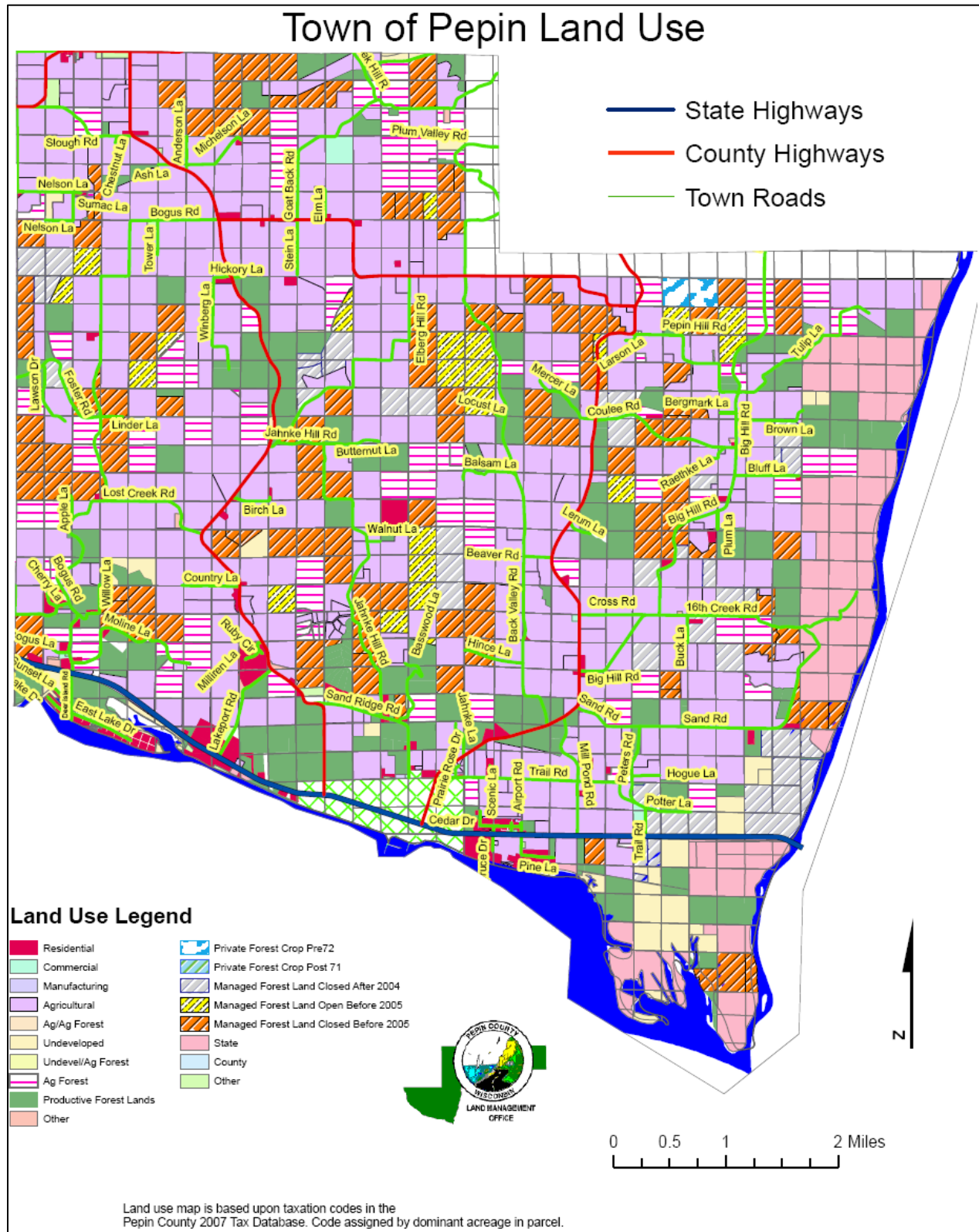
Town of Frankfort Future Land Use Map



Map created using 2008 Pepin County tax database. Land Use code based upon majority of land use type within any one parcel.

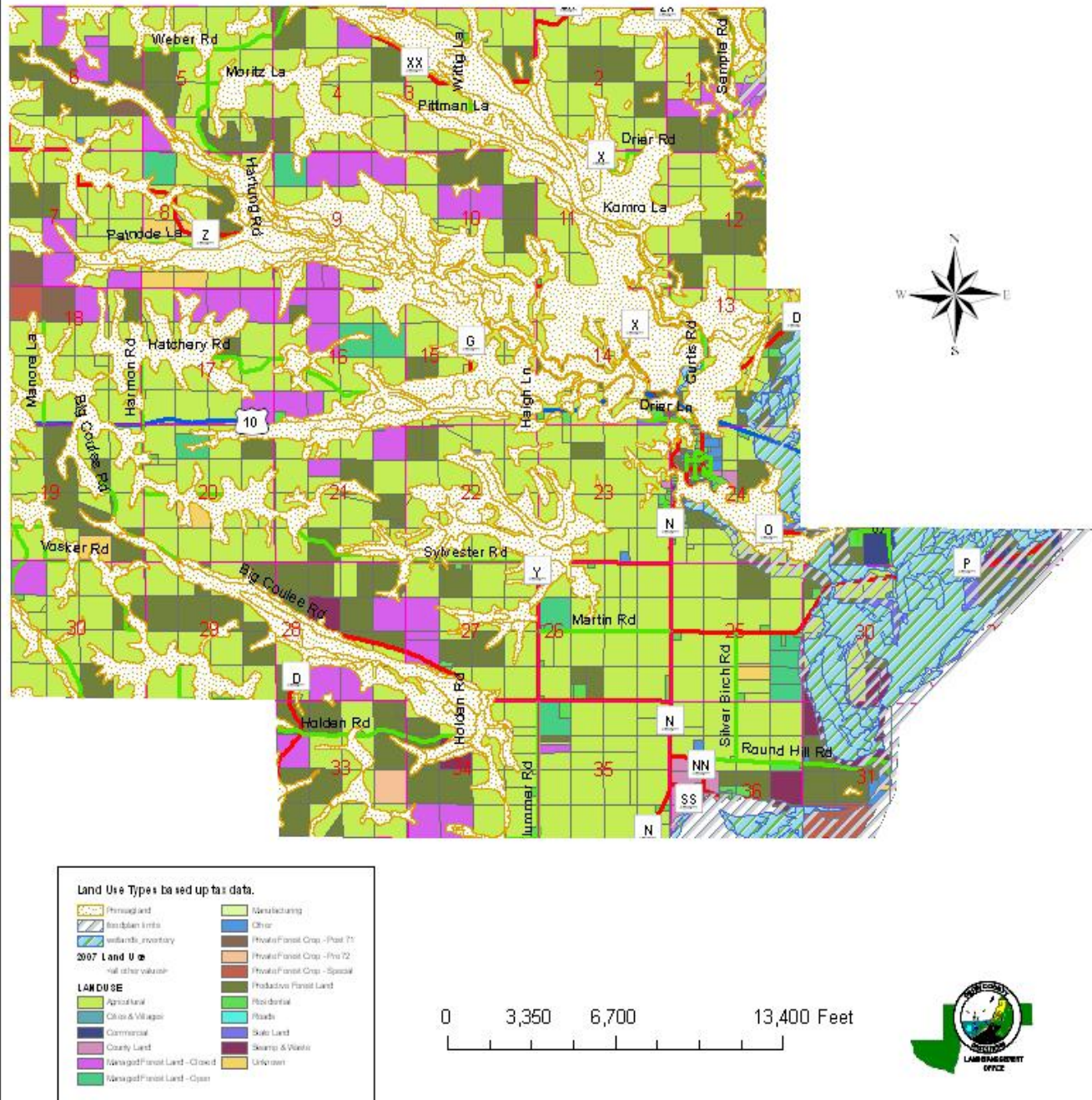


No projections were made for future land uses in the Town of Pepin's comprehensive plan. The plan stated "Very little change is expected in use of land for Residential, Agricultural and Commercial and there is no land use categorized as Industrial in the Town". Therefore the existing land use map for the Town is being shown as the future land use map.



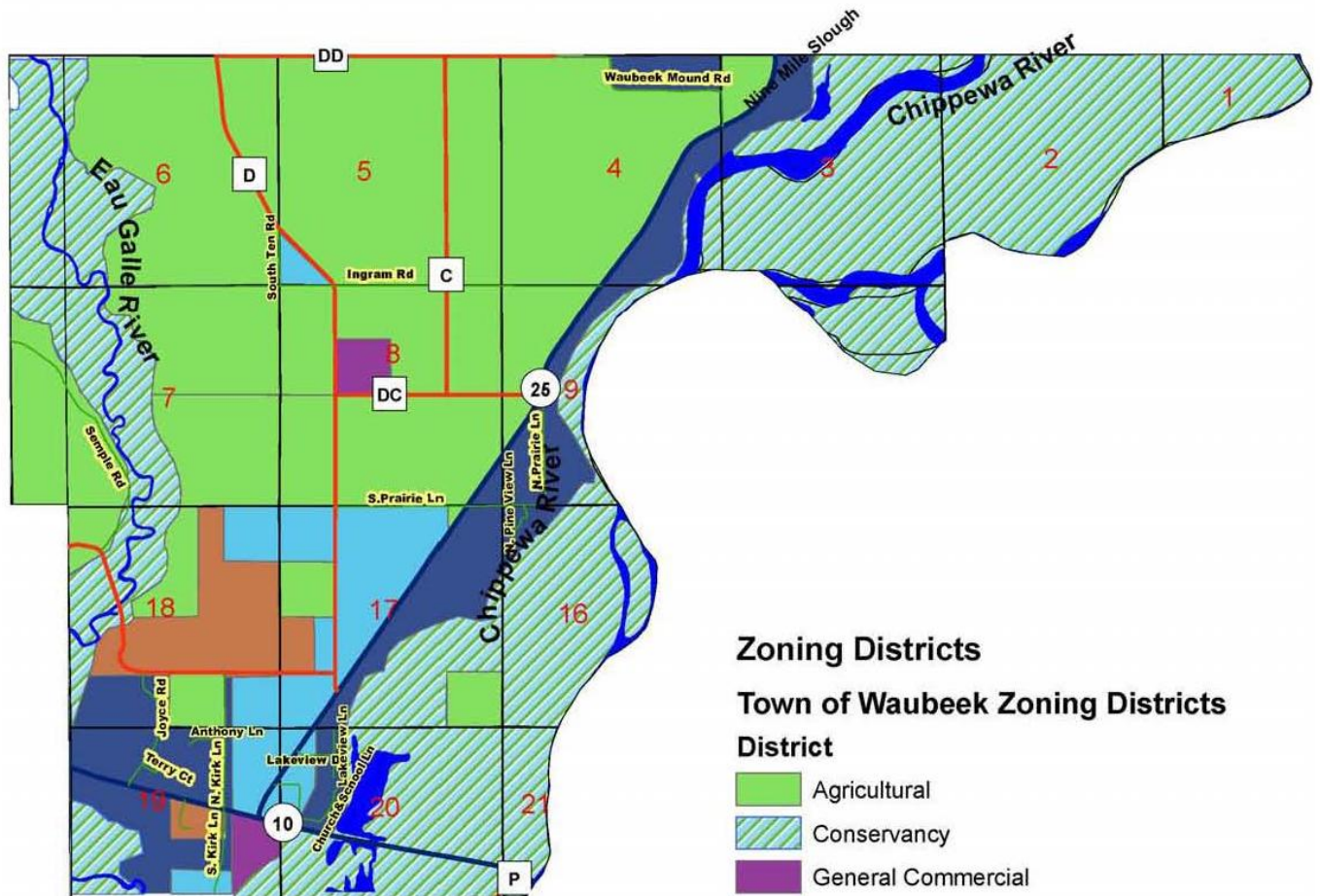


Town of Waterville Future Land Use



Town of Waubeek Zoning Districts

Future Land Use Plan



0 0.9 1.8 Miles



Map Created by Pepin County Land Management Office March 17, 2009