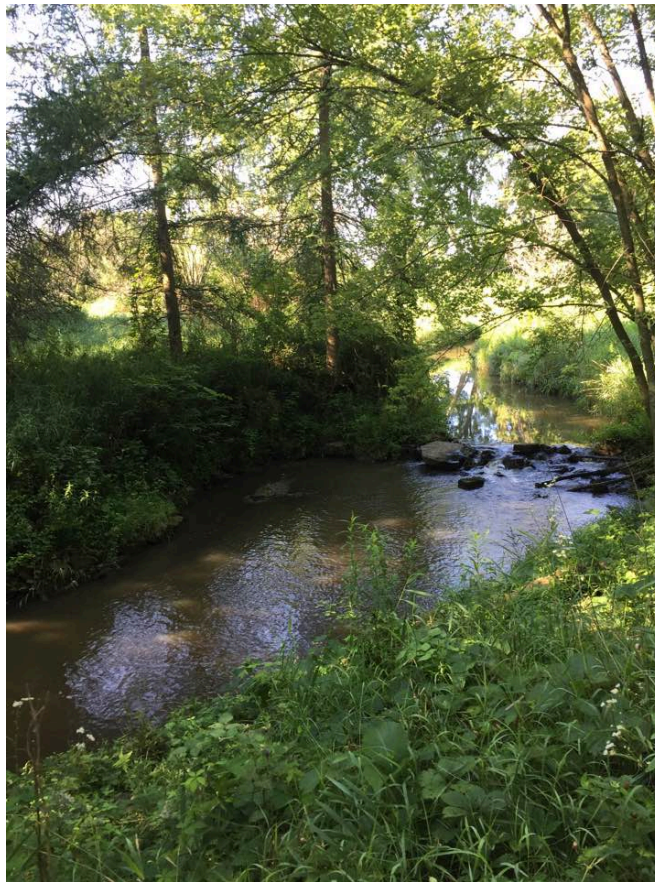


# **TOWN OF PRESTON**

## **Comprehensive Plan 2018-2038**

### **Trempealeau County, Wisconsin**

**March 2018**



Prepared by the Mississippi River Regional Planning  
Commission and the Trempealeau County Department of  
Land Management under the direction of the Preston Town  
Board and Town Planning Committee - March 2018



## **ABSTRACT**

**Title:**               **Town of Preston Comprehensive Plan 2018-2038**

**Summary:**   The Town of Preston Comprehensive Plan 2018-2038 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

**Town Chairman:**               Darrel Nelson

**Town Board:**                 Philip Johnson  
Ron Solberg

**Town Planning Committee:**   Darrel Nelson  
Charlotte Everson  
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Jerome Hanson  
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Kirstie Heidenreich, Planning & Conservation Coordinator



**PUBLIC HEARING NOTICE:**

**ADOPTION OF THE AMENDMENT TO  
THE TOWN OF PRESTON COMPREHENSIVE PLAN  
A PORTION OF THE  
TREMPEALEAU COUNTY COMPREHENSIVE PLAN**

Please take notice that a Public Hearing will be held by the Town of Preston Board of Supervisors on the adoption of the amendments to the Town of Preston Comprehensive Plan. This hearing will be held on May 14, 2018 at 5:30 pm in the Preston Town Hall, 101 Broadway, Blair, WI 54616.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (608-989-2133) or online at <http://www.trempecounty.com/>.

Written comments must be submitted prior to or at the public hearing on May 14, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Cathy Nelson, Town of Preston Clerk, W17508 Peterson Coulee Rd, Blair, WI 54616. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Cathy Nelson, Clerk

# **The Town of Preston**

**Trempealeau County**

**101 W. Broadway**

**Blair, WI 54616**

May 15, 2018

TO: The Trempealeau County Board of Supervisors

From: The Town of Preston Board of Supervisors

Darrel Nelson, Chairman; Phillip Johnson and Ronald Solberg

The Resolution and Amendments to the Town of Preston Comprehensive Plan have been approved by a majority vote by the Town of Preston Board. We ask that the Trempealeau County Board of Supervisors approve and incorporate the Town of Preston Comprehensive Plan Amendments into the Trempealeau County Comprehensive Plan.

Thank you for your consideration.

Sincerely,



Cathy Nelson, Clerk

Town of Preston

ORDINANCE 2018-01

**ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN  
(Revision) FOR THE TOWN OF PRESTON**

THE TOWN BOARD OF THE TOWN OF PRESTON, TREMPLEALEAU COUNTY,  
WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1**

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

**SECTION 2**

The Town Board of the Town of Preston, Trempealeau County, Wisconsin, has previously adopted a Comprehensive Plan and now seeks to amend its Comprehensive Plan to include updates to the Plan text, namely the Goals and Objectives, and the Land Use Map.

**SECTION 3**

The Town of Preston held a public hearing on May 14, 2018, on this ordinance (Revised Comprehensive Plan), in compliance with the requirements of Section 66.1001 (4) (d) of the Wisconsin Statutes.

**SECTION 4**

The Town Board of the Town of Preston, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Preston Comprehensive Plan 2018-2038," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

**SECTION 5**

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board of the Town of Preston and publication as required by law.

ADOPTED this 14th Day of May, 2018,



Darrel Nelson, Chairperson  
Town of Preston





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## **Appendix A – Maps**

Town of Preston Land Use Map

## **Appendix B – October 9, 2017 Town Board Resolution**

## **Appendix C – February 2017 Survey Sent to Town of Preston Landowners**

## **Appendix D – February 2017 Survey Results (Compiled August 2017)**

## ISSUES AND OPPORTUNITIES ELEMENT

### 1.1 Introduction

From 2000 to 2009 the Trempealeau County Department of Land Management, under the direction of the Trempealeau County Zoning Committee, worked with individual towns in Trempealeau County to develop comprehensive plans. The County values the importance of town comprehensive plans (developed through resident input), as the individual town plans have been assembled to create the County Comprehensive Plan. In 2008 the Comprehensive Plan for the Town of Preston was developed pursuant to Wisconsin State Statutes Comprehensive Planning Law and as required by the law was updated in 2016-2018. Comprehensive plans are required to be updated a minimum of once every 10 years by statute. The updated plan for the Town of Preston will assist the Town and the County in addressing development needs and issues in the future.

Throughout the planning process and subsequent plan updates public input has been facilitated by the Town's Advisory Planning Committee and Town Board. Public input has been gathered through public meetings, public hearings, surveys and public input exercises. The plan goals and objectives are a product of the public input received throughout the various planning processes. In this element, the historical population, population projections, demographics, household characteristics, employment, income, and education will be displayed; all of which affect the town.

### 1.2 Population

#### *Historical Population*

Population plays an important role in how the community develops. Observing population trends helps plan for future needs in the town. The Town of Preston's population has fluctuated up and down since 1960, Table 1.1. The 1980 census reported the highest population for the Town (1,112 residents) but by the 2000 census the Town's population had decreased by over 14% to 951. The 2010 census again reported an increase in the Town's population to 953, an increase of 0.2% since the 2000 census.

**Table 1.1: T. Preston, Surrounding Municipalities, County, State and Nation Population Trends**

	Population						%	%	%	%	%
	1960	1970	1980	1990	2000	2010	Chg. 60-70	Chg. 70-80	Chg. 80-90	Chg. 90-00	Chg. 00-10
T. Curran (Jackson County)	423	360	410	351	366	343	-14.9	13.9	-14.4	4.3	-6.3
T. Springfield (Jackson County)	465	469	475	476	567	623	0.9	1.3	0.2	19.1	9.9
T. Arcadia	1,851	1,697	1,919	1,710	1,555	1,779	-8.3	13.1	-10.9	-9.1	14.4
T. Ettrick	1,316	1,268	1,420	1,309	1,284	1,237	-3.6	12.0	-7.8	-1.9	-3.7
T. Lincoln	882	811	935	889	829	823	-8.0	15.3	-4.9	-6.7	-0.7
T. Pigeon	768	759	876	766	894	891	-1.2	15.4	-12.6	16.7	-0.3
<b>T. Preston</b>	<b>1,060</b>	<b>1,027</b>	<b>1,112</b>	<b>963</b>	<b>951</b>	<b>953</b>	<b>-3.1</b>	<b>8.3</b>	<b>-13.4</b>	<b>-1.2</b>	<b>0.2</b>
C. Blair	909	1,036	1,142	1,126	1,273	1,366	14.0	10.2	-1.4	13.1	7.3
<b>Trempealeau Co.</b>	<b>23,377</b>	<b>23,344</b>	<b>26,158</b>	<b>25,263</b>	<b>27,010</b>	<b>28,816</b>	<b>-0.1</b>	<b>12.1</b>	<b>-3.4</b>	<b>6.9</b>	<b>6.7</b>
<b>State of Wis.</b>	<b>3,951,777</b>	<b>4,417,821</b>	<b>4,705,642</b>	<b>4,891,769</b>	<b>5,363,715</b>	<b>5,686,986</b>	<b>11.8</b>	<b>6.5</b>	<b>4</b>	<b>9.6</b>	<b>6</b>
<b>United States</b>	<b>179,323,175</b>	<b>203,302,031</b>	<b>226,542,199</b>	<b>248,709,873</b>	<b>281,421,906</b>	<b>308,745,538</b>	<b>13.4</b>	<b>11.4</b>	<b>9.8</b>	<b>13.2</b>	<b>9.7</b>

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

## Town of Preston Comprehensive Plan

### Population Projections

The population projections shown below in Table 1.2 were prepared by the Wisconsin Department of Administration-Demographic Services Center. The projections were developed in accordance with Wis. Stat. 16.96. It should be noted the projections are based on past and current population trends, and are only intended as a base-line guide. Any other available forecasts that incorporate additional information such as land usage, zoning regulations, and planned or proposed developments should be examined. Projections can also be compared with the population estimates produced annually by the Demographic Services Center.

**Table 1.2: T. Preston, Surrounding Municipalities, County, State and Nation Population Projections**

	2020	2025	2030	2035	2040	% Chg. 20-25	% Chg. 25-30	% Chg. 30-35	% Chg. 35-40	% Chg. 20-40
T. Curran (Jackson Co)	335	330	330	315	305	-1.5	0.0	-4.5	-3.2	-9.0
T. Springfield (Jackson Co)	650	670	685	690	685	3.1	2.2	0.7	-0.7	5.4
T. Arcadia	1,975	2,070	2,165	2,220	2,270	4.8	4.6	2.5	2.3	14.9
T. Ettrick	1,230	1,225	1,215	1,185	1,150	-0.4	-0.8	-2.5	-3.0	-6.5
T. Lincoln	905	940	970	985	990	3.9	3.2	1.5	0.5	9.4
T. Pigeon	930	950	970	975	970	2.2	2.1	0.5	-0.5	4.3
<b>T. Preston</b>	<b>1,005</b>	<b>1,035</b>	<b>1,055</b>	<b>1,060</b>	<b>1,060</b>	<b>3.0</b>	<b>1.9</b>	<b>0.5</b>	<b>0.0</b>	<b>5.5</b>
C. Blair	1,460	1,515	1,565	1,590	1,600	3.8	3.3	1.6	0.6	9.6
<b>Trempealeau Co.</b>	<b>30,725</b>	<b>31,840</b>	<b>32,810</b>	<b>33,240</b>	<b>33,450</b>	<b>3.6</b>	<b>3.0</b>	<b>1.3</b>	<b>0.6</b>	<b>8.9</b>
<b>State of Wis.</b>	<b>6,005,080</b>	<b>6,203,850</b>	<b>6,375,910</b>	<b>6,476,270</b>	<b>6,491,635</b>	<b>3.3</b>	<b>2.8</b>	<b>1.6</b>	<b>0.2</b>	<b>8.1</b>
<b>United States</b>	<b>334,503,000</b>	<b>347,335,000</b>	<b>359,402,000</b>	<b>370,338,000</b>	<b>380,219,000</b>	<b>3.8</b>	<b>3.5</b>	<b>3.0</b>	<b>2.7</b>	<b>13.7</b>

Source: (1) U.S. Dept. of Commerce-Bureau of the Census; (2) WIS DOA Population Projections

### Factors Affecting Population Change

There are numerous social factors that may cause population fluctuations that may include households having fewer children, residents living longer, school or employment opportunities.

## 1.3 Age Distribution and Demographic Trends

### Gender Characteristics

Table 1.3 shows that the Town had a higher percentage of males as of the 2010 census than the County, State, or Nation.

**Table 1.3: T. Preston, Surrounding Municipalities, County, State and Nation Population by Gender**

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Curran (Jackson County)	172	50.1	171	49.9	343
T. Springfield (Jackson County)	328	52.6	295	47.4	623
T. Arcadia	943	53.0	836	47.0	1,779
T. Ettrick	652	52.7	585	47.3	1,237
T. Lincoln	445	54.1	378	45.9	823
T. Pigeon	455	51.1	436	48.9	891
<b>T. Preston</b>	<b>509</b>	<b>53.4</b>	<b>444</b>	<b>46.6</b>	<b>953</b>
C. Blair	643	47.1	723	52.9	1,366
<b>Trempealeau Co</b>	<b>14,638</b>	<b>50.8</b>	<b>14,178</b>	<b>49.2</b>	<b>28,816</b>
<b>State of Wis.</b>	<b>2,822,400</b>	<b>49.6</b>	<b>2,864,586</b>	<b>50.4</b>	<b>5,686,986</b>
<b>U.S.</b>	<b>151,781,326</b>	<b>49.2</b>	<b>156,964,212</b>	<b>50.8</b>	<b>308,745,538</b>

Source: U.S. Dept. of Commerce-Bureau of the Census 2010

*Age and Gender*

Table 1.4 illustrates a breakdown of the Town's population by age and gender as of the 2010 census.

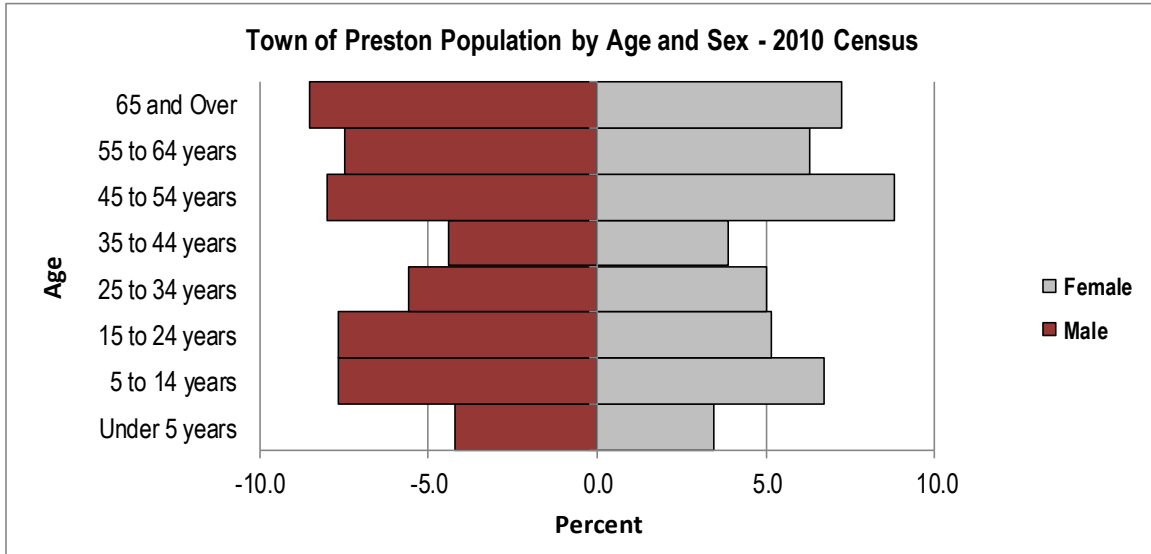
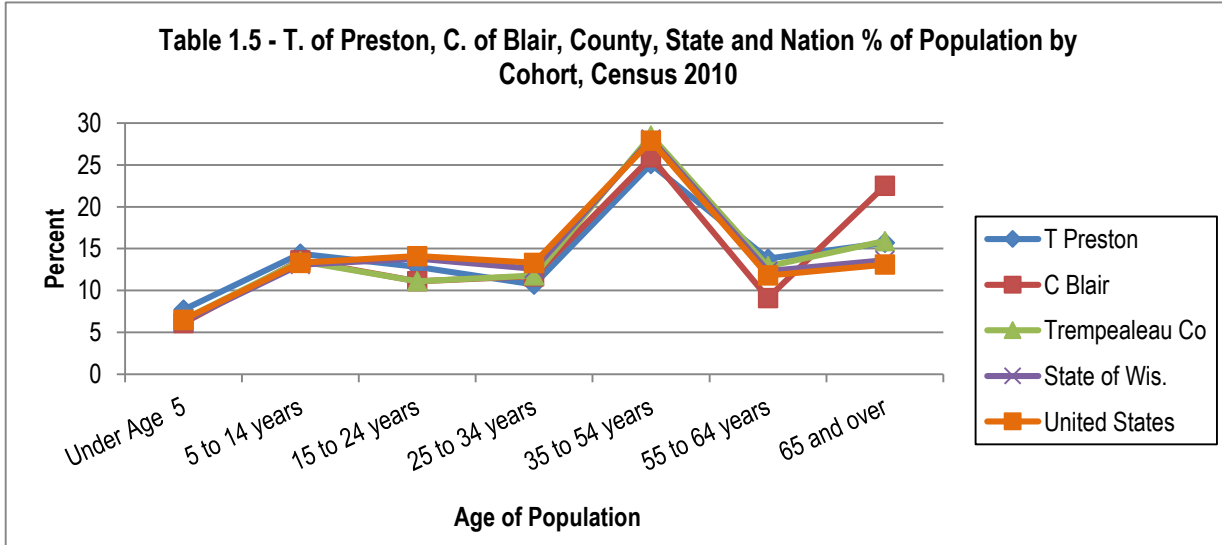


Table 1.5 compares the age of Town residents with the City of Blair, County, State and Nation as of the 2010 census. The Town had more residents in the under age 5 and 5-14 age groups and less in the 25-34 age group than the City of Blair, County, State and Nation.



## Town of Preston Comprehensive Plan

### Race

As of the 2010 census 98.6% of the Town's population was White alone. The County, State, and Nation all had lower numbers of the White alone population group at 94.5%, 86.2% and 72.4%. The City of Blair had a significantly lower White alone population at 96.6% as of the 2010 census.

**Table 1.6: T. Preston, Surrounding Municipalities, County, State and Nation Population by Race**

	Population	White Alone	Black or African American Alone	American Indian or Alaskan Native Alone	Asian Alone	Native Hawaiian or Other Pacific Islander Alone	Some other race alone	Two or more races	Percent White Alone	Percent Other Races
T. Curran (Jackson Co.)	343	331	1	1	8	0	0	2	96.5%	3.5%
T. Springfield (Jackson Co.)	623	610	0	2	0	1	1	9	97.9%	2.1%
T. Arcadia	1,779	1,683	2	0	3	3	75	13	94.6%	5.4%
T. Ettrick	1,237	1,227	1	0	3	0	2	4	99.2%	0.8%
T. Lincoln	823	795	3	3	4	0	14	4	96.6%	3.4%
T. Pigeon	891	854	0	1	9	0	15	12	95.8%	4.2%
<b>T. Preston</b>	<b>953</b>	<b>940</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>98.6%</b>	<b>1.4%</b>
C. Blair	1,366	1,319	5	3	2	0	18	19	96.6%	3.4%
<b>Trempealeau</b>	<b>28,816</b>	<b>27,230</b>	<b>62</b>	<b>63</b>	<b>123</b>	<b>4</b>	<b>1,086</b>	<b>248</b>	<b>94.50%</b>	<b>5.50%</b>
<b>State of Wis.</b>	<b>5,686,986</b>	<b>4,902,067</b>	<b>359,148</b>	<b>54,526</b>	<b>129,234</b>	<b>1,827</b>	<b>135,867</b>	<b>104,317</b>	<b>86.20%</b>	<b>13.80%</b>
<b>United States</b>	<b>308,745,538</b>	<b>223,553,265</b>	<b>38,929,319</b>	<b>2,932,248</b>	<b>14,674,252</b>	<b>540,013</b>	<b>19,107,368</b>	<b>9,009,073</b>	<b>72.40%</b>	<b>27.60%</b>

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

### 1.4 Household Characteristics

As of the 2010 Census the Town had 342 households; (77.5%) were family households and (22.5%) were nonfamily households. One third of family households included individuals under 18 years. Nonfamily households are people living alone and households which do not have any members related to the householder. The City of Blair had the highest percentage of nonfamily households at 37.3%. This may be a result of numerous entry level employment opportunities in community.

**Table 1.7: T. Preston, Surrounding Municipalities, County, State and Nation Household Characteristics**

	Total households	Family households	Family households -Husband-wife family	Family households-Male householder, no wife present	Family households-Female householder, no husband present	Nonfamily households	Nonfamily households-Householder living alone	Households with individuals under 18 years	Households with individuals 65 years and over
T. Curran (Jackson Co.)	136	70.6	61	2.9	6.6	29.4	27.2	28.7	29.4
T. Springfield (Jackson Co.)	211	76.8	66.4	5.2	5.2	23.2	16.6	36.5	24.6
T. Arcadia	665	75	63.6	6.3	5.1	25	20.3	34	24.8
T. Ettrick	509	72.3	64.6	4.3	3.3	27.7	21	28.3	26.5
T. Lincoln	254	73.6	60.6	7.9	5.1	26.4	19.7	36.6	24
T. Pigeon	307	78.5	67.8	4.6	6.2	21.5	17.3	37.8	23.8
<b>T. Preston</b>	<b>342</b>	<b>77.5</b>	<b>64.3</b>	<b>6.7</b>	<b>6.4</b>	<b>22.5</b>	<b>17.8</b>	<b>33</b>	<b>30.7</b>
C. Blair	571	55.9	41.2	5.8	8.9	44.1	37.3	30.1	32
<b>Trempealeau Co.</b>	<b>11,524</b>	<b>67</b>	<b>53.1</b>	<b>5.9</b>	<b>7.9</b>	<b>33</b>	<b>26.7</b>	<b>31.5</b>	<b>27.1</b>
<b>State of Wis.</b>	<b>2,279,768</b>	<b>64.4</b>	<b>49.6</b>	<b>4.5</b>	<b>10.3</b>	<b>35.6</b>	<b>28.2</b>	<b>30.6</b>	<b>24</b>
<b>United States</b>	<b>116,716,292</b>	<b>66.4</b>	<b>48.4</b>	<b>5</b>	<b>13.1</b>	<b>33.6</b>	<b>26.7</b>	<b>33.4</b>	<b>24.9</b>

Source: U.S. Dept. of Commerce-Bureau of the Census 2010



## 1.5 Employment, Income, and Poverty Statistics

### Employment Characteristics

The predominant employment sector in the Town, City of Blair and Trempealeau County is Manufacturing, Table 1.8. Other major employment sectors in the Town include Education Services, and Health Care and Social Assistance; Construction; and Retail Trade.

**Table 1.8: T. of Preston, C. of Blair and Trempealeau County Employment by Industry (2009-2013 ACS Estimates)**

	Town of Preston			City of Blair			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 years and over	510		(X)	631		(X)	14,790		(X)	2,839,636		(X)
Ag, forestry, fishing & hunting, & mining	45	8.8%	+/-4.4	36	5.7%	+/-3.7	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	54	10.6%	+/-5.2	25	4.0%	+/-2.0	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	130	25.5%	+/-5.4	263	41.7%	+/-6.7	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	18	3.5%	+/-2.6	0	0.0%	+/-3.1	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	53	10.4%	+/-4.7	65	10.3%	+/-5.3	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	23	4.5%	+/-2.8	25	4.0%	+/-2.7	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	0	0.0%	+/-3.8	2	0.3%	+/-0.6	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate & rental & leasing	6	1.2%	+/-1.4	25	4.0%	+/-2.3	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, & mgt. & admin. & waste management services	18	3.5%	+/-2.7	13	2.1%	+/-1.9	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, and health care & social assist.	89	17.5%	+/-5.1	147	23.3%	+/-5.2	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	38	7.5%	+/-4.2	11	1.7%	+/-1.4	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public admin.	14	2.7%	+/-2.7	8	1.3%	+/-1.0	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	22	4.3%	+/-3.2	11	1.7%	+/-1.2	466	3.2%	+/-0.5	101,634	3.6%	+/-0.1

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

The data in Table 1.9 (Trempealeau County Employment by Industry) data is similar to the data shown above. Manufacturing is the major economic driver in the County. Farm employment and Government and Government Enterprises also are important employment sectors.

**Table 1.9: Trempealeau County Employment by Industry**

Description	2013	%	Description	2013	%
Farm employment	1,860	10.3	Real estate and rental and leasing	189	1.0
Forestry, fishing, & related activities	(D)	(D)	Professional, scientific, and technical services	286	1.6
Mining	(D)	(D)	Management of companies and enterprises	40	0.2
Utilities	(D)	(D)	Administrative and waste management services	349	1.9
Construction	563	3.1	Educational services	(D)	(D)
Manufacturing	6,271	34.7	Health care and social assistance	(D)	(D)
Wholesale trade	(D)	(D)	Arts, entertainment, and recreation	163	0.9
Retail trade	1,264	7.0	Accommodation and food services	765	4.2
Transportation & warehousing	731	4.0	Other services, except public administration	588	3.3
Information	122	0.7	Government and government enterprises	2,372	13.1
Finance and insurance	448	2.5	<b>Total employment</b>	<b>18,083</b>	

Source: U.S. Bureau of Economic Analysis, REIS

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

## Town of Preston Comprehensive Plan

### Trempealeau County Employment Forecasts

Tables 1.10 and 1.11 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area for 2012-2022. Employment for this region is projected to increase by 8.3% during this period and sectors with the highest projected growth are Healthcare and Construction. Farming and Forestry are projected to lose the most employees.

**Table 1.10: Western Workforce Development Area Occupational Projections, 2012-2022**

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties) Occupations that actually had employment = 0 were deleted.

SOC Code	Occupational Title	Estimated Employment <sup>(1)</sup>			Annual Openings				Estimated Salary and Wages		
		2012	2022	Change	% Change	New Jobs	Replacements <sup>(2)</sup>	Total <sup>(3)</sup>	25 <sup>th</sup> percentile	50 <sup>th</sup> percentile	75 <sup>th</sup> percentile
00-0000	Total, All Occupations	139,677	151,338	11,661	8.3%	1,290	3,264	4,554	\$22,558	\$32,627	\$46,929
11-0000	Management Occupations	5,511	6,118	607	11.01%	62	113	175	\$50,613	\$72,275	\$100,055
13-0000	Business and Financial Operations Occupations	5,232	5,793	561	10.72%	58	104	162	\$40,089	\$52,004	\$67,786
15-0000	Computer and Mathematical Occupations	1,883	2,186	303	16.09%	31	32	63	\$43,014	\$55,845	\$72,079
17-0000	Architecture and Engineering Occupations	1,388	1,423	35	2.52%	7	33	40	\$47,242	\$60,099	\$75,615
19-0000	Life, Physical, and Social Science Occupations	863	894	31	3.59%	5	26	31	\$38,084	\$52,722	\$69,042
21-0000	Community and Social Services Occupations	1,834	1,982	148	8.07%	15	42	57	\$33,442	\$43,293	\$55,914
23-0000	Legal Occupations	638	739	101	15.83%	10	10	20	\$37,880	\$47,177	\$70,490
25-0000	Education, Training, and Library Occupations	4,858	5,198	340	7.0%	35	107	142	\$28,754	\$41,930	\$54,757
27-0000	Arts, Design, Entertainment, Sports, and Media	1,876	2,093	217	11.57%	24	44	68	\$21,555	\$32,461	\$44,971
29-0000	Healthcare Practitioners and Technical	9,935	11,729	1,794	18.06%	180	192	372	\$43,646	\$54,848	\$68,831
31-0000	Healthcare Support Occupations	4,559	5,141	582	12.77%	58	87	145	\$23,294	\$27,554	\$32,879
33-0000	Protective Service Occupations	2,716	2,890	174	6.41%	18	78	96	\$23,303	\$38,419	\$47,015
35-0000	Food Preparation and Serving Related	12,781	13,854	1,073	8.4%	109	488	597	\$16,864	\$18,375	\$20,900
37-0000	Building and Grounds Cleaning and Maintenance	4,294	4,932	638	14.86%	64	88	152	\$19,696	\$24,906	\$30,634
39-0000	Personal Care and Service Occupations	5,706	6,458	752	13.18%	75	99	174	\$18,120	\$21,080	\$24,304
41-0000	Sales and Related Occupations	13,760	14,553	793	5.76%	85	428	513	\$18,278	\$23,062	\$36,763
43-0000	Office and Administrative Support Occupations	19,308	20,543	1,235	6.4%	148	438	586	\$24,247	\$30,568	\$38,134
45-0000	Farming, Fishing, and Forestry Occupations	774	655	-119	-15.37%	0	20	20	\$26,429	\$33,460	\$40,620
47-0000	Construction and Extraction Occupations	5,336	6,214	878	16.45%	88	88	176	\$33,629	\$42,964	\$58,282
49-0000	Installation, Maintenance, & Repair Occupations	6,405	6,845	440	6.87%	46	143	189	\$32,229	\$40,284	\$49,101
51-0000	Production Occupations	16,373	16,470	97	.59%	62	306	368	\$26,517	\$32,789	\$39,947
53-0000	Transportation and Material Moving Occupations	13,647	14,628	981	7.19%	110	298	408	\$23,420	\$31,156	\$41,703

<sup>(1)</sup> **Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.

<sup>(2)</sup> **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.

<sup>(3)</sup> **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.

Information is derived using the May 2014 OES Survey and annual data 2012 QCEW data. Unpublished data from the US Bureau of Labor Statistics, CPS and US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022. It is important to note that unanticipated events may affect the accuracy of these projections.

**Source:** Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

**Table 1.11: Western Wisconsin Workforce Development Area Industry Employment Projections 2012-2022**

NAICS	Industry Title	Estimated Employment			
		2012	2022	Change	% Chge
	<b>Total, All Industries</b>	<b>139,677</b>	<b>151,338</b>	<b>11,661</b>	<b>8.35%</b>
1133, 21, 23	Natural Resources and Mining	1,064	1,026	-38	-3.57%
31-33	Construction	4,542	5,512	970	21.36%
311	Manufacturing	22,935	22,623	-312	-1.36%
333	Trade Transportation and Utilities	29,490	31,423	1,933	6.55%
51	Information	1,481	1,535	54	3.65%
52-53	Financial Activities	5,472	5,988	516	9.43%
54-56	Professional and Business Services	8,996	11,521	2,525	28.07%
61-62	Education and Health Services	27,922	31,986	4,064	14.55%
52-53	Leisure and Hospitality	13,083	14,349	1,266	9.68%
61-62	Other Services	3,771	4,073	302	8.01%
	Government (Excluding US Postal, State and Local Education and Hospitals)	13,368	13,503	135	1.01%

**Notes:**

\*Due to confidentiality, data is suppressed and may not add to totals.

Information is derived using annual 2012 QCEW unpublished data from the US Bureau of Labor Statistics and Current Population Survey data from the US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022.

It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

**Occupational Categories**

Most residents in the Town and the City of Blair are employed in the Production, Transportation and Material Moving occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

**Table 1.12: T. of Preston, City of Blair, and Trempealeau County Occupations (2009-2013 ACS Estimates)**

	Town of Preston			City of Blair			Trempealeau County			State of Wis.		
	Est.	%	Percent Margin of Error	Est.	%	Percent Margin of Error	Est.	%	Percent Margin of Error	Est.	%	Percent Margin of Error
Civilian employed population 16 years & over	510	100.0	+/-74	631	100.0	+/-88	14,790	100.0	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	108	21.2	+/-35	121	19.2	+/-40	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	101	19.8	+/-32	96	15.2	+/-31	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales & office occupations	77	15.1	+/-28	153	24.2	+/-53	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, & maint. occupations	95	18.6	+/-31	65	10.3	+/-29	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Prod., transportation, & material moving occupations	129	25.3	+/-30	196	31.1	+/-39	3,725	25.2	+/-184	474,438	16.7	+/-4,259

S2406: OCCUPATION BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

### Labor Force Trends

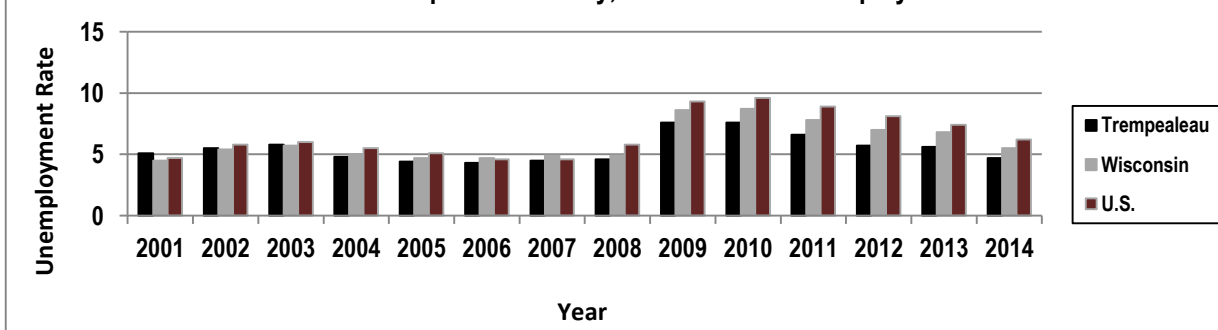
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 1.3% from 2008 to 2014 while the number employed increased by 1.1%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

**Table 1.13: Trempealeau County Civilian Labor Force**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chg. 2008- 2014	% Chg. 2000- 2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015

**Table 1.14 - Trempealeau County, State and U.S. Unemployment Rates 2001-2014**



### Household Income

Estimates in Table 1.15 show that about 22.4% of Town residents fell within the income range of \$50,000 - \$74,999. This was also the largest income group for the County and State, and the third largest in the City of Blair. About 15.3% of Town residents were in the \$75,000 to \$99,999 group.

**Table 1.15: T. of Preston, City of Blair, County and State Household Income 2009-2013 ACS Estimates**

	Town of Preston			City of Blair			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	339		(X)	541		(X)	11,745		(X)	2,288,332		(X)
Less than \$10,000	2	0.6%	+/-0.8	26	4.8%	+/-2.7	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	17	5.0%	+/-3.5	23	4.3%	+/-2.2	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	20	5.9%	+/-3.1	60	11.1%	+/-4.4	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	55	16.2%	+/-8.1	127	23.5%	+/-6.4	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	51	15.0%	+/-5.8	109	20.1%	+/-7.2	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	76	22.4%	+/-5.5	106	19.6%	+/-6.2	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	52	15.3%	+/-6.3	54	10.0%	+/-3.7	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	43	12.7%	+/-7.0	20	3.7%	+/-2.1	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	9	2.7%	+/-2.0	13	2.4%	+/-1.7	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	14	4.1%	+/-4.8	3	0.6%	+/-0.8	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household income (\$'s)	54,632	(X)	(X)	39,191	(X)	(X)	49,143	(X)	(X)	52,413	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

### Per Capita Income

The per capita income in Trempealeau County has been lower than the State and Nation since 2001, however it has been growing at a faster rate than both the State and Nation, Table 1.16.

**Table 1.16: Trempealeau County, State of Wisconsin and United States (2000-2014)**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Trempealeau	24,212	25,572	26,098	26,600	28,541	28,969	29,896	32,034	33,051	33,416	34,374	36,460	38,071	38,649	NA
Wisconsin	29,384	30,473	31,112	31,994	33,393	34,366	36,282	37,675	38,733	38,380	38,728	40,780	42,475	43,244	44,585
U.S.	30,587	31,524	31,800	32,677	34,300	35,888	38,127	39,804	40,873	39,379	40,144	42,332	44,200	44,765	46,129

1/ Census Bureau midyear population estimates. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

2/ Per capita personal income was computed using Census Bureau midyear population est. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

Note-- All dollar estimates are in current dollars (not adjusted for inflation).

Last updated: November 20, 2014-- new estimates for 2013; revised estimates for 2001-2012.

### Poverty Level

Poverty level in Trempealeau County was estimated below the State and Nation for 2013.

**Table 1.17: 2013 Poverty Estimates**

	All Ages in Poverty Count	All Ages in Poverty Count LB 90%	All Ages in Poverty Count UB 90%	90% Confidence Interval (All Ages in Poverty Count)	All Ages in Poverty Percent	All Ages in Poverty Percent LB 90%	All Ages in Poverty Percent UB 90%	90% Confidence Interval (All Ages in Poverty Percent)
Trempealeau Co	2,854	2,296	3,412	2,296 to 3,412	9.9	8	11.8	8.0 to 11.8
Wisconsin	753,709	740,179	767,239	740,179 to 767,239	13.5	13.3	13.7	13.3 to 13.7
United States	48,810,868	48,554,692	49,067,044	48,554,692 to 49,067,044	15.8	15.7	15.9	15.7 to 15.9

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE)

## 1.6 Educational Attainment

It's estimated that about 86.2% of Town residents graduated from high school and about 17.9% have a bachelor's degree or higher, Table 1.18.

**Table: 1.18: T. Preston, City of Blair, County, and State of Wis. Educational Attainment, ACS Est. 2009-2013**

Subject	Town of Preston		C. of Blair		Trempealeau County		State of Wis.	
	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error
Population 25 years and over	643	87	859	88	20,026	47	3,827,815	831
Less than 9th grade	7.90%	5.2	5.70%	3.4	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	5.90%	2.8	10.20%	3.7	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	38.60%	6.5	44.70%	7.5	40.40%	1.2	32.80%	0.2
Some college, no degree	21.60%	5.5	23.90%	5.8	19.20%	1	21.20%	0.1
Associate's degree	8.10%	3.7	4.10%	2.4	10.40%	0.7	9.60%	0.1
Bachelor's degree	13.40%	4.8	8.80%	4	11.30%	0.7	17.70%	0.1
Graduate or professional degree	4.50%	3	2.60%	3.2	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	86.20%	5	84.10%	5.3	87.60%	0.9	90.40%	0.1
Percent bachelor's degree or higher	17.90%	6.8	11.40%	5	17.50%	0.9	26.80%	0.2

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

## 1.7 Overall Goal Statement

The Town of Preston's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Preston and City of Blair), and provide a sustainable rural lifestyle.

## HOUSING ELEMENT

### 2.1 Introduction

Affordable housing is often a challenge in rural areas due to limited housing options. Typically, in rural towns, there are a high percentage of single family homes and this is the case with the Town of Preston. This element will analyze the housing and identify policies and/or actions to address future housing needs.

### 2.2 Existing Housing Stock Characteristics

The 2010 census reported almost a 7.5% increase in housing units in the Town since the 2000 census. This was less than most of the surrounding municipalities, the City of Blair and Trempealeau County.

**Table 2.1: T. Preston, Surrounding Municipalities, County, State and Nation Housing Trends**

	TOTAL HOUSING UNITS					% Chg.	% Chg.	% Chg.	% Chg.
	1970	1980	1990	2000	2010	70-80	80-90	90-00	00-10
T. Curran (Jackson County)	120	140	141	171	183	16.7	0.7	21.3	7.0
T. Springfield (Jackson County)	149	166	190	229	262	11.4	14.5	20.5	14.4
T. Arcadia	492	611	595	610	731	24.2	-2.6	2.5	19.8
T. Ettrick	384	482	501	526	555	25.5	3.9	5.0	5.5
T. Lincoln	179	267	262	271	279	49.2	-1.9	3.4	3.0
T. Pigeon	217	278	272	326	337	28.1	-2.2	19.9	3.4
<b>T. Preston</b>	<b>312</b>	<b>367</b>	<b>340</b>	<b>372</b>	<b>400</b>	<b>17.6</b>	<b>-7.4</b>	<b>9.4</b>	<b>7.5</b>
C. Blair	371	449	493	564	638	21.0	9.8	14.4	13.1
<b>Trempealeau Co.</b>	<b>7,639</b>	<b>9,744</b>	<b>10,097</b>	<b>11,482</b>	<b>12,619</b>	<b>27.6</b>	<b>3.6</b>	<b>13.7</b>	<b>9.9</b>
<b>State of Wis.</b>	<b>1,472,332</b>	<b>1,863,897</b>	<b>2,055,676</b>	<b>2,321,144</b>	<b>2,624,358</b>	<b>26.6</b>	<b>10.3</b>	<b>12.9</b>	<b>13.1</b>
<b>United States</b>	<b>68,704,315</b>	<b>88,410,627</b>	<b>102,263,678</b>	<b>115,904,641</b>	<b>131,704,730</b>	<b>28.7</b>	<b>15.7</b>	<b>13.3</b>	<b>13.6</b>

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

#### *Occupied and Vacant Housing Units*

Tables 2.2 and 2.3 provide statistics on occupied and vacant housing units as of the 2010 census. There were 14.5% of the housing units in the Town were vacant as compared to 10.5% in the City of Blair and 8.7% in the County. This was higher than the State and Nation rates reporting 13.1% and 11.4% respectively.

#### *Seasonal Homes*

Twenty-two seasonal homes were reported in the Town of Preston in 2000. As of the 2010 census 58 units were listed as vacant housing units and over 70% of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 42 seasonal homes in the Town. It's difficult to determine how many seasonal homes will be in the Town as some cabins can be converted to permanent homes as the owners reach retirement age.

**Table 2.2: T. Preston, Surrounding Municipalities, County, State and Nation Housing Units**

	Total housing units	Total occupied housing units	Percent Occupied housing units	Total vacant housing units	Percent vacant housing units
T. Curran (Jackson County)	183	136	74.3	47	25.7
T. Springfield (Jackson County)	262	211	80.5	51	19.5
T. Arcadia	731	665	91	66	9
T. Ettrick	555	509	91.7	46	8.3
T. Lincoln	279	254	91	25	9
T. Pigeon	337	307	91.1	30	8.9
<b>T. Preston</b>	<b>400</b>	<b>342</b>	<b>85.5</b>	<b>58</b>	<b>14.5</b>
C. Blair	638	571	89.5	67	10.5
<b>Trempealeau County</b>	<b>12,619</b>	<b>11,524</b>	<b>91.3</b>	<b>1,095</b>	<b>8.7</b>
<b>State of Wis.</b>	<b>2,624,358</b>	<b>2,279,768</b>	<b>86.9</b>	<b>344,590</b>	<b>13.1</b>
<b>United States</b>	<b>131,704,730</b>	<b>116,716,292</b>	<b>88.6</b>	<b>14,988,438</b>	<b>11.4</b>

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

**Table 2.3: T. Preston, Surrounding Municipalities, County, State and Nation Vacant Housing**

	Vacant Housing Units	% For rent	% Rented, not occupied	% For sale only	% Sold, not occupied	% For seasonal, recreational, or occasional use	% For migratory workers	% Other vacant
T. Curran (Jackson County)	47	4.3	0	0	6.4	76.6	0	12.8
T. Springfield (Jackson County)	51	2	0	13.7	0	70.6	0	13.7
T. Arcadia	66	1.5	3	1.5	1.5	50	1.5	40.9
T. Ettrick	46	2.2	0	13	4.3	43.5	0	37
T. Lincoln	25	32	0	4	0	16	4	44
T. Pigeon	30	3.3	3.3	16.7	3.3	46.7	0	26.7
<b>T. Preston</b>	<b>58</b>	<b>5.2</b>	<b>3.4</b>	<b>3.4</b>	<b>1.7</b>	<b>72.4</b>	<b>3.4</b>	<b>10.3</b>
C. Blair	67	34.3	0	23.9	1.5	14.9	0	25.4
<b>Trempealeau County</b>	<b>1,095</b>	<b>27.8</b>	<b>1.6</b>	<b>11.1</b>	<b>2.7</b>	<b>32.2</b>	<b>0.5</b>	<b>24.1</b>
<b>State of Wis.</b>	<b>344,590</b>	<b>18.4</b>	<b>1.1</b>	<b>9.9</b>	<b>1.7</b>	<b>56</b>	<b>0.1</b>	<b>12.9</b>
<b>United States</b>	<b>14,988,438</b>	<b>27.6</b>	<b>1.4</b>	<b>12.7</b>	<b>2.8</b>	<b>31</b>	<b>0.2</b>	<b>24.4</b>

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

#### Owner Occupied and Renter-Occupied Housing Units

In 2010, 84.2% of housing units in the Town were owner occupied and 15.8% were renter occupied. The City of Blair's renter occupancy was at 32.2% as of the 2010 census. This percentage exceeded the County and State renter occupancy rates of 25.7% and 31.9%. The Town had a higher number of owner occupied units that were owned free and clear than the County, State or Nation.



**Table 2.4: T. Preston, Surrounding Municipalities, County, State and Nation Tenure Owner and Renter Occupied Housing Units**

	Owner occupied	Owner occupied	Owner occupied Owned with a mortgage or loan	Owner occupied Owned with a mortgage or loan	Owner occupied Owned free and clear	Owner occupied Owned free and clear	Renter occupied	Renter occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
T. Curran (Jackson County)	111	81.6	68	50	43	31.6	25	18.4
T. Springfield (Jackson County)	189	89.6	111	52.6	78	37	22	10.4
T. Arcadia	554	83.3	316	47.5	238	35.8	111	16.7
T. Ettrick	449	88.2	289	56.8	160	31.4	60	11.8
T. Lincoln	205	80.7	119	46.9	86	33.9	49	19.3
T. Pigeon	268	87.3	182	59.3	86	28	39	12.7
<b>T. Preston</b>	<b>288</b>	<b>84.2</b>	<b>173</b>	<b>50.6</b>	<b>115</b>	<b>33.6</b>	<b>54</b>	<b>15.8</b>
C. Blair	387	67.8	242	42.4	145	25.4	184	32.2
<b>Trempealeau Co.</b>	<b>8,559</b>	<b>74.3</b>	<b>5,594</b>	<b>48.5</b>	<b>2,965</b>	<b>25.7</b>	<b>2,965</b>	<b>25.7</b>
<b>State of Wis.</b>	<b>1,551,558</b>	<b>68.1</b>	<b>1,082,099</b>	<b>47.5</b>	<b>469,459</b>	<b>20.6</b>	<b>728,210</b>	<b>31.9</b>
<b>United States</b>	<b>75,986,074</b>	<b>65.1</b>	<b>52,979,430</b>	<b>45.4</b>	<b>23,006,644</b>	<b>19.7</b>	<b>40,730,218</b>	<b>34.9</b>

Source: U.S. Dept. of Commerce - Bureau of the Census, General Housing Characteristics (2010) Census Summary File 1

### *Decline in Inhabitants per Occupied Housing Unit*

There has been a decline in persons per housing unit in the Town since 1980. In 1980 the Town's average household size was 3.2, in 2000 it declined to 2.86, and in 2010 the average household size declined to 2.77.

### *Housing Unit Trends*

From 1980 to 2010 Housing units in the Town of Preston increased by 33 units, an increase of 9%. These housing trends show a steady increase of housing units within the Town. Housing unit projections are presented in Section 8.6 of this plan.

**Table 2.5: Town of Preston Housing Trends**

	1980	1990	2000	2010	% Chg. 1980-1990	% Chg. 1990-2000	% Chg. 2000-2010	% Chg. 1980-2010
Total Housing Units	367	340	372	400	-7.4	9.4	7.5	9.0
Total Occupied Housing Units (Households)	347	307	333	342	-11.5	8.5	2.7	-1.4
Owner Occupied Units	276	241	266	288	-12.7	10.4	8.3	4.3
Renter Occupied Housing Units	71	66	67	54	-7.0	1.5	-19.4	-23.9
Seasonal Units	0	9	22	42	NA	144.4	90.9	NA
Average Household Size	3.2	3.14	2.86	2.77				

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

### *Housing Starts*

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town Preston over the last several years (Table 2.6). In 2008 nine new homes were constructed in the town, the most over the time period. On average 4.6 new homes have been constructed each year in the Town of Preston over the time period.

**Table 2.6: Housing Starts in Town of Preston**

2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg. Per Year
7	9	3	6	2	4	3	3	37	4.6

Source: Trempealeau County Land Management Department

Social issues must also be considered when reviewing housing trends. The "American Dream" has somewhat changed over the past several years from a 3 bedroom house in the suburbs to a 3 bedroom house in a rural area away from urban area congestion. The impact of technology and the ability to work out of a home has further facilitated development in the rural areas.

#### *Value of Owner Occupied Units*

Table 2.7 compares the value of owner occupied units between the Town of Preston, City of Blair, Trempealeau County and the State. Most of the housing units in the Town were valued between \$200,000-\$299,999 and the estimated median housing value was \$160,400. That median housing value was higher than the City of Blair and Trempealeau County.

**Table 2.7: Town of Preston, City of Blair, County, and State of Wisconsin Value Owner Occupied Units, 2009-2013 ACS Est.**

	Town of Preston			C. of Blair			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Owner-occupied units</b>	294			403			8,739			1,558,846		
Less than \$50,000	9	3.1	2.1	76	18.9	7.5	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	61	20.7	7.7	180	44.7	7.4	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	62	21.1	7.4	87	21.6	6.4	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	56	19.0	7.1	43	10.7	4.5	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	79	26.9	8.5	17	4.2	3.9	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	25	8.5	3.9	0	0.0	4.8	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	2	0.7	1	0	0.0	4.8	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	0	0.0	6.6	0	0.0	4.8	65	0.7	0.2	10,837	0.7	0.1
Median (dollars)	160,400			91,100			135,200			167,100		

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

#### *Housing Stock*

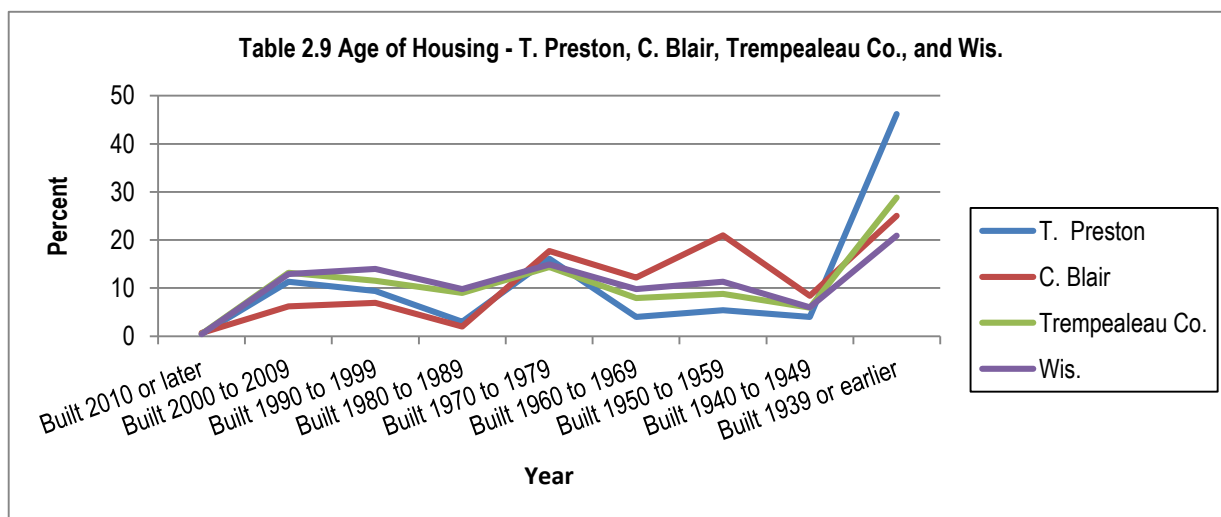
Estimates show that since 1990 the Town has had a higher percentage of new homes built than the City of Blair, Tables 2.8 and 2.9.

Table 2.8: T. of Preston, C. of Blair, County, and State of Wis. Year Structure Built, 2009-2013 ACS Est.

	Town of Preston			City of Blair			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
<b>Total:</b>	372			609			12,655			2,626,142		
Built 2010 or later	2	0.5	0.8	4	0.7	1.1	68	0.5	0.2	11,456	0.4	0.1
Built 2000 to 2009	42	11.3	4.9	38	6.2	3	1,666	13.2	1	337,755	12.9	0.1
Built 1990 to 1999	35	9.4	4.3	42	6.9	2.4	1,454	11.5	0.9	366,680	14	0.1
Built 1980 to 1989	11	3	2.7	12	2	1.4	1,141	9	1	257,794	9.8	0.1
Built 1970 to 1979	60	16.1	6.2	108	17.7	6.2	1,826	14.4	1.1	391,062	14.9	0.1
Built 1960 to 1969	15	4	2.6	74	12.2	5.5	1,002	7.9	0.8	257,050	9.8	0.1
Built 1950 to 1959	20	5.4	3	128	21	6.9	1,114	8.8	0.7	298,053	11.3	0.1
Built 1940 to 1949	15	4	3.3	51	8.4	4.1	741	5.9	0.6	158,568	6	0.1
Built 1939 or earlier	172	46.2	8.6	152	25	6.9	3,643	28.8	1.6	547,724	20.9	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)



### Type of Structure

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. Occupied and vacant housing units are counted to determine the number of units in a structure. Stores and office space are excluded.

## Town of Preston Comprehensive Plan

American Community Survey Estimates for 2009-2013 shown in Table 2.10 estimate that 94.1% of the Town's housing units are one unit structures and 2.1% are multi-unit structures. It's estimated mobile homes comprise 3.8% of the Town's housing stock.

**Table 2.10: T. Preston, City of Blair, Trempealeau County, State of Wis. Units in Structure, 2009-2013 ACS Est.**

	Town of Preston			C. of Blair			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total housing units	372			609			12,655			2,626,142		
1-unit, detached	341	91.7	4.1	434	71.3	6.3	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	9	2.4	1.6	3	0.5	0.8	279	2.2	0.5	115,196	4.4	0.1
2 units	6	1.6	2.5	55	9	4.9	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	2	0.5	0.8	30	4.9	3.1	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	5.2	30	4.9	3	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	5.2	3	0.5	0.8	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	5.2	0	0	3.2	155	1.2	0.5	177,097	6.7	0.1
Mobile home	14	3.8	3.2	54	8.9	4.5	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	0	0	5.2	0	0	3.2	3	0	0.1	401	0	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

### Heating Fuel

Table 2.11 shows the type of heating fuel used by occupied housing units. The most popular heating fuels used in the Town are Bottled, tank, or LP gas (42.5%) and Wood (27.4%).

**Table 2.11: T. of Preston, City of Blair, County, and State of Wis. Heating Fuel, 2009-2013 ACS Est.**

	Town of Preston			City of Blair			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
<b>Occupied housing units</b>	339		+/-54	541		+/-59	11,745		+/-135	2,288,332		+/-6,551
Utility gas	7	2.1	+/-6	365	67.5	+/-50	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	144	42.5	+/-37	25	4.6	+/-21	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	38	11.2	+/-21	83	15.3	+/-33	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	39	11.5	+/-20	61	11.3	+/-24	1,049	8.9	+/-97	76,014	3.3	+/-1,408
Coal or coke	0	0.0	+/-9	0	0.0	+/-9	9	0.1	+/-11	317	0.0	+/-83
Wood	93	27.4	+/-35	5	0.9	+/-5	1,344	11.4	+/-112	105,267	4.6	+/-1,436
Solar energy	0	0.0	+/-9	0	0.0	+/-9	15	0.1	+/-10	566	0.0	+/-119
Other fuel	14	4.1	+/-13	2	0.4	+/-4	99	0.8	+/-37	20,771	0.9	+/-690
No fuel used	4	1.2	+/-5	0	0.0	+/-9	33	0.3	+/-13	9,146	0.4	+/-565

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

### Year Householder Moved In

According estimates in Table 2.12 almost half of householders have moved into their present home since 2000.

**Table 2.12: T. of Preston, City of Blair, County, and State of Wis. Year Householder Moved In, 2009-2013 ACS Est.**

	Town of Preston			C. of Blair			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Occupied housing units</b>	339			541			11,745			2,288,332		
Moved in 2010 or later	38	11.2	5.9	92	17	6.7	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	123	36.3	8.1	247	45.7	7	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	87	25.7	6.1	116	21.4	5.9	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	29	8.6	4.2	28	5.2	3.4	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	39	11.5	6.1	31	5.7	2.3	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	23	6.8	3.1	27	5	2.3	831	7.1	0.7	117,564	5.1	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

### Affordability Analysis

Estimates in Table 2.13 show monthly owner costs as a percent of household income. In the Town, an estimated 25.6% of residents had costs of 35% or more if they had a mortgage and 14.4% had costs of 35% or more if there was no mortgage. Over 27% of residents in the City of Blair with a mortgage had costs over 35%.

**Table 2.13: T. of Preston, C. of Blair, County, and State of Wis. Selected Monthly Owner Costs as % Household Income, 2009-2013 ACS Est.**

	Town of Preston			C. of Blair			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>	176			263			5,411			1,040,805		
Less than 20.0 percent	72	40.9%	+/-12.2	104	39.5%	+/-11.6	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	17	9.7%	+/-5.1	58	22.1%	+/-10.8	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	35	19.9%	+/-7.9	7	2.7%	+/-2.6	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	7	4.0%	+/-4.4	22	8.4%	+/-7.1	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	45	25.6%	+/-11.1	72	27.4%	+/-12.3	1,309	24.2%	+/-1.8	247,045	23.7%	+/-0.2
Not computed	0	(X)	(X)	0	(X)	(X)	1	(X)	(X)	3,157	(X)	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>	118			137			3,284			510,114		
Less than 10.0 percent	47	39.8%	+/-11.9	42	30.7%	+/-13.2	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	23	19.5%	+/-12.1	33	24.1%	+/-13.8	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	17	14.4%	+/-9.0	16	11.7%	+/-6.2	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	7	5.9%	+/-5.6	13	9.5%	+/-10.4	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	5	4.2%	+/-4.3	9	6.6%	+/-5.3	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	2	1.7%	+/-2.9	9	6.6%	+/-5.4	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	17	14.4%	+/-9.0	15	10.9%	+/-7.4	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	0	(X)	(X)	3	(X)	(X)	43	(X)	(X)	4,770	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability) Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

Table 2.14 provides estimates on gross rent as a percent of household income. In the Town, an estimated 28.9% of renters had costs of 35% or higher. This was a higher percentage than shown for the City of Blair (18%) and Trempealeau County (26.1%).

**Table 2.14: T. of Preston, City of Blair, County, and State of Wis. Gross Rent as % Household Income, 2009-2013 ACS Est.**

	Town of Preston			C. of Blair			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
<b>Occupied units paying rent (excluding units where GRAP cannot be computed)</b>	38			128			2,634			686,858		
Less than 15.0 percent	2	5.3%	+/-9.1	38	29.7%	+/-16.0	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	12	31.6%	+/-32.7	32	25.0%	+/-14.7	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	10	26.3%	+/-32.8	8	6.3%	+/-6.5	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	3	7.9%	+/-14.5	27	21.1%	+/-13.8	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-37.7	0	0.0%	+/-14.4	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	11	28.9%	+/-26.9	23	18.0%	+/-12.6	688	26.1%	+/-3.5	273,599	39.8%	+/-0.4
Not computed	7	(X)	(X)	10	(X)	(X)	(X)	(X)	(X)	42,628	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability) Note: (SMOCAP) = Selected Monthly Owner Costs as a % of Household Income

## 2.3 Housing Programs

There are many programs to assist people in finding housing. Some of the programs are administered by the following agencies: Trempealeau County Housing Authority, Wisconsin Housing and Economic Development Authority (WHEDA), USDA- Rural Development, and also Community Development Block Grant (CDBG).

## 2.4 Housing Element Goals and Actions

The Town of Preston has created goals and objectives for its Housing Element to guide the town to meet the needs of those living in the Town.

**Goal:** Housing that meets the needs of existing and future community residents, while maintaining a predominantly rural residential atmosphere.

Objective 1: Limit housing development according to current Land Use Plan.

*Action: Use Land Use Plan as a guide for development.*

Objective 2: Encourage high quality construction standards for housing and refer residents to the Trempealeau County Department of Land Management for inspections and enforcement.

*Action: Follow the Wisconsin Uniform Dwelling Code.*

Objective 3: Encourage siting homes in areas that will not result in property or environmental damage or impair rural character or agricultural operations in the town.

*Action: The Town Board shall factor in to decisions how any zoning and land use changes impact the rural residential lifestyle of the township.*

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## TRANSPORTATION ELEMENT

### 3.1 Introduction

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

### 3.2 Facilities Inventory and Characteristics

#### *Road Network*

The Town of Preston's roadway network is comprised of over 100 miles of highways and town roads.

Functional road classifications for rural areas include principal arterials, minor arterials, major collectors, minor collectors, and local roads (See Appendix A - Map 1 Town of Preston Transportation System).

*Principal arterials*- serve interstate and interregional trips. These roads typically serve urban areas greater than 5,000 in population. These are classified as Interstate Highways.

*Minor arterials*- serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements. These are classified as Federal Highways.

*Major collectors*- provide service to moderate sized communities and links intra-areas traffic to nearby larger population centers. These are classified as State Highways.

*Minor collectors*- these roads collect traffic from local roads and link them to all remaining smaller communities. All developed areas should be within a reasonable distance of a collector road. These are classified as County Roads.

*Local roads*- provide access for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. These are classified as Town Roads.

#### *WISLR Wisconsin Information for Local Roads*

WISLR is a program that can assist local governments with the maintaining inventory on the conditions of the roads, compliance with the Statutes to submit a pavement condition every two years, etc. This program helps the town in planning for future roadway improvements. A complete inventory of Town Roads is shown in Table 3.1 below.

Town of Preston Comprehensive Plan

**Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)  
City/Village/Town/County Certified Mileage List - (R-03) Jan. 1, 2015 - TOWN OF PRESTON**

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Allen Berg Road	0.27		0.27						0.27
Anderegg Rd	0.80		0.80						0.80
Anderson Ln	0.14		0.14						0.14
Arneson Ridge Road	3.59		3.59						3.59
Bennie Olson Ln	0.64		0.64						0.64
Bixby Rd	0.28		0.28						0.28
Blom Rd	1.03		1.03						1.03
Bradley Rd	2.71		2.71						2.71
Brekke Ridge Rd	3.93		3.93						3.93
Briten Ln	0.30		0.30						0.30
Bunyan Rd	0.44		0.44						0.44
Burma Rd	1.94		1.94						1.94
Carpenter Bridge Rd	0.38		0.38					0.38	
Chenoweth Ln	0.79		0.79						0.79
CTH D	7.60	7.60			7.60				
CTH I	2.52	2.52				2.52			
CTH N	3.68	3.68			0.31	3.37			
CTH S	7.33	7.33			7.33				
CTH W	2.14	2.14			2.14				
Dahl Rd	0.11		0.11						0.11
Eid Rd	0.54		0.54						0.54
Elias Rd	1.72		1.72						1.72
Elland Rd	1.33		1.33					0.22	1.11
Flatten Rd	0.97		0.97						0.97
Folkman Rd	0.77		0.77						0.77
Fraction Rd	0.27		0.27						0.27
Frank Nelson Rd	0.35		0.35						0.35
Garden Valley Rd	1.25		1.25						1.25
Glenville Ln	0.18		0.18						0.18
Halpern Rd	0.14		0.14						0.14
Hanson Ln	0.10		0.10						0.10
Helmerts Rd	0.28		0.28						0.28
Helstad Ln	0.44		0.44						0.44
Hermanson Ln	0.37		0.37						0.37
Herreid Rd	0.28		0.28						0.28
Hillcrest Rd	0.98		0.98						0.98
Irvins Coulee Rd	0.48		0.48						0.48
Joe Coulee Rd	0.52		0.52						0.52

**Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)**  
**City/Village/Town/County Certified Mileage List - (R-03) Jan. 1, 2015 - TOWN OF PRESTON**

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Johnson Ln	0.06		0.06						0.06
Kilmer Rd	0.25		0.25						0.25
Knutson Ln	0.13		0.13						0.13
Larkin Valley Rd	3.55		3.55						3.55
Larrys Ln	0.06		0.06						0.06
Lone Star Rd	1.59		1.59						1.59
Lyngen Ln	0.98		0.98						0.98
Marsh Rd	0.14		0.14						0.14
Melby Rd	0.10		0.10						0.10
Miller Rd	0.24		0.24						0.24
Moe Ln	0.37		0.37						0.37
Moen Rd	0.25		0.25						0.25
Neitzke Rd	0.55		0.55						0.55
Nelson Ln	0.49		0.49						0.49
Nickels Ln	0.53		0.53						0.53
Nyberg Rd	0.14		0.14						0.14
Nyen Martin Rd	0.14		0.14						0.14
Nyen Rd	1.49		1.49						1.49
Orval Rd	0.13		0.13						0.13
Petersburg Rd	0.09		0.09						0.09
Peterson Coulee Rd	2.56		2.56						2.56
Quarne Rd	2.47		2.47						2.47
Quiet Meadow	0.19		0.19						0.19
Rat Rd	1.21		1.21						1.21
Ray Gilbertson Rd	0.08		0.08						0.08
S River Rd	2.67		2.67					0.05	2.62
Rude Rd	0.07		0.07						0.07
Schansberg Rd	4.25		4.25					4.25	
Shelly Ridge Rd	2.68		2.68						2.68
Skorstad Rd	0.08		0.08						0.08
Skundberg Rd	1.67		1.67						1.67
Skunk Hollow Rd	2.24		2.24						2.24
Snake Coulee Rd	1.38		1.38						1.38
Spencer Rd	0.31		0.31						0.31
Sun Meadow	0.51		0.51						0.51
Sveum Ln	0.35		0.35						0.35
Sylfest Rd	0.19		0.19						0.19
Tappen Coulee Rd	3.02		3.02						3.02

**Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)  
City/Village/Town/County Certified Mileage List - (R-03) Jan. 1, 2015 - TOWN OF PRESTON**

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Thompson Rd	1.29		1.29						1.29
TN RD 86	0.09		0.09						0.09
TN RD 88	0.03		0.03						0.03
Trump Coulee Rd	1.74		1.74						1.74
Turri Coulee Ln	1.45		1.45						1.45
Unlien Rd	0.54		0.54						0.54
Wall Ln	0.50		0.50						0.50
<b>Total Miles</b>	<b>94.44</b>	<b>23.27</b>	<b>71.17</b>	<b>0.00</b>	<b>17.38</b>	<b>5.89</b>	<b>0.00</b>	<b>4.90</b>	<b>66.27</b>

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) - Last updated 04/29/2015

#### Road Weight Restrictions and Limitations

In the spring, town roads are not stable because of the winter frost so the town board and county has established weight restrictions for town and county roads. There are roads that do not have weight restrictions because of the way they were designed and constructed.

#### Traffic Counts

The Wisconsin Department of Transportation conducts traffic counts every three years in rural areas. Chart 3.2 illustrates traffic counts on selected public roads in the Town of Preston from 2004-2015. The traffic count data available shows traffic decreased at almost every collection point over the eleven year period.

**Table 3.2: T. Preston Annual Average Daily Traffic Counts 2004-2015**

	2004	*2008 & 2009	2012	*2014 and 2015
STH 95 between Mill Dr and CTH S, Preston Township		3,300		3,600
STH 95 between S and CTH W, Preston Township		2,300	2,400	4,100
STH 95 South of CTH N, Preston Township	1,600	1,900		
CTH S Broadway St, E. of STH 95, Blair	2,600	2,300		
STH 95 between Mill Drive & Gilbert St, Blair		3,600	3,500	
Gilbert Street South of STH 95, Blair	830	1,100		
STH 95 N of Center Street, Blair	3,100	3,700		3,300
STH 95 West of Peterson Avenue, Blair		5,700	6,100	5,000
US 53 North of STH 95, Preston Township		3,200 & 3,300	3,300	
US 53 West of STH 95, Preston Township		5,000	5,100	*4,800
US 53 South of STH 95, Preston Township		*2,900		*4,000

Source: <https://trust.dot.state.wi.us/roadrunner/>

### 3.3 Airports and Aviation

The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Eau Claire, WI; La Crosse, WI; and Minneapolis-St. Paul, MN. There are six private airport/airfields within Trempealeau County and one public, in Blair, WI.

### 3.4 Multi-Use Trails

There are no ATV trails in the Town of Preston.

### 3.5 Elderly and Disabled Transportation

Trempealeau County's Senior Services office provides needs to the elderly persons of the county called Ride Solutions. Persons who have poor ambulation and vision may make use of the bus service that is available. There is also a van service for the elderly and disabled persons of the county. Private transportation carriers for elderly or disabled residents include Pine Creek Transportation and Abby Vans.

The county maintains a volunteer driver program that provides transportation for medical appointments for anyone age 60 or over who lives in their own home and is unable to get to their appointments on their own. Persons with disabilities may use this program when a doctor verifies the disability. Volunteers, using their own vehicles, pick up participants at their home, take them to their appointments and return them to their home.

### 3.6 Public Transit

The closest commercial bus transportation is available by Greyhound bus lines in Eau Claire and Winona, MN and Jefferson bus lines in Eau Claire WI, La Crosse, WI, and Winona, MN.

### 3.7 Truck Transportation

Truck transportation is served by the local, state and federal highway system. Weight restrictions may apply with some exemptions for agricultural purposes. STH 95, a designated long truck route extends through the Town of Preston east to west. US Hwy 53, another designated long truck route, travels through the town north to south.

### 3.8 Rail System

There is currently one railway in the Town of Preston. The Canadian National Railroad serves Trempealeau County and the Town of Preston.

### 3.9 Water Transportation

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

### 3.10 Summary of Existing Transportation Plans

As part of the Wisconsin Department of Transportation's long range transportation plan "Connection 2030" a series of system-level priority corridors were identified. The corridors are critical to Wisconsin's travel patterns and support the state's economy. Three of the corridors are located in Trempealeau County but none affect the Town of Preston.

The state maintains a Six-Year Highway Improvement Plan which identifies state and federal highway projects through 2021. A listing of county projects is illustrated in the Wisconsin DOT Six Year Highway Improvement Program below. There is some work to be done in the Town of Preston but it should not affect the town's comprehensive plan.

**Wisconsin DOT Six Year Highway Improvement Program – September 20, 2015 Snapshot**

Hwy	Project Title and Project Limits	Miles	Estimate (Range)	Year	Work Type	Project Description
010	Osseo - Fairchild	2.18	\$1,000,000-\$1,999,999	2016	RESURF	Mill the existing pavement and repave with 6.5 inches HMA, culvert pipes replacement, concrete repair in concrete segment, sign replacement.
035	Trempealeau - Fountain City	4.13	\$2,000,000-\$2,999,999	2017	RDMTN	Road maintenance improvement surface mill 2.5 inches and overlay with 4 inches new black top, 5 foot paved shoulders, pavement marking, and permanent signs replacement.
053	Galesville - Whitehall	0.06	\$500,000-\$749,999	2016	BRRHB	Bridge rehabilitation replacing the existing bridge deck, with the sidewalk width increased from 5 to 6 feet.
053	Galesville - Whitehall	0.07	\$1,000,000-\$1,999,999	19-21	BRRPL	Bridge Replacement
053	V Pigeon Falls, Ekern Street	0.06	\$250,000-\$449,999	2016	BRRHB	Bridge rehabilitation, concrete overlay of Pigeon Creek Bridge.
053	Whitehall – Osseo	7.90	\$4,000,000-\$4,999,999	2016	RESURF	Resurface improvement, surface mill 3 to 4 inches of existing pavement and overlay with 5 inches HMA, beam guard and culvert pipe replacement (as needed), pavement marking and permanent signs replacement.
054	Gilmanton - Independence	9.17	\$1,000,000-\$1,999,999	2018	RDMTN	Mill and overlay existing roadway with new black top.
093	Arcadia, STH 93	0.64	\$1,000,000-\$1,999,999	2016	RESURF	Safety improvement, 2 inch mill/overlay, restripe Blaschko Drive and STH 95 to a 2-lane with dedicated right and left turn lanes, 3-lane TWTL near McDonalds and chop island at Detloff Ct. Traffic Signal Wilson Ave.
093	Centerville – Independence	0.06	\$250,000-\$449,999	2016	MISC	Construct, brake check pullout at the hill top east. It will have 2 one-way driveways, with trucks entering south and exiting at north, both via right turn. Northbound right turn lane constructed at south drive.
093	Centerville – Independence	0.41	\$250,000-\$449,999	2018	MISC	Safety improvement on the Trempealeau River Bridge (8-61-0054) Polymer Overlay.
093	Centerville – Independence	0.35	\$100,000-\$249,999	2018	RECOND	Widen roadway to the west to provide a new 12 foot southbound through lane and convert the existing southbound through lane to a dedicated 12-foot center left turn lane. Widening includes 8-foot shoulder, 3 saved.
093	Centerville – Independence	7.87	\$5,000,000-\$5,999,999	2018	RESURF	Roadway maintenance, mill existing road and overlay with new blacktop.
093	Centerville – Independence	4.88	\$3,000,000-\$3,999,999	19-21	RESURF	Mill and overlay the existing roadway with new black top.
093	Freight; Eleva – Eau Claire	0.02	\$1,000,000-\$1,999,999	2016	BRRPL	Replace bridge B-61-35 on STH 93 over Adams Creek in Trempealeau County (Freight mitigation).
093	Independence – Eleva	1.72	\$1,000,000-\$1,999,999	2018	RESURF	Mill and overlay with new black top.
093	Independence – Eleva	16.03	\$11,000,000-\$11,999,999	19-21	RESURF	Mill and resurfacing existing roadway.
094	Eau Claire – Osseo	0.12	\$12,000,000-\$12,999,999	19-21	BRRPL	Replacing I-94 east and west bound C "B-61-0041 and 0042) and Buffalo River (B-61-0043 and 0044) bridges.

### 3.11 Transportation Element Goals and Actions

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

**Goal:** A safe and efficient transportation system that meets the needs of multiple users.

Objective 1: Continue to maintain and upgrade town roadways and signage.

*Action: In accordance with state law using PASER, continue to evaluate local roads.*

*Action: Secure additional road funding through state and federal grants.*

Objective 2: Uphold a high standard of maintaining seasonal challenges with roadways.

*Action: When roads are snow-covered and icy continue to plow, salt and sand as needed.*

*Action: Continue maintenance of roads and mowing of ditches throughout growing season.*

Objective 3: Require a signed road use agreement with any existing or new industry within the township.

*Action: Create a detailed paper trail of records and communication between the township and the industry that is kept on file in the town clerk's records.*

*Action: Set higher road use standards (road maintenance) for industries coming to the township than what has historically been in place.*

*Action: Require a bi-annual renewal of the road use agreement.*





## UTILITIES & COMMUNITY FACILITIES ELEMENT

### 4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town of Preston. Utilities and community facilities include such things as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants, transmission lines, cemeteries, health care facilities, child care facilities, police protection, fire and rescue facilities, libraries, schools and other governmental facilities.

### 4.2 Existing Utilities and Community Facilities (See Appendix A - Map 2 Town of Preston Community Facilities)

#### *Water Supply*

The Town does not provide municipal water service. Private wells maintained by the property owner are the source of water for Town residents. There are no plans to develop a public water system at this time. The State of Wisconsin has well regulations (NR 812, Wis. Adm. Code), administered by the Department of Natural Resources (DNR). Since 1987, 129 new wells have been constructed and 60 wells replaced in the town.

In February 2016, the Wisconsin Assembly passed a bill loosening restrictions on what can be done to a high capacity well. Assembly Bill 874 allows high-capacity wells to be transferred, repaired or reconstructed without a new permit, under the conditions of its original permit. A high capacity well is a system of one or more wells, drillholes or mine shafts on a property that have a combined capacity of 70 or more gallons per minute, according to Wisconsin administrative code. High capacity wells are used by businesses (including the frac sand industry) and in agricultural industry (ex. irrigation).

#### *On-Site Waste Disposal Facilities*

The disposal of commercial and domestic wastewater is controlled by septic systems in the Town. Wisconsin Department of Safety and Professional Services Chapter SPS 383 Private Onsite Wastewater Treatment Systems (POWTS) Administrative Code establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater system (POWTS), so the system is safe and will protect public health and waters. The Department of Natural Resources is responsible for establishing, administering and enforcing standards relative to domestic wastewater treatment systems which either disperse to the surface or to surface waters. Trempealeau County has a Sanitary and Private Sewage System Ordinance (adopted March 2001) in place to promote and protect the public health and safety through the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems. It is state law to have a sanitary permit for these sanitary systems and a licensed master plumber must acquire the permit. Some types of on-site disposal system designs include: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems.

#### *Solid Waste Disposal and Recycling Facilities*

The recycling facility is located on Town of Preston property on the east end of the City of Blair. The facility is open every Saturday from 9 a.m. until 1 p.m. Garbage is collected based on a fee per bag. There is a spring and fall cleanup for appliances, etc.

## **Town of Preston Comprehensive Plan**

### *Stormwater Management*

Federal, state, county, and local governments administer and regulate stormwater runoff. Trempealeau County adopted an Erosion Control and Stormwater Management Ordinance in September 2010.

### *Law Enforcement*

The Town of Preston does not have a police department. The Trempealeau County Sheriff's Department serves as the primary law enforcement agency. The Sheriff's Department and facilities are located at the Trempealeau County Government Center in the City of Whitehall. The Town does not foresee having a law enforcement department in the near future.

### *Fire and Rescue*

Fire protection is provided by the Blair-Preston Volunteer Fire Department.

### *Libraries*

The Town of Preston does not have a library, but the residents utilize the City of Blair's library located at 122 S. Urberg Avenue.

### *Town Hall/Garage*

The town hall is located at 101 Broadway in the City of Blair.

### *Cemeteries*

The Town of Preston has nine cemeteries located within the town. The cemeteries are Brekke Ridge Cemetery, Carpenter Cemetery, Corness Cemetery, Fagernes Cemetery, First Lutheran - Beaver Creek Cemetery, Old Zion Cemetery, Rest Haven Cemetery, Tinnes Cemetery, and Zion Lutheran Cemetery.

### *Communications Facilities*

There is one cellular tower in the Town which is 77.7 ft. in height. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone communications are provided by CenturyLink and Tri-County Communications. Several companies offer internet services.

### *Electric & Gas Utilities*

Xcel Energy is the electrical provider for the Town.

### *Power Plants, Substations, and Transmission Lines*

There are no plants, substations or transmission lines located in the Town.

## **4.3 Medical/Health Care and Other Facilities**

There are no medical facilities located in the Town of Preston. Nearby clinics include Gundersen Health System Clinics in Blair, Whitehall, and Independence. Hospitals where residents may attain care include Mayo Health System – Oakridge Hospital and Clinics-Osseo, Gundersen Tri-County Hospital and Clinics-Whitehall, Gundersen Health System in La Crosse, and Mayo Health System in La Crosse.

#### *Senior Care Facilities*

There are no services for senior care in the Town of Preston. The Grand View Care Center is a facility located nearby in the City of Blair.

#### *Child Care Facilities*

There are no child care facilities located in the Town. The elementary school in nearby Blair houses the Blair-Taylor Daycare Center which has a capacity of 36 children and serves children ages 6 months to 12 years.

### **4.4 Educational Facilities**

Most children of school age attend the Blair-Taylor School District.

Located in the City of Independence is a post secondary school, Western Technical College (WTC).

### **4.5 Recreational Facilities**

#### *Parks*

There are no recreational parks located within the Town. County residents have access to the Riverside Memorial Park and Campground located in the City of Blair. It is located along the 39 acre shore of Lake Henry. The campground has city water and 120/30/50 amp electrical service at all 31 sites. There are toilets and showers, 16 gravel sites and 15 grass sites to accommodate tents, and a dump station. The campground is located in the park, which offers: boat dock and landing in a no wake zone, handicapped accessible fishing piers, baseball/softball fields, deer pen, tennis, volleyball and basketball courts, playground equipment, paved walking trail and the Blair Municipal Swimming Pool.

County Residents also have access to Joe Pietrek, Jr. Memorial Park, a county park, that is open 6 a.m. – 10 p.m. daily from the 15<sup>th</sup> of April until the 30<sup>th</sup> of November. The park is located on/off Highway 93 between the cities of Arcadia and Independence and offers two shelters available for rent, tent camping and RV camping, nine hole disc golf course, volleyball, basketball, playground, fishing, horse arena, swimming beach, canoeing and tubing, hiking, bird watching, and an observation deck.

#### *Trails*

Snowmobile Trails: There are snowmobile trails that run through the town on privately owned land.

Horse Trails: The Trempealeau County Horse Trail connected to Pietrek Park is located on Highway 93 between Arcadia and Independence.

Bike Trails: There are 17 bike loops designated in Trempealeau County as offering road biking opportunities. Several of these loops travel through the Town (<http://www.tourdetremp.com/>).

#### 4.6 Utilities and Community Facilities Element Goals and Actions

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

**Goal:** Support community facilities and services, which contribute to the overall improvement of the community.

Objective 1: Expand public infrastructure when necessary to meet the needs of the town.

*Action: Continue to allow utility companies (e.g. Riverland Energy, Xcel, WE Energies, Midwest Natural Gas, CenturyTel, Tri-County Communications) to use road rights-a-way for utility line expansion with prior permission from the Town of Preston.*

*Action: Consider implementation of renewable energy proposals, such as solar farms, within the township.*

Objective 2: Designate new funds coming in to the township for improving existing community facilities.

*Action: Create a Town Hall improvement/building fund along with a timeline of plans for needed improvements or a new structure.*

## **NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT**

### **5.1 Introduction**

This element looks at the natural, agricultural and cultural resources in the Town of Preston such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Preston has an abundance of natural resources such as forests, streams, and agricultural land. Public input throughout the planning process stressed the importance of these resources to the quality of life Town residents enjoy. Maintaining the natural resource base is critical to the town's future.

### **5.2 Natural Resources**

#### *Background*

The Town of Preston is approximately 37,888 acres. The Town is located in the eastern section of Trempealeau County. The Town of Preston was settled in 1855 and was named by Edmond Reynolds in honor of his wife, Susan Preston.

#### *Topography*

The Town of Preston is in the unglaciated (driftless) region of Wisconsin. The Towns of Pigeon and Lincoln border the town along its northern border; the Town of Arcadia forms the Town's western border; the Town of Ettrick forms the Town's southern border; and Jackson County forms the Town's eastern border. Blair is the only incorporated community within the Town. The Town's landscape is primarily made up of woodland and farmland with scattered single family homes.

#### *Slopes*

Steep slopes are common in Trempealeau County. Slopes in the Town of Preston are illustrated on Map 3 (See Appendix A - Map 3 Town of Preston Contours/Slope Map). The County's current Zoning Ordinance provides that construction on slopes of 20% to 30% shall require a conditional use permit and construction on slopes greater than 30% is prohibited.

#### *Soils*

A soil evaluation for the Town of Preston was prepared for the 1981 Trempealeau County Farmland Preservation Plan. The soil evaluation follows (See Appendix A - Map 4 Town of Preston Soils Map):

"The soils of the Town of Preston are quite varied. The upland areas are of the Fayette-LaFarge-Eleva association. These soils are well drained soils that have a subsoil of sandy loam to silty clay loam, moderately deep to deep over sandstone.

The soils along the northern shore of the Trempealeau River terrace consist of the Billet-Sparta-Gotham association. These soils are well drained to excessively drained soils that have a subsoil of sandy loam to loamy sand over sand. The river terrace soils south of the Trempealeau River consist of the Ettrick-Pilot-Meridian association. These soils are poorly drained and well-drained soils that have a subsoil of loam to silty clay loam over silt loams and sand. The upland areas of Preston Township have scattered pockets of soil, which, according to the Soil Conservation Service, have moderate limitations for on-site septic disposal systems. These same soils, however, have a very high rating for crop productivity making these soils best suited for continued agricultural production. The soils along the southern terrace of the Trempealeau River have large tracts of land with slight to moderate limitations for on-site septic disposal systems. These same soils, however, have a very high rating for crop productivity, which would make these soils best suited for continued agricultural production. The soils along the northern terrace of the Trempealeau River are virtually all of the soil type which have slight limitations for on-site septic disposal systems. These soils have crop productivity ratings that vary from very high to low. Those soils which have slight limitations for on-site septic disposal systems, as well as low crop productivity ratings, have been mapped so as to be easily identified if demand for rural land uses, other than agriculture makes it necessary to convert farm land to other land uses. "

## Town of Preston Comprehensive Plan

### Forest Resources

The 1992 WISCLAND data indicates that 27% of Trempealeau County is covered by forest. According to Wisconsin Department of Revenue, 2015 Statement of Assessments there are 6,828 acres of forested land in the Town of Preston (Table 5.1). The majority of forest land in the Town is privately owned.

**Table 5.1: Statement of Assessments – Forest and Ag Forest Acres - 2015**

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Preston	5,883	18.9	945	3.0	6,828	21.9

*Source: Wis. Dept. of Revenue, 2015 Statement of Assessments*

### County-Owned Forest Lands

There is no county-owned forested land in the Town of Preston.

### State-Owned Forest Lands

There are approximately 100 acres of forested state-owned land in the Town of Preston. These acres are found in the Vosse Coulee Wildlife Area. This property is available for public use. Recreational opportunities include hiking, fishing, cross country skiing, hunting, and trapping.

### Federally-Owned Forest Lands

There are no federally owned acres in the Town of Preston.

### Non-Metallic Mineral Resources

There are five aggregate/borrow pits (non-metallic mines) in the Town of Preston and four industrial sand mines. There has been a dramatic increase in the number of mining proposals in Trempealeau County due to a surge in hydrofracking, a technique used by the petroleum industry to extract natural gas and/or crude oil from rock formations.

### Surface Water Resources

Trempealeau County's boundaries are formed by three rivers: the Mississippi River on the south, the Trempealeau River on the west, and the Black River on the southeast. Within the County are three major drainage basins, the Buffalo River drains the northern part of the County, the Black River drains the southeastern part of the County, and the Trempealeau River drains the remainder of the county. All three rivers drain to the Mississippi River.

Nonpoint source pollution Priority Watershed Project implementation has occurred in the Elk Creek, Beaver Creek, Lower Black River/Hardies Creek, Middle Trempealeau and Upper Trempealeau River Watersheds. The surface water quality assessments within all of these plans were remarkably similar. DNR maintains surface water quality assessments and updates them as needed. A compilation of all of the surface water quality assessments contained within these plans, as well as, the Black - Buffalo-Trempealeau River Basin Plans form the basis for this county wide surface water quality assessment.

*Nonpoint source pollutants are the primary cause of surface water quality problems in the county. Pollutants such as sediment, bacteria, organic material, and animal wastes contribute to the existing surface water quality problems associated with all of the surface water resources of the county. In addition to the pollutants that flow into surface water resources, degradation and erosion of stream banks is a major source of sedimentation to the streambeds as well as the impoundments located at the downstream end of many of the county watersheds.*

*Erosion and instability of stream banks is a common problem throughout the county which results in increased sedimentation and removal of important habitat for aquatic life, especially trout. Sedimentation of pools and filling in of spawning substrate in riffle areas are results of both upland erosion (Ag and Non-Ag) and stream bank erosion. The filling in of riffle areas reduces reproduction success of trout by reducing oxygen levels in streams and destroying spawning habitat. Sedimentation of stream bottoms also reduces the abundance of invertebrates that constitute a valuable fish food resource.*

*Agriculture and to a lesser extent, urban land disturbing activities are the primary sources of pollutants to the county's surface water resources. Sources of surface water pollutants include: barnyard runoff, nutrient and sediment runoff from cropped fields, manure runoff from improperly stacked/stored animal waste, concentrated flow erosion from cropped fields and logging trails, ephemeral erosion from cropped fields, and runoff from construction projects. Trempealeau County Land and Water Resource Management Plan, 2016.*

Erosion control is one of the most overlooked management practices at construction sites in Trempealeau County. County ordinances require that an erosion control plan be prepared and submitted to the Department of Land Management prior to doing any construction or excavating. The County also has an erosion control and stormwater management ordinance in place as well as an animal waste ordinance and a Livestock facilities/Feedlot ordinance.

#### Water Quality

Surface water resources are evaluated by the Wisconsin Department of Natural Resources on water quality, wildlife, fish, and aesthetic values. In Chapter NR 102 of the Wisconsin Administrative Code water bodies were assigned as Outstanding Resource Waters (ORW) or Exceptional Resource Waters (ERW). ORW's rate higher for the values listed above while the ERW's have a high rating but not as high as ORW's. The ORW's are protected under NR 102. Trempealeau County only has ERW's. Below is a list of those with names; however, there are many that are assigned ERW's that are not named or listed below.

**Table 5.2: Trempealeau County Exceptional Resource Waters**

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
Bear Creek	Bear Creek	/ERW	0	4.9	4.9	Trempealeau
Buffalo River	Buffalo River	/ERW	57.06	70.13	13.07	Trempealeau
Dutch Creek	Dutch Creek	/ERW	0	4.11	4.11	Trempealeau
Joe Coulee Creek	Joe Coulee Creek	/ERW	0	3.08	3.08	Trempealeau
Johnson Valley Creek	Johnson Valley Creek	/ERW	0	5.2	5.2	Trempealeau
South Fork Buffalo River	Buffalo River - South Fork	/ERW	5.42	16.63	11.21	Jackson, Trempealeau
Unnamed	Creek 15-4	/ERW	0	2	2	Trempealeau
Unnamed	Creek 11-4	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-3b	/ERW	0	0.9	0.9	Trempealeau
Unnamed	Unnamed Creek 25-13	/ERW	0	2.03	2.03	Jackson, Trempealeau
Unnamed	Creek 8-9	/ERW	0	1.6	1.6	Trempealeau
Unnamed	Creek 7-4	/ERW	0	1.49	1.49	Trempealeau
Unnamed	Creek 34-15	/ERW	0	1.39	1.39	Trempealeau
Unnamed	Creek 15-13	/ERW	0	2.57	2.57	Trempealeau
Unnamed	Creek 5-6	/ERW	0	1.06	1.06	Trempealeau
Unnamed	Abraham Coulee Creek	/ERW	1.93	3.65	1.72	Trempealeau
Unnamed	Linderud Coulee Creek	/ERW	1.64	3.82	2.18	Trempealeau

**Table 5.2: Trempealeau County Exceptional Resource Waters**

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
Unnamed	Unnamed Creek 2-12	/ERW	0	2.3	2.3	Trempealeau
Unnamed	Creek 14-13	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-15	/ERW	0	0.6	0.6	Trempealeau
Unnamed	Creek 24-4	/ERW	0	3.67	3.67	Trempealeau
Unnamed	Creek 11-7 T20n R7w	/ERW	0	0.97	0.97	Trempealeau
Unnamed	Creek 13-3a T20n R7w	/ERW	0	1.91	1.91	Jackson, Trempealeau
Unnamed	Creek 8-14 T20N R7W	/ERW	0	2.42	2.42	Trempealeau
Vosse Coulee Creek	Vosse Coulee Creek	/ERW	0	6.26	6.26	Jackson, Trempealeau
Washington Coulee Creek	Washington Coulee Creek	/ERW	0	3.74	3.74	Jackson, Trempealeau
<b>Total Miles</b>					<b>83.7</b>	

Source: Wisconsin DNR, September 15, 2015

Every two years Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters ("303(d) list"). A water is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use (fish and aquatic life, recreation, public health and welfare, and wildlife) that is described in Wisconsin Administrative Code is not achieved. Table 5.3 lists impaired waters in Trempealeau County.

**Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)**

Waterbody Name	Type	Start Mile	End Mile	Length/size	Units	Pollutant	Status	TMDL Priority	Listing Detail
Buffalo River	River	0	42.38	42.38	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 2) Buffalo – Whitewater – Chippewa River to LD 6 (lower Pool 4 to Pool 6)	River	714.2	763.4	49.2	Miles	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	River	714.2	763.4	49.2	Miles	PCBs	303d Listed	Low	TMDL Needed (5A)
" "	River	714.2	763.4	49.2	Miles	PFOs	303d Listed	Low	TMDL Needed (5A)
Timber Creek	River	0	4	4	Miles	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Trump Coulee Creek	River	0	7.71	7.71	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Black River	River	0	24.44	24.44	Miles	PCBs	303d Listed	Low	TMDL Needed (5A)
Buffalo River	River	57.06	70.13	13.07	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Buffalo River	River	44.94	57.06	12.12	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Elk Creek	River	0	21.51	21.51	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Hawkinson Creek	River	0	4	4	Miles	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Ivin Creek	River	0	5.31	5.31	Miles	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Marinuka Lake	Lake			116.56	Acres	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Meyers Valley Creek	River	2.14	5.88	3.74	Miles	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
North Fork of Beaver Creek	River	0	11.59	11.59	Miles	Total Phosphorus	Proposed for List	Medium	TMDL Needed (5A)
Pigeon Creek	River	0	7.93	7.93	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Tamarack Creek	River	0	6.31	6.31	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	River	0	31.28	31.28	Miles	Mercury	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	River	0	31.28	31.28	Miles	Total Phosphorus	303d Listed	Medium	TMDL Needed (5A)
Trout Run Creek	River	0	3.8	3.8	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trout Run Creek	River	3.8	6.05	2.25	Miles	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)



**Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)**

Waterbody Name	Type	Start Mile	End Mile	Length/size	Units	Pollutant	Status	TMDL Priority	Listing Detail
Trout Run Creek	River	0	3.8	3.8	Miles	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Turton Creek (American Valley Crk)	River	0	3.6	3.6	Miles	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 3) La Crosse-Pine – LD 6 to Root River (Pool 7 to upper Pool 8)	River	693.7	714.2	20.5	Miles	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	River	693.7	714.2	20.5	Miles	PCBs	303d Listed	Low	TMDL Needed (5A)
Black River	River	0	24.44	24.44	Miles	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
Marinuka Lake	Lake			116.56	Acres	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
" "	River	714.2	763.4	49.2	Miles	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Black River	River	0	24.44	24.44	Miles	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Irvin Creek	River	0	5.31	5.31	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
North Creek	River	0	7.59	7.59	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Tappen Coulee Creek	River	0	5.06	5.06	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Newcomb Valley Creek	River	0	5.76	5.76	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Welch Coulee Creek	River	0	5.37	5.37	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Trump Coulee Creek	River	0	7.71	7.71	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Hardies Creek	River	1.64	3.54	1.9	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Hardies Creek	River	0	1.64	1.64	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)

Source: Wisconsin DNR, March 1, 2016 (Draft List 2016)

TSS = Total Suspended Solids TMDL = Total maximum daily loads (TMDLs)

### Watersheds

A watershed is a land area that drains to a particular body of water. There three watersheds located in the Town of Preston. The town is located in the Middle Trempealeau River, Upper Trempealeau River, and the Pigeon Creek Watersheds.

### Town of Preston Lakes and Streams

There are no lakes in the Town of Preston. There are numerous creeks flowing through the town including Welch Coulee Creek and Tappen Coulee Creek. A complete inventory of trout streams in the Town can be found at <http://dnr.wi.gov/topic/fishing/trout/streammaps.html>.

There are two kinds of streams; perennial and intermittent. Perennial streams have water flowing through them most of the year. The intermittent streams are dry most of the year but have water flowing during snowmelt or after rainstorms. Even though intermittent streams do not have water flowing through them constantly there is a need to protect them because they flow into the perennial streams.

### Floodplains

Floodplains are lands adjacent to rivers or streams that are naturally subject to flooding. Development in these areas is strongly discouraged because of the flood damage potential. Leaving these areas in their natural state preserves flood water storage basins helping to protect other areas from flooding.

### Flood Hazard Assessment

The Federal Emergency Management Agency (FEMA) has provided maps of flood areas to Trempealeau County. The maps are required to be utilized for flood determination purposes. Flood plain maps and information is available at the Trempealeau County Zoning Office.

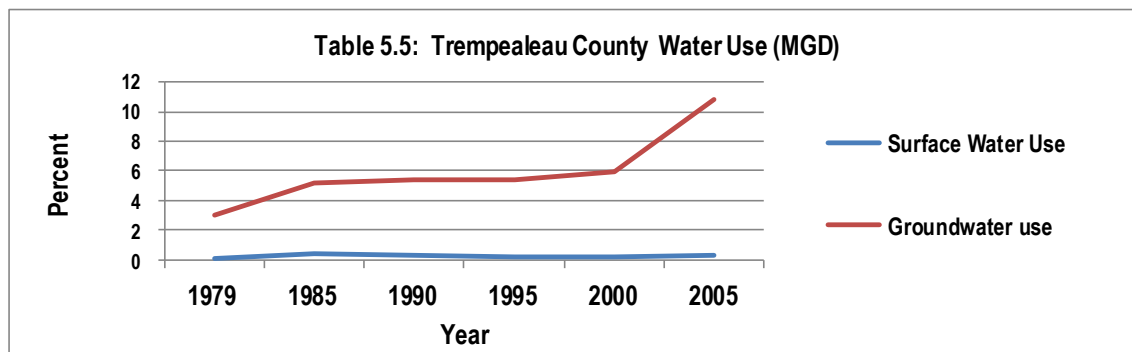
### Groundwater

Water, especially groundwater, is an important resource for residents in Trempealeau County. According to the Wisconsin Department of Natural Resources 70 percent of Wisconsin's residents and 97 percent of Wisconsin communities rely on groundwater for their drinking and other water needs. The quantity of groundwater depends on the recharging, (precipitation), and the discharging of the water. The quality of groundwater is directly related to the activities of the land. The spreading of fertilizers and chemicals either for residential homes or agricultural fields can affect the quality of groundwater. Table 5.4 shows water use in Trempealeau County from 1979 through 2005. Surface water use increased by 115% since 1979 and groundwater use increased by 255% during that same period. Groundwater use increased in all use categories and incurred a significant increase in irrigation use. Figure 5.5 illustrates a significant increase in groundwater use between 2000 and 2005.

**Table 5.4: Trempealeau County Water Use by Year (Millions of gallons per day)**

	1979	1985	1990	1995	2000	2005	% Chg 1979-90	% Chg 1990-00	% Chg 2000-05	% Chg 1979-05
Surface Water Use	0.13	0.38	0.35	0.22	0.21	0.28	169.2	-40.0	33.3	115.4
Groundwater use	3.06	5.16	5.38	5.4	5.94	10.87	75.8	10.4	83.0	255.2
<b>Total Water Use</b>	<b>4.19</b>	<b>5.54</b>	<b>5.73</b>	<b>5.62</b>	<b>6.15</b>	<b>11.15</b>	<b>36.8</b>	<b>7.3</b>	<b>81.3</b>	<b>166.1</b>

Source: Water use data from USGS Water Use in Wis. Reports, 1979, 1985, 1990, 1995, 2000, 2005, 2005



### 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. The report listed 229 legacy places in 16 ecological landscapes in the State of Wisconsin. Trempealeau County and the Town of Preston are located in the Western Coulee and Ridges ecological landscape. This landscape is characterized by highly eroded, unglaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming, are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape.<sup>1</sup> One legacy place is located in the Town of Preston, Table 5.6.

<sup>1</sup> Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, Wisconsin DNR 2006

**Table 5.6: Legacy Places**

Name	Size	Description
Black River	100 miles in length	The Black River originates in the northern forests of central Taylor County and meanders south for more than 100 miles to its confluence with the Mississippi River. Biological diversity along the corridor is high due to its north-south orientation, association with four ecological landscapes, and the presence of pronounced, intact, wet-to-dry environmental gradients along the length of the river. Due to its relatively undeveloped and outstanding scenic qualities, the lower stretch of the Black River was once considered for national Wild and Scenic River status. It presently offers “wilderness-like” canoeing opportunities. The river corridor provides important nesting and migratory habitat for a variety of songbirds and waterfowl, and serves as an important north-south dispersal corridor for bear, wolves and fisher.
Buffalo River		This corridor, running from Jackson County to the Mississippi River, contains a diverse mixture of high quality habitats ranging from broad wetlands to large forest blocks to oak savanna. The lower end of the Buffalo River provides valuable nesting and migratory habitat for many species of birds in the Mississippi River Valley and serves as an important staging area for migrating tundra swans. The flat, meandering floodplain lies in stark contrast to the adjacent steep bluffs. Narrow, sharp-crested ridges and broad valleys characterize the upper watershed.
Thompson Valley Savanna	Small in size	This largely rural area presently consists of a mosaic of farms and large wooded tracts and represents one of the best opportunities in the state to restore a large oak savanna.
Trempealeau River	Medium	The Trempealeau River arises from cold water trout streams located in deeply incised valleys. As it flows southwest, the river gradually becomes larger and warmer and in its lower reach supports a good quality warm water fishery. Abundant nutrients and frequent flooding in the lower stretch nourish extensive high quality wetlands that provide significant habitat for reptiles, amphibians, waterfowl, wading birds, and mammals.
Upper Mississippi River National Wildlife and Fish Refuge	284 miles in length	Extending 284 miles from Wabasha, Minnesota to Rock Island, Illinois, this 194,000-acre refuge encompasses most of the floodplain associated with the Mississippi River. Numerous side channels, backwater sloughs, marshes, and extensive tracts of floodplain forest, contribute to the outstanding fish and wildlife habitat provided by the refuge. The refuge also plays host to significant waterfowl migrations, including some of the continent’s largest concentrations of migrating tundra swans and canvasback ducks. Boating, fishing and waterfowl hunting are popular recreation pursuits.

Source: Wisconsin Land Legacy Report, *An Inventory of Places to Meet Future Conservation and Recreation Needs*, 2006

### *Wetlands*

A wetland is a low-lying area of land that is saturated with moisture. Examples of wetlands are bogs, swamps, and marsh lands. The Town of Preston has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 1,150 acres of emergent wetlands, 230 acres of scrub/shrub, and 1,180 acres of forested.

## **5.3 Agricultural Lands**

### *Productive Agricultural Lands*

Agricultural lands are very important for Trempealeau County. Dairy farming is an important agricultural industry in the county. The most productive land can be classified by soils Class I and Class II. Classes III and IV are classified as productive and the Classes V - VIII are non-productive.

### *County Agricultural History*

Trempealeau County's main agricultural crop was wheat in the 1860's and 1870's. In the 1880's wheat production drastically declined. As of the 2012 Agricultural Census the number one agricultural product was corn (from grain) followed by hay and alfalfa. The census also showed that from 1992-2012 poultry production increased by 123% while milk cows declined by

28%. Beef cattle production also rose by 30%.

The County saw a 7% decline in total farm acres from 1992 through 2012. The number of farms increased by 1% during this same time period. Corn and Soybean acres increased also, while harvested cropland and hay-alfalfa decreased. The Land Use Element has further detail on this issue.

#### *Prime Farmland*

Trempealeau County has implemented Farmland Preservation policies under Wisconsin State Statute 91. The Farmland Preservation program was established in 1977, while in 1989 the Farmland Tax Relief Credit was created. Trempealeau County updated the County's Farmland Preservation Plan in 2016 which creates the opportunity for landowners to receive tax credits provided an Agricultural Enterprise Zone is created.

## **5.4 Cultural Resources**

#### *Introduction*

Cultural resources help define a community and are shown in a variety of ways such as the people, festivals, buildings, or gatherings. A major festival in Trempealeau County is the Trempealeau County Fair held in July. The fair, located in Galesville has entertainment, music, a 5k run and walk, a demolition derby, 4H exhibits, truck and tractor pull, carnival rides, food and more. The Blair Cheese Fest is held in the City of Blair the third weekend of September. Events include a run/walk, parade, food, entertainment, car show, motorcycle rally, craft tents, and more. Other nearby festivals include the Eleva Broiler Fest held in the Village of Eleva the weekend after Memorial Day. It is a weekend event with an ice cream social, pancake breakfast, queen coronation, kickball tournament, live music, a walk/run, garden tractor pull, truck/tractor pull, parade and demolition derby. Also in the City of Whitehall Beef and Dairy Days is held in August and Independence Days are held the second weekend in June in the City of Independence.

#### *Archaeological Sites Inventory*

The town is not aware of any designated or protected archaeological sites in the town. The State Archaeology and Maritime Preservation have information on sites in the County. Research shows that Archaic period tribes were in Perrot State Park in Trempealeau County as early as 7,000 years ago. Remnants of these cultures remain in the form of mounds found throughout the park. The Mississippi River and surrounding lands were important travel and trade routes for many different native cultures including Archaic, Early Woodland, Hopewell and Effigy Mound groups. Time and humans have disturbed and destroyed many mound sites.

#### *Wisconsin Architecture and History Inventory*

The Wisconsin Architecture and History Inventory listed 9 sites in the Town of Preston as of November 2016. The sites include bridges, churches, outbuildings, and houses etc. The inventory is found at Wisconsin Historical Society website at: <http://www.wisconsinhistory.org/ahi/>.

## **5.5 Agriculture, Natural and Cultural Resources Element Goals and Actions**

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

*Natural Resources*

**Goal:** Preserve, protect, manage, and enhance the town's natural resources.

Objective 1: Protect stream banks from harmful land uses.

*Action: Maintain shoreland buffers in accordance with county and state (DNR) standards.*

Objective 2: Protect surface and groundwater quality and quantity.

*Action: Promote programs and regulations that manage and reduce pollution to ground water and surface water.*

*Action: Support best management programs by referring citizens to the Department of Land Management and NRCS for assistance and funding.*

*Action: Establish a baseline of water testing data that can be used to monitor wells in the township in the future.*

*Action: Discourage the increasing creation of high-capacity wells.*

Objective 3: Protect and preserve wetlands, wildlife habitat, and woodlands.

*Action: Provide landowners with information on conservation projects and refer them to local conservancies upon request.*

*Action: Support the local Sportsmen's Clubs projects.*

*Agricultural Resources*

**Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.

Objective 1: Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming.

*Action: Work with the Department of Land Management to maintain one-house per 35-acre zoning district for agricultural areas.*

Objective 2: Mitigate nutrient run-off from agricultural lands.

*Action: Support state and county departments to maximize education and incentives (CRP) relative to nutrient run-off.*

Objective 3: Support continuation of state programs for Farmland Preservation.

*Action: Encourage eligible residents to enroll in an AEA (Agricultural Enterprise Area) with the Farmland Preservation Program.*

Objective 4: Encourage sustainable farming practices and welcome new organic enterprises to the township.

*Action: Follow Trempealeau County's Land and Water Resource Management Plan.*

*Cultural and Historic Resources*

**Goal:** Preserve and enhance the rural heritage, including historical places, sites and landscapes.

Objective 1: Identify and recognize historical, rural, and cultural resources.

*Action: Provide signage at historic sites within the town.*

*Action: Prioritize the protection and upkeep of historic schoolhouses and cemeteries within the township.*

*Action: Record historical, archeological, and cultural resource sites in the township and integrate them in to the Town's website.*



## ECONOMIC DEVELOPMENT ELEMENT

### 6.1 Introduction

The primary purpose of this element is to present background information about the local economy and its relationship to the region. This element also takes into consideration the residents' attitudes toward economic development and identifies actions to enhance economic development in the Town of Preston.

### 6.2 Labor Force

Unemployment Statistics are only available at the County Level. From 2000 through 2014 Trempealeau County's labor force increased by 6.6% and the number employed increased by 5.9%. The number of unemployed in the County increased by 22.5% and the unemployment rate ranged from a low of 4.1% in 2000 to a high of 7.6% in 2009, Table 6.1.

**Table 6.1: Trempealeau County Civilian Labor Force**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chg. 2008- 2014	% Chg. 2000- 2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015

### 6.3 Economic Base

The 2012 Trempealeau County workforce profile projected that over 43% of the County's employment was (Manufacturing) and another 18.48% was (Education and Health Services). Manufacturing and Trade, Transportation & Utilities had the highest average wage by industry, Tables 6.2 and 6.3.

**Table 6.2: Industry Employment (as a share of total employment) in 2012**

	Manufacturing	Trade, Transportation & Utilities	Leisure & Hospitality	Public Administration	Professional & business services	Education & health services
Trempealeau County	43.11%	15.24%	5.31%	4.09%	3.13%	18.48%

Source: Trempealeau County Workforce Profile 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

**Table 6.3: Average Wages by Industry in 2012**

	Manufacturing	Trade, Transportation & Utilities	Public Administration	Leisure & hospitality	Professional & business services	Education & health services
Trempealeau County	\$41,761	\$32,455	\$27,264	\$10,017	\$27,724	\$30,820

Source: Trempealeau County Workforce Profile 2011, Wisconsin Department of Workforce Development, Office of Economic Advisers

Over the last seven years manufacturing has been a key industry sector in Trempealeau County providing over 30 percent of the jobs, Table 6.4.

**Table 6.4: Total full-time and part-time employment by NAICS industry in Trempealeau County 2007-2013**

Description	2007		2008		2009		2010		2011		2012		2013	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total employment	17,429		17,207		16,965		17,251		17,569		17,919		18,083	
Farm employment	1,912	11.0	1,918	11.1	1,885	11.1	1,885	10.9	1,906	10.8	1,795	10.0	1,860	10.3
Nonfarm employment	15,517	89.0	15,289	88.9	15,080	88.9	15,366	89.1	15,663	89.2	16,124	90.0	16,223	89.7
Private nonfarm employment	13,200	75.7	12,912	75.0	12,677	74.7	12,968	75.2	13,315	75.8	13,766	76.8	13,851	76.6
Forestry, fishing, and related activities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Mining	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Utilities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Construction	590	3.4	539	3.1	501	3.0	508	2.9	531	3.0	572	3.2	563	3.1
Manufacturing	5,519	31.7	5,666	32.9	5,338	31.5	5,520	32.0	5,887	33.5	6,213	34.7	6,271	34.7
Wholesale trade	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Retail trade	1,205	6.9	1,240	7.2	1,195	7.0	1,204	7.0	1,232	7.0	1,239	6.9	1,264	7.0
Transportation and warehousing	724	4.2	678	3.9	648	3.8	657	3.8	689	3.9	722	4.0	731	4.0
Information	144	0.8	152	0.9	142	0.8	143	0.8	134	0.8	127	0.7	122	0.7
Finance and insurance	421	2.4	417	2.4	441	2.6	465	2.7	477	2.7	465	2.6	448	2.5
Real estate and rental and leasing	240	1.4	218	1.3	190	1.1	198	1.1	186	1.1	187	1.0	189	1.0
Professional, scientific, & tech. services	(D)	NA	252	1.5	254	1.5	247	1.4	261	1.5	281	1.6	286	1.6
Mgt of companies and enterprises	(D)	NA	21	0.1	23	0.1	28	0.2	36	0.2	41	0.2	40	0.2
Admin. and waste mgt services	265	1.5	267	1.6	276	1.6	286	1.7	325	1.8	340	1.9	349	1.9
Educational services	54	0.3	54	0.3	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Health care and social assistance	1,323	7.6	1,333	7.7	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Arts, entertainment, and recreation	(D)	NA	131	0.8	137	0.8	134	0.8	137	0.8	147	0.8	163	0.9
Accommodation and food services	(D)	NA	747	4.3	731	4.3	764	4.4	767	4.4	741	4.1	765	4.2
Other services, except public admin.	566	3.2	546	3.2	547	3.2	551	3.2	576	3.3	583	3.3	588	3.3
Government and government enterprises	2,317	13.3	2,377	13.8	2,403	14.2	2,398	13.9	2,348	13.4	2,358	13.2	2,372	13.1

Source: U.S. Department of Commerce, Bureau of Economic Analysis, REIS

## 6.4 Current Business Inventory

The Town of Preston is located in the eastern part of the county. US Highway 53 travels north to south through the Town connecting the Town with the cities of Eau Claire, Whitehall, and Osseo to the north and the cities of Galesville and La Crosse to the south. State Highway 95 travels east to west connecting the Town with the City of Arcadia. These highway systems make a commute easy to employment opportunities located in these communities. Major employers in Trempealeau County, both public and private, are listed below in Table 6.5. Farming operations are predominant in the Town.



**Table 6.5: Major Employers (Public and Private)**

Employer	Employment	Industry
Ashley Furniture Industries Inc	1000+	Nonupholstered Wood Household Furniture Manufacturing
Pilgrim's Pride	250 - 499	Poultry Processing
Ashley Distribution Services Ltd	250 - 499	General Freight Trucking, Long-Distance, Truckload (NAICS
Associated Milk Producers	100 - 249	Dairy Product (Except dried or canned) Merchant Wholesalers
School District of Arcadia	100 - 249	Elementary and Secondary Schools
Global Finishing Solutions LLC	100 - 249	Sheet Metal Work Manufacturing
Nelson Global Products	100 - 249	Other Motor Vehicle Parts Manufacturing
E-Bay Enterprise	100 - 249	Electronic Shopping
Gundersen Tri-County Hospital	100 - 249	General Medical and Surgical Hospitals
GEA Farm Technologies Inc.	100-249	Farm Machinery and Equipment Manufacturing
Grand View Care Center	100-249	Offices of Physical, Occupational and Speech Therapists, and Audiologists
Osseo Fairchild Schools	100-249	Elementary and Secondary Schools
Trempealeau County	100-249	Legislative Bodies
Triple County Health Care	100-249	Psychiatric and Substance Abuse Hospitals
Whitehall School District	100-249	Elementary and Secondary Schools
Whitehall Specialties	100-249	All Other Specialty Food Stores
Blair-Taylor School District	50 - 99	Elementary and Secondary Schools
Gale-Ettrick-Trempealeau Schools	50 - 99	Elementary and Secondary Schools
Marinuka Manor Nursing Home	50 - 99	Other Social Advocacy Organizations
Pehler & Sons Inc	50 - 99	General Freight Trucking, Local
Transportation Department	50 - 99	Regulation and Administration of Transportation Programs
TRW Automotive	50 - 99	Other Motor Vehicle Parts Manufacturing
Western Dairyland Community	50 - 99	Child Day Care Services

Source: Wis. Dept. of Workforce Development - Wis. Large Employer Search (September 2015)

## 6.5 Attracting and Retaining Business and Industry

There are advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highways 95/US Highway 53. The town is within driving distance to La Crosse, Winona, and Eau Claire and within 2 hours driving time of Minneapolis, MN. The Town offers a rural lifestyle.

The Town does not have a municipal water supply or sewer treatment facility which does limit the type and size of businesses that could locate in the Town.

## 6.6 Program Assistance

There are many other programs that assist in economic development of communities at the federal and state level. The State of Wisconsin has recently made available to rural towns the ability to establish Tax Increment Finance Districts. This is a useful tool in helping to provide financial incentives to locating businesses. Other programs available to local governments include: Brownfield Grants, Brownfield Site Assessment Grants, Capacity Building Grants, Community Development Block Grant Programs (CDBG), CDBG Grant – Public Facilities Economic Development (CDBG-PFED), CDBG – Public Facilities

(CDBG-PF), and CDBG – Planning Grants. More information on these programs and more can be found on the Wisconsin Economic Development Corporation website at [WEDC.org](http://WEDC.org).

## 6.7 Economic Development Element Goals and Actions

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

- Goal:** Encourage economic development activities, which provide for a healthy, diversified, and sound economy.
- Objective 1: Promote entrepreneurship and the growth of small business within the town.  
*Action: Support the progression of agritourism in town, principally in the forms of (but not limited to) farmers' markets, roadside stands, Amish goods, orchards, wineries, breweries, hunting lodges, etc.*
- Objective 2: Coordinate with county and regional organizations relative to economic development.  
*Action: Seek to concentrate new commercial development in areas close to state and federal highways, and/or railroads.*  
*Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plans.*  
*Action: Strengthen relationships with new and existing business owners within the Amish community.*
- Objective 3: Promote natural scenic attractions and amenities.  
*Action: Increase promotion throughout the town and online of Trempealeau County Trails bike loops, snowmobile trails, and the local Sportsmen's Club.*

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## **INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT**

### **7.1 Introduction**

Coordination and cooperation among units of government at all levels is very important. There are instances where the actions of one governmental unit can negatively affect another unit of government (some annexations, etc.). In such instances, it is important for the various units of government to continue to communicate to ensure issues are addressed. Continued cooperation between local units of government can often provide more or services at a lower cost to taxpayers.

### **7.2 Governmental Units and Relationships**

#### *Adjoining Towns and Cities*

Towns and cities adjoining the Town of Preston are: the Town of Ettrick, Town of Arcadia, Town of Lincoln, Town of Gale, Town of Pigeon, and the Town of Springfield in Jackson County and the City of Blair. The town cooperates with the County for police protection through the County Sheriff's office.

#### *Trempealeau County*

The town works closely with the County on zoning, planning, and land conservation issues. The County provides funding for the town to revise their comprehensive plan every 5-10 years. The town currently uses transportation facility engineering services the county provides for an annual fee. The town also works with the County on road maintenance.

#### *School Districts*

One school district serves the town: the Blair-Taylor School District.

#### *Relationship to the Mississippi River Regional Planning Commission*

The Mississippi River Regional Planning Commission (MRRPC) is a Commission of nine counties located along the Mississippi River in Western Wisconsin. The Commission was organized in 1964 under Wisconsin State Statutes to plan for the physical, social and economic development of the Region. Other authorized functions include providing advisory services on regional issues to local governments and other public and private agencies, acting as a coordinating agency for programs and activities and contracting with local units of government to make studies and offer advice on land use, thoroughfares, community facilities, public improvements, and encouragement of economic and other developments.

The MRRPC provides services to 9 counties in the area. Commission activities are directed by a Board of 27 commissioners appointed by the County Boards and Governor.

#### *Wisconsin Department of Transportation*

The Wisconsin Department of Transportation (WisDOT) was officially established in 1967 by combining formerly independent agencies and the Department of Motor Vehicles (which included the State Highway Commission, State Aeronautics Commission and State Patrol). WisDOT is geographically organized into 5 district offices throughout the state. Trempealeau County is in the Northwest region with offices in Eau Claire and Superior.

WisDOT supports all forms of transportation. The department is responsible for planning, building and maintaining Wisconsin's network of state highways and Interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially

supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities.

*Wisconsin Department of Natural Resources*

The Wisconsin Department of Natural Resources (DNR) is organized into 5 geographic regions. Trempealeau County is located in the West Central Region, along with 19 other counties.

### **7.3 Existing and Proposed Local, County and Regional Plans**

*Adjacent Units of Government*

Adjacent governments to the Town of Preston are the Towns of Ettrick, Lincoln, Pigeon, and Arcadia, along with the City of Blair, which are located in Trempealeau County. The Town of Springfield in Jackson County is another adjacent government. The Towns located in Trempealeau County have all participated in the comprehensive planning process and completed plans.

*Trempealeau County Comprehensive Plan*

Trempealeau County adopted their “Smart Growth” Comprehensive Plan in November 2009. The county worked with the towns first on their comprehensive plans and incorporated ideas from those plans into the overall county plan.

*Regional Plan*

The Mississippi River Regional Planning Commission prepared a regional comprehensive plan that was completed in 2015.

### **7.4 State and County Agency Plans**

*Trempealeau County Revised Comprehensive Zoning Ordinance (2000)*

The zoning ordinance consists of land use regulations for unincorporated areas of the county. The Town of Preston adopted this ordinance in 2009.

*Trempealeau County Outdoor Recreation Plan (February 2017)*

The Trempealeau County Outdoor Recreation Plan was adopted in February of 2017. This plan reviews the needs/actions for the outdoor recreation facilities needed throughout the county.

*Trempealeau County Land and Water Resource Management Plan (2016)*

The *Trempealeau County Land and Water Resource Management Plan (2016)* assesses the counties natural resources and identifies actions to best manage the resources. The Land and Water Resource Management Plan does not have town specific information or recommendations.

*Trempealeau County Solid Waste Management Plan*

Trempealeau County does not have a Solid Waste Management Plan.

*Trempealeau County Farmland Preservation Plan (2016)*

In Wisconsin, the state has enacted a Farmland Preservation Act (Chapter 91, Wisconsin Statutes) aimed at preserving farmland. Trempealeau County has been involved in the Farmland Preservation process since September 1, 1978. Landowners within Trempealeau County have the option of signing Farmland Preservation contracts. At one time, Trempealeau County had the highest number of agreements of all the counties in Wisconsin.

The State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in an area designated as an “Agriculture Enterprise Zone” or areas designated in agricultural zoning districts certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016.

#### *Wisconsin State Highway Improvement Plan*

The state maintains a 6-Year Highway Improvement Plan that identifies road projects for 2015-2021. The plan was discussed in the Transportation Element of this document.

### **7.5 Existing Relationships, Shared Services, and Agreements**

The town cooperates with the County for police protection through the County Sheriff’s office. There are no intergovernmental agreements in place for road maintenance, ambulance, etc.

### **7.6 Intergovernmental Cooperation Element Goals and Actions**

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

**Goal:** Establish cooperative relationships with adjacent and overlapping jurisdictions.

Objective 1: Share community facilities when feasible.

*Action: Continue support and improvement of shared services such as the public library, community center, recycling/garbage center, ambulances and fire department.*

Objective 2: Encourage working relationships with neighboring communities.

*Action: Promote attendance at town meetings.*

*Action: Post town meeting agendas and meeting minutes on town website for information purposes.*

*Action: Establish and convene an annual meeting with the City of Blair.*

*Action: Establish bi-annual meeting of the Joint Fire Board representing the Town of Preston and City of Blair.*





## LAND USE ELEMENT

### 8.1 Introduction

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

### 8.2 Agricultural Use and Productivity

Agricultural statistics are not available at the town level. The statistics evaluated are based on county level data. Table 8.1 indicates that the number of farms in Trempealeau County has increased slightly by approximately 1% between 1992 and 2012. The total farm acres decreased by 7.3% during this period. From 1992-2012 the number of smaller farms (1-179 acres) increased by 35.8% while medium sized farms (180-499 acres) decreased by 38.1% and farms larger than 500 acres decreased by 4.2%. A possible explanation for this is that a number of mid sized farms have been sold and subdivided into smaller more recreational oriented properties. The types of farms have also changed over the 15 year period. The number of beef livestock operations has increased by 3.7%. The number of milk cow and hog farms has decreased by 67.9% and 79.4% respectively. The number of chicken farms has increased by 123.5%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of milk farms decreased by 67.9% while the actual number of milk cows decreased by only 27.5%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

**Table 8.1: Trempealeau County Agricultural Data**

Farms	1992	1997	2002	2007	2012	% Chg. 1992-2002	% Chg. 2002-2012	% Chg. 1992-2012
Number of Farms	1,424	1,408	1,744	1,721	1,436	22.5	-17.7	0.8
Total Acres	348,602	340,536	367,830	341,370	323,157	5.5	-12.1	-7.3
Average Size Acres	245	242	211	198	225	-13.9	6.6	-8.2
<b>Farm Size</b>								
1-179 Acres	685	723	1,098	1,154	930	60.3	-15.3	35.8
180-499 Acres	596	552	503	440	369	-15.6	-26.6	-38.1
500 Plus Acres	143	133	143	127	137	0.0	-4.2	-4.2
<b>Livestock &amp; Poultry Farms</b>								
Beef Cows	268	290	275	314	278	2.6	1.1	3.7
Milk Cows	608	434	310	257	195	-49.0	-37.1	-67.9
Hogs and Pigs	155	78	44	52	32	-71.6	-27.3	-79.4
Sheep and Lambs	37	33	42	55	25	13.5	-40.5	-32.4
Broilers and other meat type chickens sold	34	46	58	68	76	70.6	31.0	123.5
<b>Livestock &amp; Poultry</b>								
Beef Cows	4,961	5,418	5,086	5,566	6,466	2.5	27.1	30.3
Milk Cows	29,485	25,699	22,046	21,811	21,373	-25.2	-3.1	-27.5

**Table 8.1: Trempealeau County Agricultural Data**

Farms	1992	1997	2002	2007	2012	% Chg. 1992-2002	% Chg. 2002-2012	% Chg. 1992-2012
Hogs and Pigs	16,008	9,813	6,100	7,443	4,032	-61.9	-33.9	-74.8
Sheep and Lambs	1,534	1,198	1,279	1,863	924	-16.6	-27.8	-39.8
Chickens (Broilers)	10,667,093	17,241,247	19,126,486	23,547,301	23,779,098	79.3	24.3	122.9
<b>Selected Crops</b>								
Harvested Cropland	169,922	159,536	162,850	149,821	175,392	-4.2	7.7	3.2
Corn for grain (acres)	60,089	62,501	59,953	66,061	82,920	-0.2	38.3	38.0
Soybeans (acres)	13,371	16,103	31,249	22,182	32,118	133.7	2.8	140.2
Hay-Alfalfa (acres)	81,604	69,206	59,428	47,930	42,756	-27.2	-28.1	-47.6

Source: USDA Census of Agriculture - 1992, 1997, 2002, 2007, 2012

Evaluation of the selected crop information indicates that there is more cash cropping taking place in Trempealeau County. The typical cash crops in the county are corn and soybeans and the number of acres harvested has increased in the twenty year period, while the number of acres harvested of hay-alfalfa (traditionally soil conserving food crops for livestock) has decreased. This trend is consistent with the decrease in the number of livestock in the county.

Table 8.2 from the 2007 and 2012 Census of Agriculture gives a breakdown of the farms by North America Industrial Classification in Trempealeau County. In 2012 the largest group was grain farming (31.3%) followed by hay farming (25.8%) and beef cattle farming (14.4%) and dairy cattle and milk production (11.6%).

**Table 8.2: Trempealeau County Farms by North America Industrial Classification**

NAICS Classifications	2007		2012		% Chg.
	No. of Farms	% Farms in NAICS	No. of Farms	% Farms in NAICS	2007-2012
<b>Total Farms</b>	<b>1,721</b>		<b>1,436</b>		<b>-16.6</b>
Oilseed and grain farming (1111)	271	15.7	450	31.3	66.1
Vegetable and melon farming (1112)	13	0.8	6	0.4	-53.8
Fruit and tree nut farming (1113)	15	0.9	20	1.4	33.3
Greenhouse, nursery, and floriculture production (1114)	18	1	13	0.9	-27.8
Sugarcane farming, hay farming, and all other crop farming (11193, 11194, 11199)	668	38.8	370	25.8	-44.6
Beef cattle ranching and farming (112111)	243	14.1	207	14.4	-14.8
Cattle feedlots (112112)	43	2.5	20	1.4	-53.5
Dairy cattle and milk production (11212)	233	13.5	167	11.6	-28.3
Hog and pig farming (1122)	15	0.9	7	0.5	-53.3
Poultry and egg production (1123)	89	5.2	77	5.4	-13.5
Sheep and goat farming (1124)	20	1.2	21	1.5	5.0
Animal aquaculture and other animal production (1125, 1129)	93	5.4	78	5.4	-16.1

Source: USDA Census of Agriculture - 2007 and 2012

### 8.3 Existing Land Use and Zoning

The Town of Preston is a rural town located in the eastern portion of Trempealeau County. The terrain consists of rolling hills and scenic valleys. The Town of Ettrick borders the town along its southern boundary. The Towns of Pigeon and Lincoln border the town on its northern boundary. The Town of Arcadia borders it to the west. Jackson County borders the Town of Preston on its eastern border. The City of Blair is the only incorporated area located within the town. The landscape is primarily made up of farmland with scattered single family homes. There are a few industrial and commercial businesses located within the town.

**Table 8.3: Land Use Property Assessment Inventory**

Land Type	Acres	Percent of Land Use
<b>Real Estate Classes – T. Preston 2015</b>		
Residential	608	2.0
Commercial	18	0.1
Manufacturing	18	0.1
Agricultural	19,338	62.0
Undeveloped/Other	3,945	12.7
Forest/Ag Forest	6,828	21.9
Other (public land, etc.)	417	1.3
<b>Total</b>	<b>31,172</b>	<b>100.00</b>

Source: Wis. Dept. of Revenue, Bureau of Equalization, 2015

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 62% of the Town. Forest/Ag Forest was the second largest real estate class comprising 21.9% of the Town's acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2006. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. The land use map preserves agricultural land, the rural atmosphere of the town and protects the environment by having the majority of the town zoned Exclusive Agriculture - 2. The minimum lot size in the Town of Preston is one acre.

### 8.4 Land Use Projections

#### *Housing Units and Housing Unit Projections*

Housing unit data and housing unit projections have been prepared and are illustrated in Table 8.4 and 8.5. Housing unit projections were established based on the number of housing starts in the Town of Preston over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Preston (4.6 housing starts per year) will remain constant through 2040.

**Table 8.4: Housing Starts - Preston**

Town	2007	2008	2009	2010	2011	2012	2013	2014	New Resid 2007-2014	8 Yr. Avg	Town Est. Hsg. 2015*	Prj New Hsg 202	Prj New Hsg 2025	Prj New Hsg 2030	Prj New Hsg 2035	Prj New Hsg 2040
T. Preston	7	9	3	6	2	4	3	3	37	4.6	17	23	23	23	23	23

Source: Trempealeau County Land Management Department, MRRPC

\*2015 estimate based on actual housing starts 2011-2014 with the 8 year average used to calculate 2015.

**Table 8.5: Housing Projections Through 2040**

Town	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	2010 <sup>(1)</sup>	2015 <sup>(2)</sup>	2020 <sup>(2)</sup>	2025 <sup>(2)</sup>	2030 <sup>(2)</sup>	2035 <sup>(2)</sup>	2040 <sup>(2)</sup>
T. Preston	340	372	400	417	440	463	486	509	532

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Preston Housing Unit Projections

As of the 2010 Census there were 400 housing units in the Town of Preston. The straight-line projection method utilized forecasts that there will be 440 housing units in the Town of Preston in the year 2020 and 532 housing units by the year 2040.

*Population Projections, Density and Distribution*

Population data and population projections for the Town of Preston are illustrated in Table 8.6. The population projections to 2040 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Preston 2.4 people reside in each housing unit (953 people/400 housing units = 2.4 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.4 people in the town. The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 2.3 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.3 people in the town.

**Table 8.6: Population Projections through 2040**

Town	1990 <sup>(1)</sup>	2000 <sup>(1)</sup>	2010 <sup>(1)</sup>	2015 <sup>(2)</sup>	2020 <sup>(2)</sup>	2025 <sup>(2)</sup>	2030 <sup>(2)</sup>	2035 <sup>(2)</sup>	2040 <sup>(2)</sup>
Town of Preston	963	951	953	959	1,012	1,065	1,118	1,171	1,224

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Preston Population Projections

The projection method utilized forecasts that there will be 1,224 people residing in the Town of Preston in the year 2040. This is compared to 953 town residents in 2010.

*Land Use Projections*

Residential land use acreage projections for the Town of Preston (Table 8.7) have been prepared. The projections were created by using housing unit projections from Tables 8.4 and 8.5 representing eight years of housing start information (2007-2014) from the Trempealeau County Land Management Department. The number of projected housing units were multiplied by 1.5 acres to come up with projected residential land use acreage. The calculation assumes that on average residential development in the Town of Preston will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Preston's 2015 ratio of commercial/industrial acres to 2015 residential development acres. Acreages from the Wisconsin Department of Revenue "2015 Statement of Assessments" were used in the calculations and projections. The method assumes that for every 17 acres of residential development 1 acre of land will be needed for commercial/industrial development.

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 the total acreage. The sum of residential and commercial/industrial land is assumed to decrease the amount of agricultural/open space. The method assumes that future residential, commercial, and industrial uses will use existing agriculture/open space when developed.

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. The projections represent an aggressive development scenario (most case). It is important to point out that factors such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Also,

projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

**Table 8.7: Land Use Projections for the Town of Preston (in Acres)**

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	1	2	2	2	2	2	11
Residential	26	35	35	35	35	35	201
Agriculture/Open	-27	-37	-37	-37	-37	-37	-212

Source: MRRPC 2016

The land use projections in Table 8.7 for the Town illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and industrial uses is projected (11 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 212 acres of land will be used for residential development in the Town.

#### *Existing and Potential Land Use Conflicts*

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

- Residential housing development in traditional agricultural areas
- Development pressure around the City of Blair (annexation, etc.)
- Frac sand mining operations

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

### **8.5 Development Impacts**

Based on projections in Tables 8.5 and 8.6, limited development impacts may be experienced. The population of the town will increase by 271 people and the number of housing units will increase by 132 units from 2010-2040. The 132 new housing units will generate an additional 1,320 vehicle trips per day on Town, County, State and U.S. roadways. This is based on the multiplier of 10 vehicle trips per day per household.

There are numerous other factors previously mentioned: location, the economy, highway improvements, and social issues that will influence the town's future that are difficult to account for in projections. Therefore, it is important that projections are reviewed and updated every 3 years. It is of equal importance that policy decisions based off projections are dynamic and are reviewed with the same frequency.

## 8.6 Land Use Element Goals and Actions

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

**Goal:** Manage the location and density of future non-farm developments (commercial, industrial, residential) to preserve the lifestyle, landscape, and environmental quality of the town.

Objective: Ensure there is adequate infrastructure to support future developments.

*Action: Establish a set of procedures by creating an ordinance.*

**Goal:** Place the reservation and protection of natural public areas as a priority for the town.

Objective: Encourage enforcement of existing regulations (state, federal, local requirements) within natural areas in the town.

*Action: Promote and protect the Lakes Coulee Wildlife Area, Vosse Coulee Wildlife Area, Trempealeau County Farm, and the Sportsmen's Club.*

**Goal:** Support the ability of farm operations to use commonly accepted agricultural practices.

Objective: Provide education and opportunities for farmers on conservation practices and land stewardship.

*Action: Encourage enforcement of existing agricultural regulations.*

## 8.7 Land Use Districts

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempt to meet the goals of the plan yet allow enough flexibility to meet the needs of the property owners. The districts illustrated are representative of the available land use districts. The Town of Preston may not wish to utilize all districts at this time.

The Exclusive Agriculture and Exclusive Agriculture-2 districts were developed primarily to serve the purpose of preserving agricultural land and the rural atmosphere in the town. It is intended that areas designated in the agricultural districts are properties with better soils, topography favorable for agriculture and/or consist of contiguous farm areas. The agricultural districts will be limited to agricultural uses/structures or uses/structures consistent with agricultural uses. In addition, these districts will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

The land use classification system developed is based on the number of dwelling units permitted per every 40 acres. This type of density classification system requires that the county track land divisions. In order for the county to track land divisions, it will be necessary to require Certified Survey Maps (CSM) for all land divisions that create a parcel of less than 20 acres in size that are not classified as subdivisions under State Statute Chapter 236.

In order to implement the districts developed by the Advisory Planning Committee with respect to land use regulation in the town and to restrict the density of development in the manner indicated above will require the adoption of ordinances by Trempealeau County and/or the town. More specifically, to be effective to govern, guide and regulate land use in the town the referenced Districts would have to be incorporated in either an amendment to the existing Trempealeau County Zoning Code or in comprehensive revision of the same. In order for the amendment or revision to be enforceable, it would have to be ratified according §59.69(5), Wis. Stats. For purposes of implementing the density recommendations, either the town, Trempealeau County or both, would have to adopt subdivision control ordinances according to §236.45, Wis. Stats.

*Exclusive Agriculture (EA).* This district preserves class I, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Preston. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. Minimum lot sizes of 35 acres are recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

*Exclusive Agriculture 2 (EA 2).* This district preserves class I, II, III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Preston. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. A maximum residential density of 1 dwelling unit per 35 acres and a minimum lot size of 2 acres is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

*Primary Agriculture (PA).* This district preserves agricultural land and the rural appearance of the town yet allows for some residential development. A maximum residential density of 2 dwelling units per 40 acres is recommended unless clustered.

*Rural Residential (RR).* This district provides locations for low density residential developments. The district can be utilized as a transition area between exclusive and primary agriculture uses and higher density land use districts. A maximum residential density of 4 dwelling units per 40 acres is recommended unless clustered.

*Residential- 8 (R-8).* This district has been established to provide areas for residential development within the town. A maximum residential density of 8 dwelling units per 40 acres is recommended unless clustered.

*Residential - 20 (R-20).* This district provides locations for higher density residential developments. These locations should primarily be located near existing developed areas or on soils not suitable for agricultural operations. A maximum residential density of 20 dwelling units per 40 acres is recommended.

*Commercial (C).* This district provides locations for commercial development. Retail, office and service establishments are examples of uses permitted under this classification.

*Industrial (IN).* This district provides suitable locations for industrial development. Manufacturing, warehousing and storage uses would be examples of uses permitted under this classification. It is recommended that future industrial uses be located near areas in which public utilities are or will be available.

*Environmental Significance (ES).* This district designates areas of environmental significance such as wetlands, floodplains, lakes, streams, etc... Development of these areas should be discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the areas.

*Institutional (INST).* This district provides locations for institutional uses such as schools, churches and government buildings.



### Land Use Districts

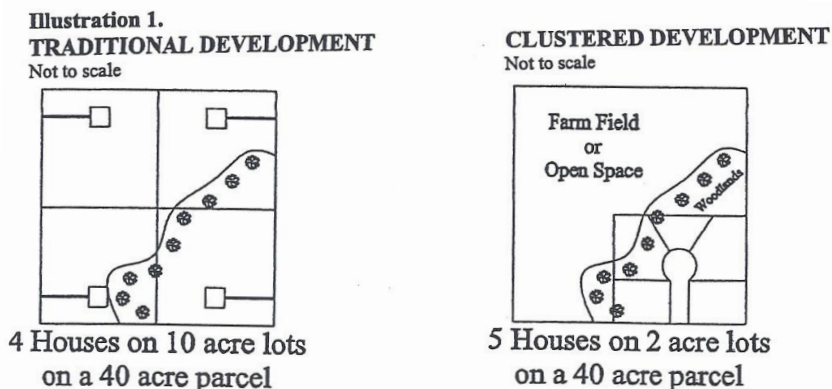
Land Use Districts	Residential Density	Minimum Lot Size	Clustering: Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 Acres	No	N/A
Exclusive Agriculture 2	1 house per 35 acres	1 acre	No	N/A
Primary Agriculture	2 houses per 40 acres	1 acre	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	1 acre	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	1 acre	Yes	0 houses per 40 acres
Residential - 20	20 houses per 40 acres	1 acre	N/A	N/A
Commercial	NA	1 acre	N/A	NA
Industrial	NA	1 acre	N/A	N/A
Environmental	NA	1 acre	N/A	N/A
Institutional	NA	1 acre	N/A	N/A

A detailed description of permitted uses, conditional uses, and prohibited uses will be developed in the future. Maximum lot size when clustered is 2 acres.

### 8.8 Cluster Development

The Advisory Planning Committee determined that a clustered housing component to the land use plan would be beneficial to the future development of the Town of Preston. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing a clustering bonus is recommended if a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Land Use Districts Chart on page 8-8). As illustrated below a traditional development with four 10-acre lots on a forty-acre parcel would preserve little or no land for farming or open space uses. However, a clustered housing development would preserve thirty-acres for farming or open space uses (see illustration 1.).





## 8.9 Land Use Map

A land use map (See Appendix A - Map 5 Town of Preston Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Preston. The land use districts utilized best allow the Town of Preston to meet the collective goals expressed in the Comprehensive Plan. It must be understood that the land use map is a planning device only. It will not be deemed effective to guide, regulate or control land uses in the town unless the components have been incorporated in an amendment to the existing Trempealeau County Zoning Code or in a comprehensive revision of the ordinance ratified according to §59.69(5), Wis. Stats. To the extent that the land use map differs from the zoning map, it is because the purpose for this map is to recognize future land use needs in the town.

In the development of the land use map, concerns expressed by residents through public meetings and questionnaire results were utilized. In addition, soil types, existing land uses and topography of the town were taken into consideration in the development of the land use map.

The Land Use Map identifies areas around the City of Blair as Residential -20. Areas to the north of Blair have some slope limitations and were designated as Residential - 8. The committee determined that higher density housing development should be located adjacent to the City of Blair. In the future it will be easier and more efficient to provide services and public infrastructure to developments if located near the City of Blair. Properties throughout the town owned by the Department of Natural Resources or local Rod and Gun Clubs were designated in the land use classification of Environmental Significance. The remainder of the Town of Preston was designated as Exclusive Agriculture - 2.

The Town of Preston Advisory Planning Committee continues to recommend that the minimum lot size in the Town of Preston be one acre. It has been determined that a larger lot size would encourage sprawl.

### *Town of Preston Criteria for Non-agricultural Commercial and Industrial Development*

No area in the Town of Preston has been specifically designated for non-agricultural industrial or commercial development. Such development will be considered on a case by case basis, with a preference for locating new development near existing public services in the City of Blair. Existing commercial or industrial uses within the town will retain their existing land use classification. Proposals for new non-agricultural commercial and industrial developments will be considered on the basis of the following factors:

- The developments propensity to negatively impact air, surface water and groundwater quality.
- The degree to which the development adversely impacts residents of the surrounding area by creating noise, vibrations, odors, congestion or other undesirable elements.
- The economic impact of commercial and industrial projects should result in positive net economic gains for the township when the costs of creating and/or maintaining public infrastructure and services needed to support the development are taken into consideration.
- The developments consistency with the townships land use plan.
- The developments impact on the quality of life and rural nature of the township.

Town and county officials will review the criteria when considering applications for rezoning of land in the Town of Preston for commercial or industrial uses.

## Town of Albion Comprehensive Plan

### *Land Use Policies*

The following policies have been established to assist local officials in making future land use decisions. Town and county officials should take into consideration these policies when reviewing land use matters.

1. Promote forest management through the County Forester's Office.  
During the planning process, the importance of the existing woodlands in the town was stressed. Local officials should make every effort to inform property owners of the importance of forestry management.
2. Town Roads.  
Proposed town roads must be constructed to the specifications and requirements of the Town of Preston. The developer is responsible for the costs associated with the construction of a proposed road. The Town of Preston will not consider accepting a town road unless it is paved to meet Town of Preston specifications. In addition, the road must be constructed so that the Town of Preston will receive state aid for the proposed road.
3. Support the ability of farm operations to use commonly accepted agricultural practices.  
During the planning process the importance of agriculture in the town was discussed. It is recommended that every effort is made to ensure that farm operations have an opportunity to continue to utilize commonly accepted agricultural practices in the town. Establishing time limits on harvesting operations (hours of operation) is discouraged.
4. Driveway Requirements.  
During the planning process, driveway construction and maintenance requirements were important issues. The plan recommends that driveway requirements be revised to provide safer roadway intersections. It is also recommended that driveways have adequate clearance corridors (brush removal, etc.) so a residence can be served by emergency vehicles.
5. Planning Process.  
It is recommended that the land use plan be reviewed every three years. If the Town Board determines that the land use plan needs to be reviewed prior to the scheduled three year review, the Planning Department will assist the township in reviewing the plan upon receiving a request from the Town Board. In addition, it is recommended that the planning process continue to involve landowner input and that every effort is made to provide landowners with information on the Town of Preston Comprehensive Plan.

### *Working Lands Initiative*

As previously discussed, the State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in areas designated as an "Agriculture Enterprise Zone" or areas designated in an agricultural zoning district certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016. It is important to note that for landowner's in the Town of Preston to be eligible to receive Farmland Preservation tax credits after existing contracts have expired an Agriculture Enterprise Zone would have to be established in the Town.

### *Non-metallic Mining*

The mining of non-metallic mining minerals was a concern expressed by residents during the planning process. Current mining regulations require that prior to any mining or exploration for non-metallic minerals, a conditional use permit is necessary which requires a public hearing. In addition, the reviewing committees may require specific conditions to ensure the health, safety and welfare of town residents.

Non-metallic mining of industrial silica sand over the last several years has become a significant land use issue that towns and counties in the State of Wisconsin are attempting to manage. In 2016 the County modified its zoning ordinance requiring Industrial Zoning for frac sand mining properties. Such uses also require a conditional use to operate in the Industrial Zoning

District. The Town of Preston recognizes it is imperative to the well-being of the Town that non-metallic mining as it relates to frac sand mining also be specifically addressed in the Town's Comprehensive Plan.

To assist Towns in addressing industrial scale silica sand mining in the County, the County Department of Land Management proposed a non-metallic mining overlay district in 2016 for Towns to consider. The Preston Town Board discussed this suggestion but subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Town of Preston comprehensive plan. Town of Preston determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. The Town adopted a resolution on October 9, 2017 stating their desire not to be designated in a non-metallic mining overlay district. This decision was based on resident input as well as the Town's concerns over the environment (water quantity/quality, wildlife, light, erosion, noise, etc.), and preservation of the rural atmosphere of the township and preservation of productive farmland.



## **8.10 Conclusion**

The Town of Preston Land Use Element is a tool to manage the future development of the town. Its purpose is to provide elected officials with a document to guide future land use decisions. If adhered to the plan provides for the orderly development of the town in a manner that is consistent with the opinions expressed by the residents of the Town of Preston during the planning process.



## IMPLEMENTATION ELEMENT

### 9.1 Introduction

This element of the plan will address the implementation of the Town of Preston Comprehensive Plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan.

### 9.2 Plan Updates and Revisions

The Comprehensive Plan will be updated at five year intervals. Wisconsin State Statutes requires plans to be updated every 10 years at a minimum. The Town of Preston will update and revise the plan as needed with the help of Trempealeau County's Department of Land Management staff. Once the plan update has been completed the Town will conduct a public hearing as required by State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes and formally adopt the revised Comprehensive Plan. The Comprehensive Plan will then be forwarded to Trempealeau County to be included in the Trempealeau County Comprehensive Plan through public hearing and plan adoption requirements 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.

### 9.3 Responsibilities

The responsibility of the implementation plan will lie with the Preston Town Board. The board will discuss and make suggestions for changes to Trempealeau County when making final decisions.

### 9.4 Plan Recommendations

The Town of Preston will publicize the plan at the annual town meeting and other special events. The Town will cooperate with Trempealeau County to amend zoning ordinances, policies, and plans to address the recommendations detailed in the Town of Preston Comprehensive Plan.

### 9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Preston Comprehensive Plan. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

### ***Actions to be implemented Throughout the Planning Period***

#### **Housing Element**

**Goal:** Housing that meets the needs of existing and future community residents, while maintaining a predominantly rural residential atmosphere.

Objective 1: Limit housing development according to current Land Use Plan.

*Action: Use Land Use Plan as a guide for development.*

Objective 2: Encourage high quality construction standards for housing and refer residents to the Trempealeau County Department of Land Management for inspections and enforcement.

*Action: Follow the Wisconsin Uniform Dwelling Code.*

Objective 3: Encourage siting homes in areas that will not result in property or environmental damage or impair rural character or agricultural operations in the town.

*Action: The Town Board shall factor in to decisions how any zoning and land use changes impact the rural residential lifestyle of the township.*

### **Transportation Element**

**Goal:** A safe and efficient transportation system that meets the needs of multiple users.

Objective 1: Continue to maintain and upgrade town roadways and signage.

*Action: In accordance with state law using PASER, continue to evaluate local roads.*

*Action: Secure additional road funding through state and federal grants.*

Objective 2: Uphold a high standard of maintaining seasonal challenges with roadways.

*Action: When roads are snow-covered and icy continue to plow, salt and sand as needed.*

*Action: Continue maintenance of roads and mowing of ditches throughout growing season.*

Objective 3: Require a signed road use agreement with any existing or new industry within the township.

*Action: Create a detailed paper trail of records and communication between the township and the industry that is kept on file in the town clerk's records.*

*Action: Set higher road use standards (road maintenance) for industries coming to the township than what has historically been in place.*

*Action: Require a bi-annual renewal of the road use agreement.*

### **Utilities and Community Facilities Element**

**Goal:** Support community facilities and services, which contribute to the overall improvement of the community.

Objective 1: Expand public infrastructure when necessary to meet the needs of the town.

*Action: Continue to allow utility companies (e.g. Riverland Energy, Xcel, WE Energies, Midwest Natural Gas, CenturyTel, Tri-County Communications) to use road rights-a-way for utility line expansion with prior permission from the Town of Preston.*

*Action: Consider implementation of renewable energy proposals, such as solar farms, within the township.*

Objective 2: Designate new funds coming in to the township for improving existing community facilities.

*Action: Create a Town Hall improvement/building fund along with a timeline of plans for needed improvements or a new structure.*

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

#### *Natural Resources*

**Goal:** Preserve, protect, manage, and enhance the town's natural resources.

Objective 1: Protect stream banks from harmful land uses.

*Action: Maintain shoreland buffers in accordance with county and state (DNR) standards.*

Objective 2: Protect surface and groundwater quality and quantity.

*Action: Promote programs and regulations that manage and reduce pollution to ground water and surface water.*

*Action: Support best management programs by referring citizens to the Department of Land Management and NRCS for assistance and funding.*

*Action: Establish a baseline of water testing data that can be used to monitor wells in the township in the future.*

*Action: Discourage the increasing creation of high-capacity wells.*

Objective 3: Protect and preserve wetlands, wildlife habitat, and woodlands.

*Action: Provide landowners with information on conservation projects and refer them to local conservancies upon request.*

*Action: Support the local Sportsmen's Clubs projects.*

#### *Agricultural Resources*

**Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.

Objective 1: Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming.



- Objective 2: *Action: Work with the Department of Land Management to maintain one-house per 35-acre zoning district for agricultural areas.*  
Mitigate nutrient run-off from agricultural lands.  
*Action: Support state and county departments to maximize education and incentives (CRP) relative to nutrient run-off.*
- Objective 3: Support continuation of state programs for Farmland Preservation.  
*Action: Encourage eligible residents to enroll in an AEA (Agricultural Enterprise Area) with the Farmland Preservation Program.*
- Objective 4: Encourage sustainable farming practices and welcome new organic enterprises to the township.  
*Action: Follow Trempealeau County's Land and Water Resource Management Plan.*

#### *Cultural and Historic Resources*

**Goal:** Preserve and enhance the rural heritage, including historical places, sites and landscapes.

- Objective 1: Identify and recognize historical, rural, and cultural resources.  
*Action: Provide signage at historic sites within the town.*  
*Action: Prioritize the protection and upkeep of historic schoolhouses and cemeteries within the township.*  
*Action: Record historical, archeological, and cultural resource sites in the township and integrate them in to the Town's website.*

#### **Economic Development Element**

**Goal:** Encourage economic development activities, which provide for a healthy, diversified, and sound economy.

- Objective 1: Promote entrepreneurship and the growth of small business within the town.  
*Action: Support the progression of agritourism in the town, principally in the forms of (but not limited to) farmers' markets, roadside stands, Amish goods, orchards, wineries, breweries, hunting lodges, etc.*
- Objective 2: Coordinate with county and regional organizations relative to economic development.  
*Action: Seek to concentrate new commercial development in areas close to state and federal highways, and/or railroads.*  
*Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plan.*  
*Action: Strengthen relationships with new and existing business owners within the Amish community.*
- Objective 3: Promote natural scenic attractions and amenities.  
*Action: Increase promotion throughout the town and online of Trempealeau County Trails bike loops, snowmobile trails, and the local Sportsmen's Club.*

#### **Intergovernmental Element**

**Goal:** Establish cooperative relationships with adjacent and overlapping jurisdictions.

- Objective 1: Share community facilities when feasible.  
*Action: Continue the support and improvement of shared services such as the public library, community center, recycling/garbage center, ambulances and fire department.*
- Objective 2: Encourage working relationships with neighboring communities.  
*Action: Promote attendance at town meetings.*  
*Action: Post town meeting agendas and meeting minutes on town website for information purposes.*  
*Action: Establish and convene an annual meeting with the City of Blair.*  
*Action: Establish bi-annual meeting of the Joint Fire Board representing the Town of Preston and City of Blair.*

**Land Use Element**

**Goal:** Manage the location and density of future non-farm developments (commercial, industrial, residential) to preserve the lifestyle, landscape, and environmental quality of the town.

Objective: Ensure there is adequate infrastructure to support future developments.

*Action: Establish a set of procedures by creating an ordinance.*

**Goal:** Place the reservation and protection of natural public areas as a priority for the town.

Objective: Encourage enforcement of existing regulations (state, federal, local requirements) within natural areas in the town.

*Action: Promote and protect the Lakes Coulee Wildlife Area, Vosse Coulee Wildlife Area, Trempealeau County Farm, and the Sportsmen's Club.*

**Goal:** Support the ability of farm operations to use commonly accepted agricultural practices.

Objective: Provide education and opportunities for farmers on conservation practices and land stewardship.

*Action: Encourage enforcement of existing agricultural regulations.*

**9.6 Plan Implementation Policies**

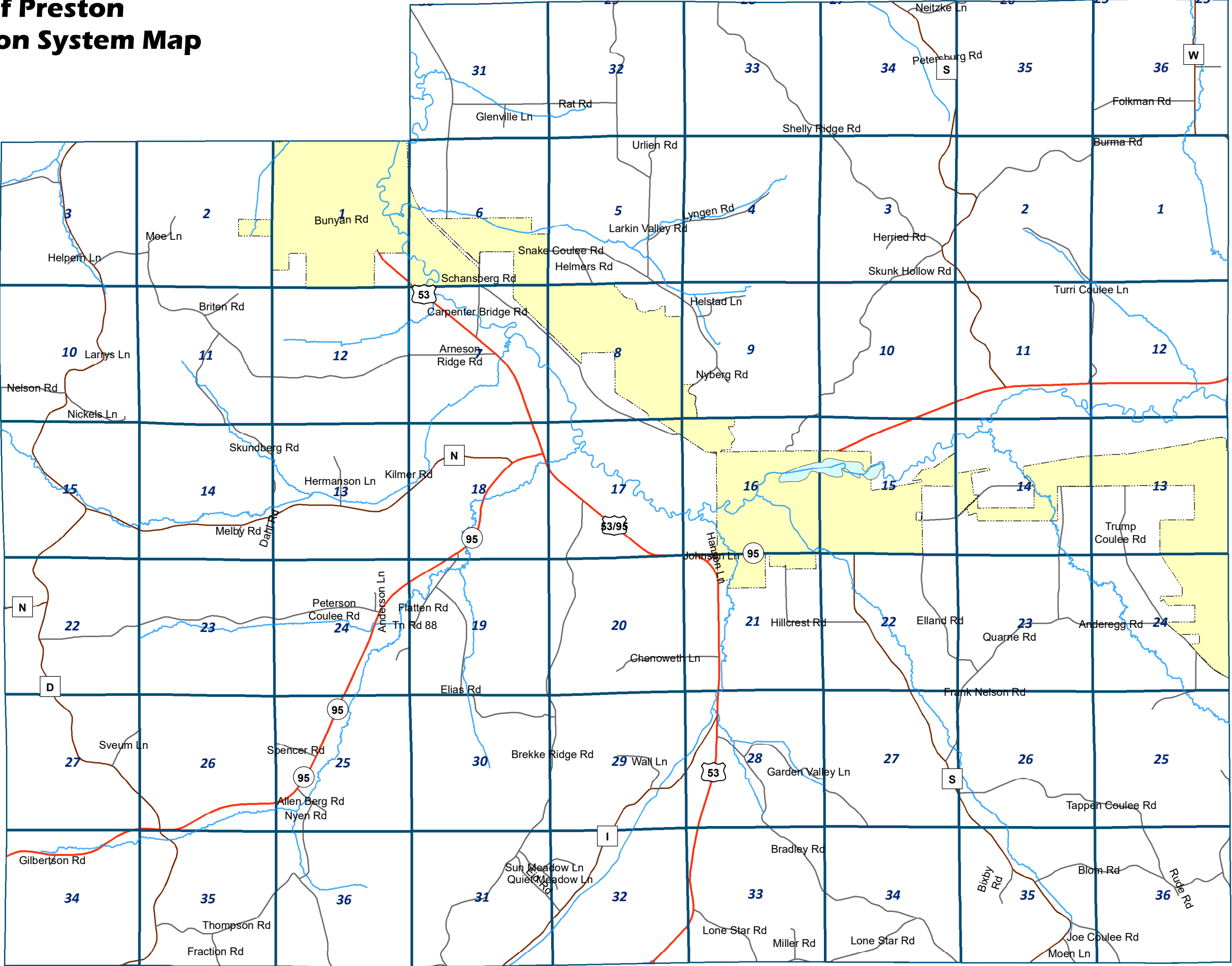
The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Preston has been under county zoning since 1972 and adopted the revised zoning ordinance in 2006.

The Town of Preston Comprehensive Plan provides a framework to guide the future of the town. Throughout the planning process Advisory Planning Committee meetings open to the public were held. The Advisory Planning Committee's decisions are based on information compiled during the planning process and from public input. In addition, the committee and local officials realize that the plan must be dynamic and have the ability to change over time. To that end, local officials are committed to reviewing the plan every three years from the date of its adoption.

# **APPENDIX A – MAPS**

Town of Preston Land Use Map

**Map 1**  
**Town of Preston**  
**Transportation System Map**




**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

**Roads**

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

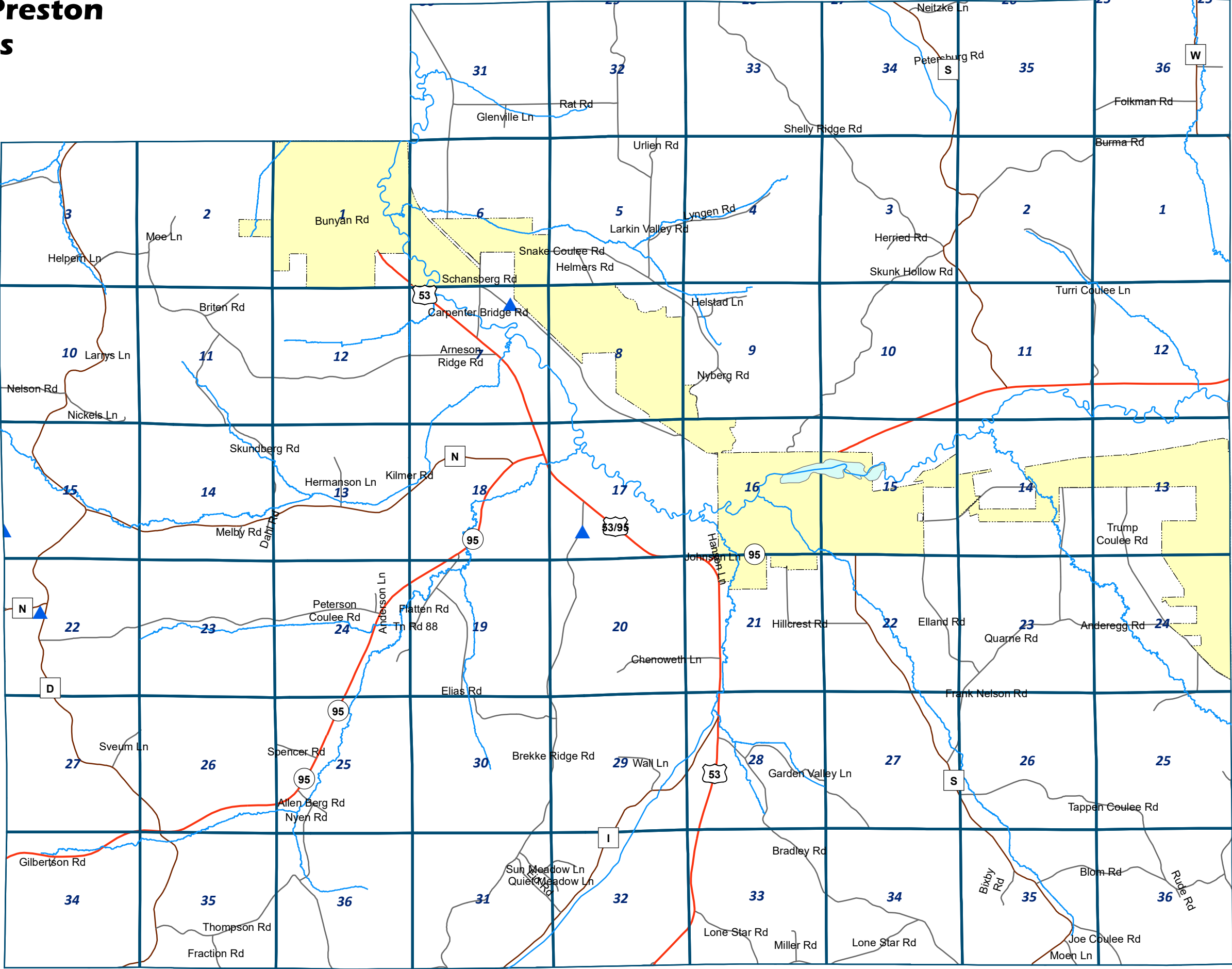
  
1 inch = 0.72 miles

All boundaries on this image are general representations and should not be used for any legal documentation, boundary determinations, or other property related issues. Trempealeau County is not responsible for any use of this data. All data is distributed in an "as is" format with no guarantees or warranties.

# Map 2

## Town of Preston

### Sites



#### Legend

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits
- CEMETERY
- GOVERNMENT
- PARK

#### Roads

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

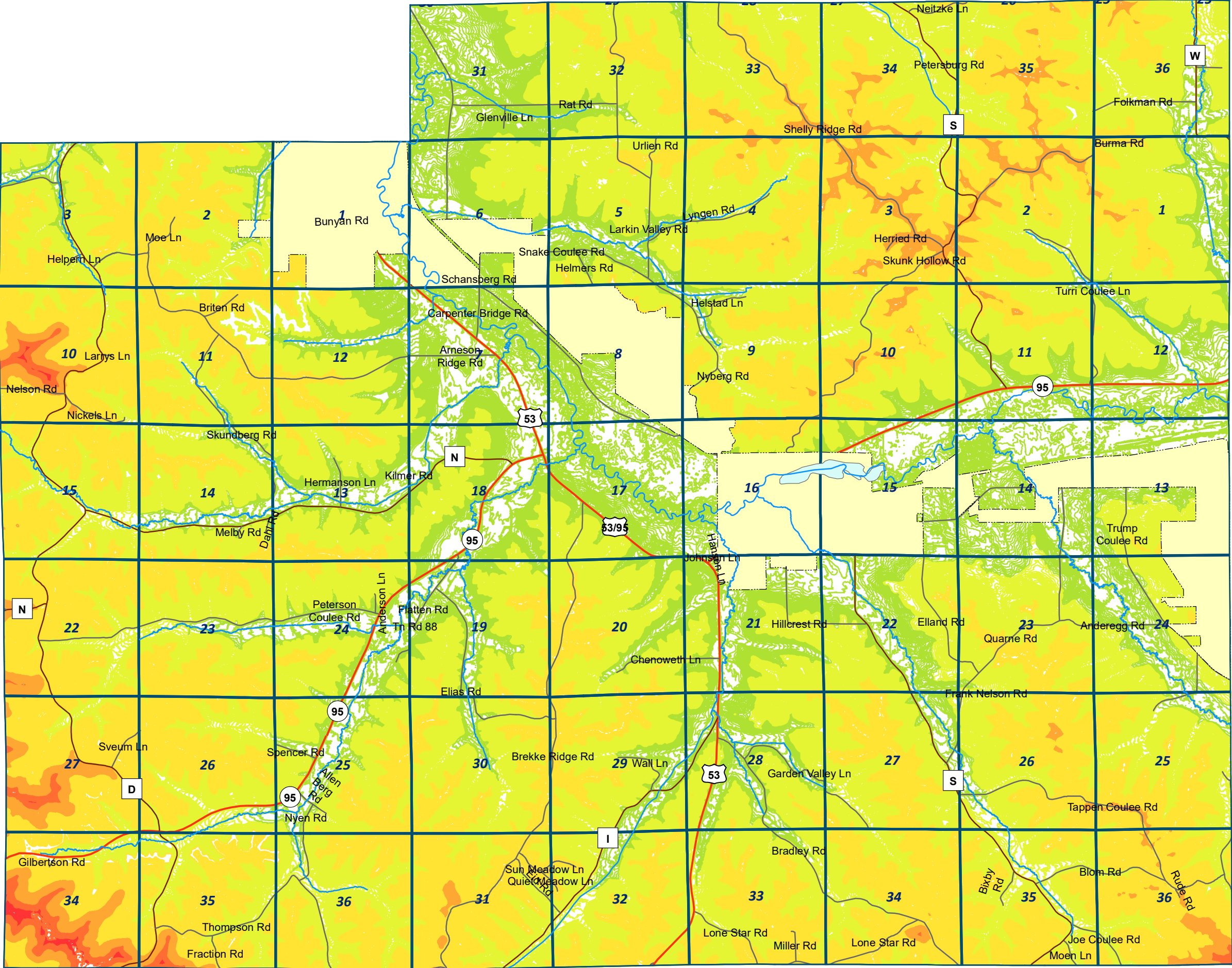
All boundaries on this image are general representations and should not be used for any legal documentation, boundary determinations, or other property related issues. Trempealeau County is not responsible for any use of this data. All data is distributed in an "as is" format with no guarantees or warranties.

1 inch = 0.72 miles

Document Path: X:\Projects\Planning\2016 Planning Maps\Preston\sites.mxd



# Map 3 Town of Preston Contours



**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

**Roads**

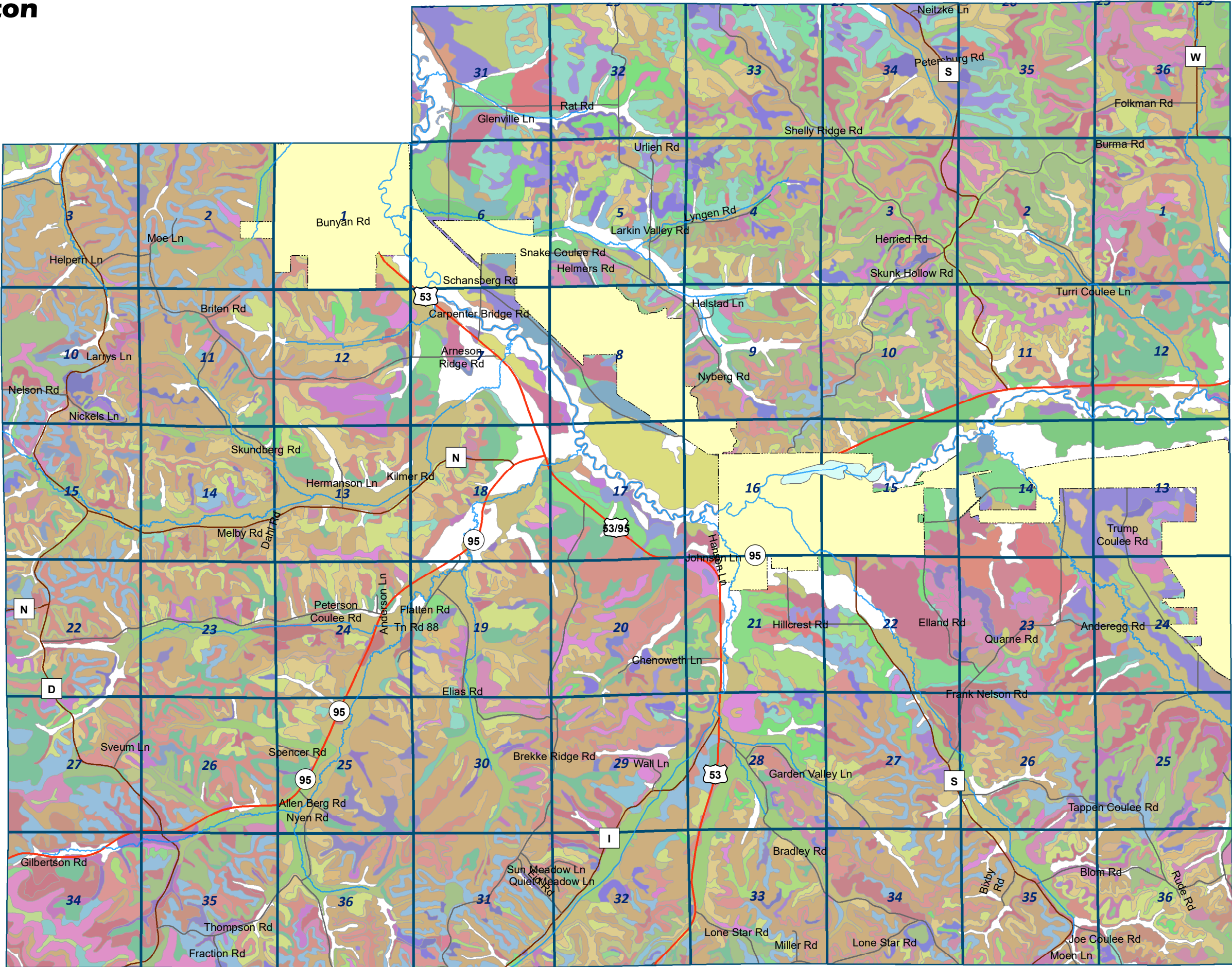
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

1 inch = 0.72 miles

All boundaries on this image are general representations and should not be used for any legal documentation, boundary determinations, or other property related issues. Trempealeau County is not responsible for any use of this data. All data is distributed in an "as is" format with no guarantees or warranties.



# Map 4 Town of Preston Soils Map



1 inch = 0.72 miles



Document Path: X:\Projects\Planning\2016 Planning Maps\Preston\soils.mxd

All boundaries on this image are general representations and should not be used for any legal documentation, boundary determinations, or other property related issues. Trempealeau County is not responsible for any use of this data. All data is distributed in an "as is" format with no guarantees or warranties.



**Map 5**  
**Town of Preston**  
**Land Use Map**

**Legend**

Water\_Line

Water\_Region

Environmental Significance (ES)

Institutional (INST)

County\_Sections

Corp\_Limits

**Roads**

Interstate

US Hwy

State Rd

County Rd

Town Rd

**Land Use Planning Districts**

**District**

Exclusive Agriculture 2 (EA 2)

Primary Agriculture (PA)

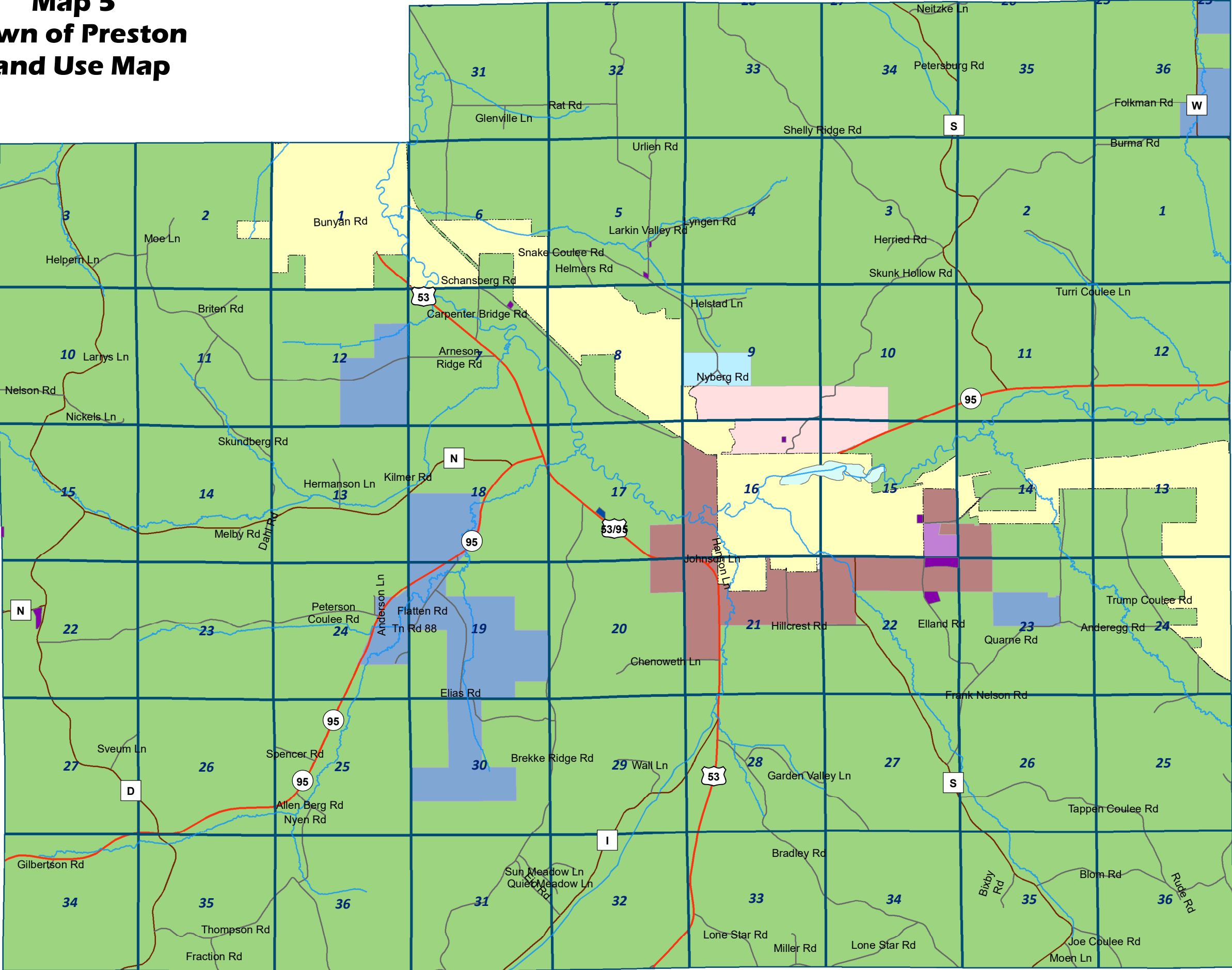
Residential - 8 (R-8)

Residential - 20 (R-20)

Institutional (INST)

Environmental Significance (ES)

(Incorporated)



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## **APPENDIX B**

### **October 9, 2017 Resolution Opposing Creation of Mining Overlay District**

**A RESOLUTION IN OPPOSITION TO THE CREATION OF A MINING OVERLAY  
DISTRICT IN THE TOWNSHIP OF PRESTON, WISCONSIN**

WHEREAS, the Town of Preston Advisory Planning Committee and Town Board reviewed their existing Land Use Plan June 2016-October 2017, in accordance with meeting Wisconsin's Comprehensive Planning and Smart Growth Laws, and

WHEREAS, while in the process of reviewing the existing Plan, the Town of Preston was invited by Trempealeau County's Department of Land Management to develop a Mining Overlay District in the Town, and

WHEREAS, the said district would define areas within the township in which mining would be admissible and exclude mining from the areas not included in said district, and

WHEREAS, the Preston Town Board has come to the conclusion that due to the desire to preserve, protect, manage, and enhance the town's natural resources, protect surface and groundwater quality and quantity, preserve the natural wildlife habitat, maintain the environmental quality of the township, preserve the rural atmosphere of the township, and because of the Town's desire for the preservation of valuable and productive farmland for existing and future agricultural activity, it is inappropriate for the Town of Preston to adopt a Mining Overlay District, and

THEREFORE, BE IT RESOLVED, that the Preston Town Board hereby opposes the creation of a Mining Overlay District within the Town of Preston and further resolves to oppose any state or local legislation that would limit local governments' ability to permit or deny new mining applications.

Dated at the Town of Preston, Trempealeau County, Wisconsin this 9th day of October, 2017.

Respectfully submitted,

Town of Preston Board:

  
\_\_\_\_\_  
Darrel Nelson, Chairman

  
\_\_\_\_\_  
Philip Johnson, Supervisor

  
\_\_\_\_\_  
Ron Solberg, Supervisor

Approved by the Town of Preston Board this 9th day of October, 2017.

  
\_\_\_\_\_  
Sherry Kelly, Clerk

# **APPENDIX C**

## **February 2017 Survey Sent to Town of Preston Landowners**

# WE NEED YOUR HELP

The Town of Preston is working on an update of our current comprehensive land plan. The following survey is an attempt to gather as much input as possible from Town of Preston residents and land owners. Please take a moment to give us your opinion. Please return it promptly in the stamped, self-addressed envelope provided. Additional meetings to discuss the plan will be conducted in the upcoming months. Please check the local newspaper or the town hall door for meeting announcements. If you would like to be included on an email list to receive meeting notices, please include your email address on a separate sheet in the self-addressed envelope. We value your input and thank you for taking the time to fill out the survey. A random number has been written on your survey to prevent duplication of this survey- your results will be confidential.

PLEASE CIRCLE YOUR RESPONSE TO THE FOLLOWING STATEMENTS THAT APPLY TO YOU:					
1	I live in the Town of Preston.	YES	NO		
2	I own land in the Town of Preston.	YES	NO		
3	I plan on building a home within the next 10 years in the Town of Preston.	YES	NO	UNSURE	
4	I plan on selling part or all of my land within the next 10 years in the Town of Preston.	YES	NO	UNSURE	
5	I currently operate a small business in the Town of Preston	YES	NO	UNSURE	
6	I plan to operate a small business within the next 10 years.	YES	NO	UNSURE	

PLEASE CIRCLE WHICH APPLIES TO YOU:					
7	How many years have you lived in the Town of Preston?	5 or less	6 to 10	OVER 10	
8	How many acres do you own in the Town of Preston?	5 or less	6 to 40	41-100	OVER 100
9	What is the best description of how <i>most</i> of your land is used?	RESIDENTIAL ONLY	FARMING	HUNTING	OTHER
10	How many miles do you drive to work one way?	5 or less	6 to 10	OVER 10	N/A

PLEASE INDICATE YOUR LEVEL OF AGREEMENT WITH THE FOLLOWING STATEMENTS:						
11	Our town roads are well maintained.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
12	Our town roads are built for the traffic that uses them.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
13	Maintaining the rural atmosphere of the Town of Preston is important to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
14	Preserving prime farmland is important to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
15	Protecting the natural environment within the Town of Preston is important to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
16	Encouraging residential growth within the Town of Preston is important to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION

SINCE OUR LAST SURVEY, FRAC SAND MINING HAS BECOME AN ISSUE THAT CONCERNS MANY PEOPLE.						
PLEASE INDICATE YOUR LEVEL OF AGREEMENT WITH THE FOLLOWING STATEMENTS:						
17	The Town of Preston has managed the location of frac sand mines.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
18	Truck traffic associated with frac sand mining is well managed.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
19	The increase of truck traffic associated with frac sand mines is a concern to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
20	Frac sand mines should be able to set their own hours of operation.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
21	The light from night-time frac sand mining is a concern to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
22	The sound from frac sand mining is a concern to me.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
23	I would support the future expansion of mining in the Town of Preston.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
24	I would support a frac sand mine within a 1/2 mile of my property.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
25	Rail traffic associated with frac sand mining is well managed.	AGREE	STRONGLY AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
26	I live within sight of a frac sand mine.	YES	NO			

We value your opinion! If you would, please take a moment and give us your opinion, suggestions or complaints about any of the above topics or anything town-related.

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Thank you again!

## **APPENDIX D**

# **February 2017 Survey Results and Summary (Compiled August 2017)**

I live in the Town of Preston.

#	Answer	Bar	Response	%
1	Yes	<div></div>	175	60.55%
2	No	<div></div>	114	39.45%
	Total		289	100.00%

I own land in the Town of Preston.

#	Answer	Bar	Response	%
1	Yes	<div><div></div></div>	279	96.54%
2	No	<div><div></div></div>	10	3.46%
	Total		289	100.00%



I plan on building a home within the next 10 years in the Town of Preston.

#	Answer	Bar	Response	%
1	Yes	<div></div>	14	4.93%
2	No	<div></div>	219	77.11%
3	Unsure	<div></div>	51	17.96%
	Total		284	100.00%



I plan on selling part or all of my land within the next 10 years in the Town of Preston.

#	Answer	Bar	Response	%
1	Yes	<div></div>	32	11.31%
2	No	<div></div>	182	64.31%
3	Unsure	<div></div>	69	24.38%
	Total		283	100.00%

I currently operate a small business in the Town of Preston.

#	Answer	Bar	Response	%
1	Yes	<div></div>	45	15.73%
2	No	<div></div>	237	82.87%
3	Unsure	<div></div>	4	1.40%
	Total		286	100.00%

I plan to operate a small business within the next 10 years.

#	Answer	Bar	Response	%
1	Yes	<div></div>	34	12.01%
2	No	<div></div>	228	80.57%
3	Unsure	<div></div>	21	7.42%
	Total		283	100.00%

How many years have you lived in the Town of Preston?

#	Answer	Bar	Response	%
1	5 or less	<div></div>	31	14.55%
2	6 to 10	<div></div>	15	7.04%
3	Over 10	<div></div>	167	78.40%
	Total		213	100.00%

How many acres do you own in the Town of Preston?

#	Answer	Bar	Response	%
1	5 or less	<div></div>	55	19.43%
2	6 to 40	<div></div>	79	27.92%
3	41 -100	<div></div>	67	23.67%
4	Over 100	<div></div>	82	28.98%
	Total		283	100.00%

What is the best description of how most of your land is used?

#	Answer	Bar	Response	%
1	Residential Only	<div></div>	74	26.06%
2	Farming	<div></div>	131	46.13%
3	Hunting	<div></div>	56	19.72%
4	Other	<div></div>	23	8.10%
	Total		284	100.00%

How many miles do you drive to work one way?

#	Answer	Bar	Response	%
1	5 or less	<div></div>	31	24.41%
2	6 to 10	<div></div>	43	33.86%
3	Over 10	<div></div>	53	41.73%
	Total		127	100.00%

Our town roads are well maintained.

#	Answer	Bar	Response	%
1	Agree	<div></div>	187	65.38%
2	Strongly Agree	<div></div>	12	4.20%
3	Disagree	<div></div>	51	17.83%
4	Strongly Disagree	<div></div>	6	2.10%
5	No opinion	<div></div>	30	10.49%
	Total		286	100.00%



Our town roads are built for the traffic that uses them.

#	Answer	Bar	Response	%
1	Agree	<div></div>	180	63.16%
2	Strongly Agree	<div></div>	14	4.91%
3	Disagree	<div></div>	47	16.49%
4	Strongly Disagree	<div></div>	9	3.16%
5	No opinion	<div></div>	35	12.28%
	Total		285	100.00%

Maintaining the rural atmosphere of the Town of Preston is important to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	147	51.22%
2	Strongly Agree	<div></div>	98	34.15%
3	Disagree	<div></div>	10	3.48%
4	Strongly Disagree	<div></div>	3	1.05%
5	No opinion	<div></div>	29	10.10%
	Total		287	100.00%

Preserving prime farmland is important to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	134	46.53%
2	Strongly Agree	<div></div>	106	36.81%
3	Disagree	<div></div>	16	5.56%
4	Strongly Disagree	<div></div>	3	1.04%
5	No opinion	<div></div>	29	10.07%
	Total		288	100.00%

Protecting the natural environment within the Town of Preston is important to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	126	43.90%
2	Strongly Agree	<div></div>	123	42.86%
3	Disagree	<div></div>	7	2.44%
4	Strongly Disagree	<div></div>	4	1.39%
5	No opinion	<div></div>	27	9.41%
	Total		287	100.00%

Encouraging residential growth within the Town of Preston is important to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	104	36.24%
2	Strongly Agree	<div></div>	14	4.88%
3	Disagree	<div></div>	73	25.44%
4	Strongly Disagree	<div></div>	25	8.71%
5	No opinion	<div></div>	71	24.74%
	Total		287	100.00%

The Town of Preston has managed the location of frac sand mines.

#	Answer	Bar	Response	%
1	Agree	<div></div>	89	31.45%
2	Strongly Agree	<div></div>	5	1.77%
3	Disagree	<div></div>	61	21.55%
4	Strongly Disagree	<div></div>	40	14.13%
5	No opinion	<div></div>	88	31.10%
	Total		283	100.00%

Truck traffic associated with frac sand mining is well managed.

#	Answer	Bar	Response	%
1	Agree	<div></div>	105	36.71%
2	Strongly Agree	<div></div>	7	2.45%
3	Disagree	<div></div>	56	19.58%
4	Strongly Disagree	<div></div>	26	9.09%
5	No opinion	<div></div>	92	32.17%
	Total		286	100.00%

The increase of truck traffic associated with frac sand mines is a concern to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	101	35.19%
2	Strongly Agree	<div></div>	56	19.51%
3	Disagree	<div></div>	50	17.42%
4	Strongly Disagree	<div></div>	18	6.27%
5	No opinion	<div></div>	62	21.60%
	Total		287	100.00%



Frac sand mines should be able to set their own hours of operation.

#	Answer	Bar	Response	%
1	Agree	<div></div>	61	21.33%
2	Strongly Agree	<div></div>	11	3.85%
3	Disagree	<div></div>	91	31.82%
4	Strongly Disagree	<div></div>	82	28.67%
5	No opinion	<div></div>	41	14.34%
	Total		286	100.00%

The light from night-time frac sand mining is a concern to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	76	26.39%
2	Strongly Agree	<div></div>	47	16.32%
3	Disagree	<div></div>	71	24.65%
4	Strongly Disagree	<div></div>	13	4.51%
5	No opinion	<div></div>	81	28.13%
	Total		288	100.00%

The sound from frac sand mining is a concern to me.

#	Answer	Bar	Response	%
1	Agree	<div></div>	84	29.07%
2	Strongly Agree	<div></div>	61	21.11%
3	Disagree	<div></div>	63	21.80%
4	Strongly Disagree	<div></div>	11	3.81%
5	No opinion	<div></div>	70	24.22%
	Total		289	100.00%

I would support the future expansion of mining in the Town of Preston.

#	Answer	Bar	Response	%
1	Agree	<div></div>	54	18.88%
2	Strongly Agree	<div></div>	25	8.74%
3	Disagree	<div></div>	63	22.03%
4	Strongly Disagree	<div></div>	92	32.17%
5	No opinion	<div></div>	52	18.18%
	Total		286	100.00%

I would support a frac sand mine within a 1/2 mile of my property.

#	Answer	Bar	Response	%
1	Agree	<div></div>	45	15.73%
2	Strongly Agree	<div></div>	21	7.34%
3	Disagree	<div></div>	65	22.73%
4	Strongly Disagree	<div></div>	121	42.31%
5	No opinion	<div></div>	34	11.89%
	Total		286	100.00%

Rail traffic associated with frac sand mining is well managed.

#	Answer	Bar	Response	%
1	Agree	<div></div>	106	37.99%
2	Strongly Agree	<div></div>	12	4.30%
3	Disagree	<div></div>	38	13.62%
4	Strongly Disagree	<div></div>	37	13.26%
5	No opinion	<div></div>	86	30.82%
	Total		279	100.00%

I live within sight of a frac sand mine

#	Answer	Bar	Response	%
1	Yes	<div></div>	107	38.49%
2	No	<div></div>	171	61.51%
	Total		278	100.00%

We value your opinion! If you would, please take a moment and give us your opinion, suggestions, or complaints about any of the above topics or anything town-related.

Text Entry
No more sand mines.
Hillcrest Road is a 55 mph road. Would advise posting a lower speed limit. I have go at least that fast (mostly faster) to get the tingly sensation in front of the house. About once a week there is a person that goes air born over that hill. I support frac mining, but I do not support the way it has been handled in the past. Mainly this has to deal with taxes. If the town keeps losing land to mining and that land gets annexed into the city that equals lost tax revenue. Most places in the township get half or less benefits than if they would live in the city. Yet in the township we pay way more for taxes on the same price house and this is due to the lost tax revenue. It was about an \$800 increase this year for township and \$800 decrease in city of Blair. All that has changed was mining buying land. If the township wants to keep letting the city annex land to help the mines run 24 hours a day at least get something out of the deal to help the citizens who are then suck with paying higher land taxes. Can the town please look into a redesign of Hillcrest Road? In nice weather there are walkers, runners, and bikes on the road all times of day. With poor sight distances and the speed of traffic it is only a matter of time before a bad accident occurs. All it takes is to flatten out hills in order to be able to see all areas - not a whole road project. I was almost forced to move my driveway because of sight distance. We also have three families with young kids living up there now.
Preston is well governed by town board!
People should know more about subject before drawing opinions and rules.
Stop the sand mines! Stop the [discention] and arguing at the Preston town monthly meetings!!!
Please move the starting time of the monthly meeting to 6 pm or later. Setup a functional website (ASAP). Let us dress up our town hall - inside and out. Inside - Get rid of the freezers and use the wall space for attractive enclosed storage cupboards or a whiteboard. People who wish to store cheese curds in the freezers for Cheese Fest may put them in their garages. Hang some meaningful art work. I bet we have people in the town who might donate some. Outside - Another paint job would greatly help. Encircle the roof with wrought iron rail (Spanish look). Mount wrought iron shutters on the sides of the windows. Mount some window baskets or hanging baskets. How about some solar lights to light up the alley between the town hall and neighboring building? The replacement of the windows and the wall repair in the inside were wonderful improvements and I say "Thank you," but we cannot stop there. The Preston Town Hall could be warm and welcoming -- we have a long way to go. Suggestions like those above are not costly. I am sure there are others with ideas that could be implemented.
I am a strong believer in landowner rights. I do not tell my neighbors what they can do on their land. They should not be able to tell me what to do or not do on mine.
The train whistle blows way too many times. This is not necessary. There should be a gate by the deer pen.
N/A
I bought my property in 1984. I love the area for the people and the beautiful landscape. It breaks my heart to see how much is has changed because of the sand mines. They are popping up all over. SAD. The Driftless area is so unique - a special place for so many reasons. I fear it is being destroyed by mines.I am planning to sell my property in part because of the mines. I will not sell to a mine. Thanks for taking a survey.
<b>This table has more than 10 rows. <a href="#">Click here to view all responses.</a></b>