

TOWN OF TREMPEALEAU

Comprehensive Plan 2018-2038

Trempealeau County, Wisconsin

JUNE 2018



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

ABSTRACT

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

Summary: The Town of Trempealeau 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: Rick Nemitz

Town Board: Dennis Bortle
 Ted Konkel

Town Planning Committee: Cristeen Custer, Chair
 Ken Farley
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 David Prondzinski
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TOWN OF TREMPEALEAU

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Ted Konkel, Supervisor One
Dennis Bortle, Supervisor Two
Cristeen Custer, Supervisor Three
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Sonja A. Byrne, Clerk/Treasurer

June 7, 2018

TO: The Honorable Trempealeau County Board of Supervisors

FROM: The Honorable Town of Trempealeau Board
Rick Nemitz, Chairperson, Ted Konkel, Dennis Bortle,
Cristeen Custer and Dan Terek

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

Thank you for your consideration.

Sincerely,



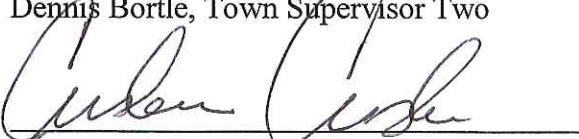
Rick Nemitz, Town Chairman

Absent

Ted Konkel, Town Supervisor One



Dennis Bortle, Town Supervisor Two



Cristeen Custer, Town Supervisor Three



Dan Terek, Town Supervisor Four

PUBLIC HEARING NOTICE:

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

Please take notice that a Public Hearing will be held by the Town of Trempealeau Board of Supervisors on the adoption of the amendments to the Town of Trempealeau Comprehensive Plan. This hearing will be held on June 7, 2018 at 6:30 pm in the Trempealeau Town Hall, W24854 State Rd 54/93, Galesville, WI 54630.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (608-539-2902) or online at <http://www.trempealeaucounty.com>.

Written comments must be submitted prior to or at the public hearing on June 7, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Sonja Byrne, Town of Trempealeau Clerk, W24854 State Rd 54/93, Galesville, WI 54630. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Sonja Byrne, Town of Trempealeau Clerk

ORDINANCE 2018-001

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

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

SECTION 1

Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Trempealeau 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 Trempealeau, 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 Trempealeau held a public hearing on June 7, 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 Trempealeau, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Trempealeau 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 Trempealeau and publication as required by law.

ADOPTED this 7th day of June, 2018,



Rick Nemitz, Chairperson
Town of Trempealeau

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- Map 5 Town of Trempealeau Land Use Map

Appendix B – September 26, 2016 Resolution passed by the Town of Trempealeau Advisory Planning Committee in Opposition to the Creation of a Mining Overlay District in the Township of Trempealeau

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 Trempealeau was developed in 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 Trempealeau will assist the Town and 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 Trempealeau's population has grown steadily since 1960, Table 1.1. The 2010 census reported the highest population for the Town (1,756 residents) which represented an 8.5% increase over the 2000 Census.

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

	Population						% Chg	% Chg	% Chg	% Chg	% Chg
	1960	1970	1980	1990	2000	2010	60-70	70-80	80-90	90-00	00-10
T. Buffalo (Buffalo Co)	737	782	821	682	667	705	6.1	5.0	-16.9	-2.2	5.7
T. Holland (La Crosse Co)	816	976	1,776	2,172	3,042	3,701	19.6	82.0	22.3	40.1	21.7
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. Caledonia	344	341	507	555	759	920	-0.9	48.7	9.5	36.8	21.2
T. Dodge	471	432	399	397	414	389	-8.3	-7.6	-0.5	4.3	-6.0
T. Gale	1,257	1,255	1,553	1,563	1,426	1,695	-0.2	23.7	0.6	-8.8	18.9
T. Trempealeau	1,044	1,082	1,504	1,341	1,618	1,756	3.6	39.0	-10.8	20.7	8.5
V Trempealeau	704	743	956	1,039	1,319	1,529	5.5	28.7	8.7	26.9	15.9
Trempealeau Co.	23,377	23,344	26,158	25,263	27,010	28,816	-0.1	12.1	-3.4	6.9	6.7
State of Wis.	3,951,777	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	11.8	6.5	4.0	9.6	6.0
United States	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	308,745,538	13.4	11.4	9.8	13.2	9.7

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

Town of Trempealeau 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. Trempealeau, 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. Buffalo (Buffalo Co)	700	705	705	705	685	0.7	0.0	0.0	-2.8	-2.1
T. Holland (La Crosse Co)	4,355	4,675	4,985	5,240	5,500	7.3	6.6	5.1	5.0	26.3
T. Arcadia	1,975	2,070	2,165	2,220	2,270	4.8	4.6	2.5	2.3	14.9
T. Caledonia	1,020	1,085	1,145	1,185	1,220	6.4	5.5	3.5	3.0	19.6
T. Dodge	390	390	390	385	375	0.0	0.0	-1.3	-2.6	-3.8
T. Gale	1,845	1,940	2,020	2,070	2,105	5.1	4.1	2.5	1.7	14.1
T. Trempealeau	1,935	2,030	2,125	2,180	2,230	4.9	4.7	2.6	2.3	15.2
V. Trempealeau	1,750	1,865	1,970	2,040	2,095	6.6	5.6	3.6	2.7	19.7
Trempealeau Co.	30,725	31,840	32,810	33,240	33,450	3.6	3.0	1.3	0.6	8.9
State of Wis.	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	3.3	2.8	1.6	0.2	8.1
United States⁽¹⁾	334,503,000	347,335,000	359,402,000	370,338,000	380,219,000	3.8	3.5	3.0	2.7	13.7

Source: 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. Trempealeau, Surrounding Municipalities, County, State and Nation Population by Gender

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Buffalo (Buffalo Co)	364	51.6	341	48.4	705
T. Holland (La Crosse Co)	1920	51.9	1781	48.1	3,701
T. Arcadia	943	53.0	836	47.0	1,779
T. Caledonia	457	49.7	463	50.3	920
T. Dodge	206	53.0	183	47.0	389
T. Gale	866	51.1	829	48.9	1695
T. Trempealeau	913	52.0	843	48.0	1756
V. Trempealeau	761	49.8	768	50.2	1529
Trempealeau Co	14,638	50.8	14,178	49.2	28,816
State of Wis.	2,822,400	49.6	2,864,586	50.4	5,686,986
U.S.	151,781,326	49.2	156,964,212	50.8	308,745,538

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. As of the 2010 census the 45-54 age group had the largest percentage of residents.

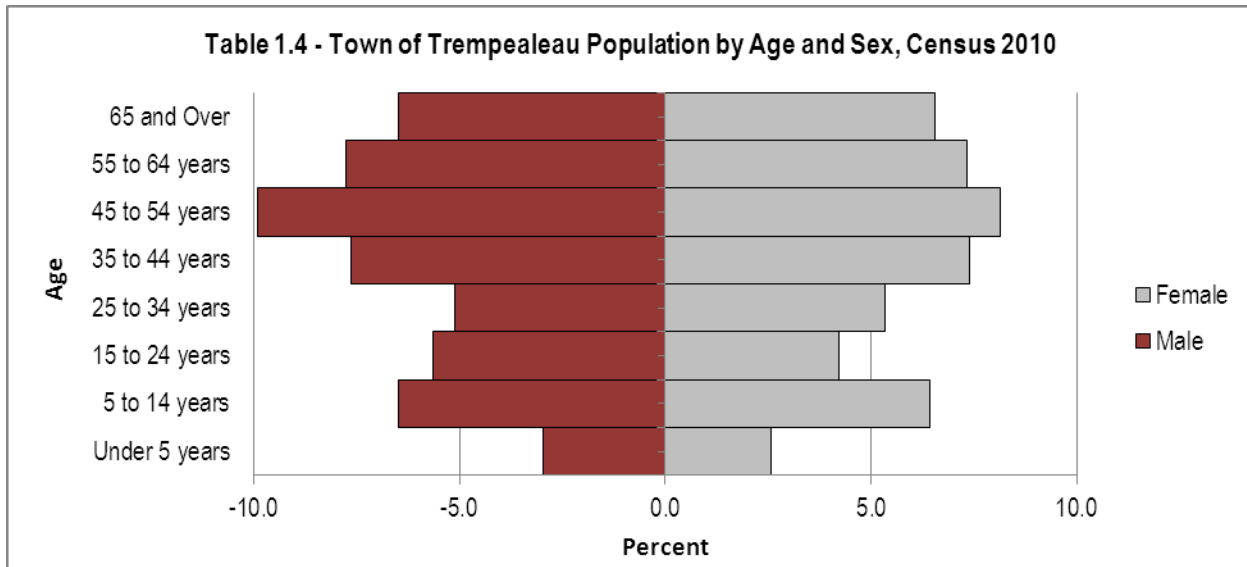
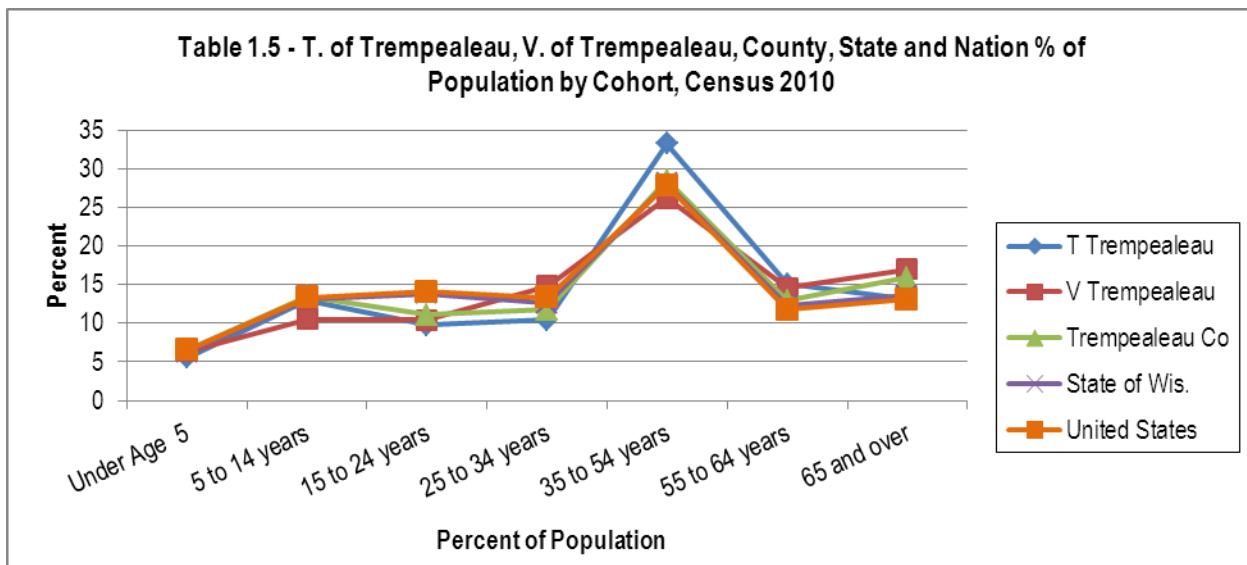


Table 1.5 compares the age of Town residents with the Village of Trempealeau, the County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 5-14 age groups and less in the 25-34 age group than the Village of Trempealeau, the County, State and Nation.



Race

Town of Trempealeau Comprehensive Plan

As of the 2010 census 99.1% 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%.

Table 1.6: T. Trempealeau, V. Trempealeau, 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. Buffalo (Buffalo Co)	705	690	3	1	1	0	6	4	97.9%	2.1%
T. Holland (La Crosse Co)	3,701	3,531	17	12	116	2	1	22	95.4%	4.6%
T. Arcadia	1,779	1,683	2	0	3	3	75	13	94.6%	5.4%
T. Caledonia	920	901	0	4	8	0	1	6	97.9%	2.1%
T. Dodge	389	382	1	0	3	0	3	0	98.2%	1.8%
T. Gale	1,695	1,656	3	4	6	0	19	7	97.7%	2.3%
T. Trempealeau	1,756	1,740	0	2	5	0	4	5	99.1%	0.9%
V. Trempealeau	1,529	1,496	1	6	6	0	5	15	97.8%	2.2%
Trempealeau Co.	28,816	27,230	62	63	123	4	1,086	248	94.50%	5.50%
State of Wis.	5,686,986	4,902,067	359,148	54,526	129,234	1,827	135,867	104,317	86.20%	13.80%
United States	308,745,538	223,553,265	38,929,319	2,932,248	14,674,252	540,013	19,107,368	9,009,073	72.40%	27.60%

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

1.4 Household Characteristics

As of the 2010 Census the Town had 689 households; (76.1%) were family households and (23.9%) were nonfamily households. About 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 Village of Trempealeau had the highest percentage of nonfamily households at 33.2%. This may be a result of numerous entry level employment opportunities in the community.

Table 1.7: T. Trempealeau, 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. Buffalo (Buffalo Co)	285	71.9	66.3	1.8	3.9	28.1	24.2	26.3	27.7
T. Holland (La Crosse Co)	1302	82	72.8	4.2	5	18	12.1	41.9	16.8
T. Arcadia	665	75	63.6	6.3	5.1	25	20.3	34	24.8
T. Caledonia	342	76.6	64	5.6	7	23.4	15.8	36.5	18.7
T. Dodge	175	64.6	54.9	2.9	6.9	35.4	29.1	23.4	19.4
T. Gale	648	75.8	65.3	6.5	4	24.2	18.1	32.4	26.4
T. Trempealeau	689	76.1	67.6	4.5	3.9	23.9	19.9	30.9	24.1
V. Trempealeau	704	60.5	47.7	4.5	8.2	39.5	33.2	27.3	28.3
Trempealeau Co.	11,524	67	53.1	5.9	7.9	33	26.7	31.5	27.1
State of Wis.	2,279,768	64.4	49.6	4.5	10.3	35.6	28.2	30.6	24
United States	116,716,292	66.4	48.4	5	13.1	33.6	26.7	33.4	24.9

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 and Trempealeau County is Educational Services, and Health Care and Social Assistance, Table 1.8. Other major employment sectors in the Town include Manufacturing; Agriculture, Forestry, Fishing and Hunting, and Mining; and Retail Trade.

Table 1.8: T. Trempealeau, V. of T. Trempealeau, Trempealeau Co. and State of Wis. Employment by Industry (2009-2013 ACS Est.)

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Civilian employed population 16 yrs & over	897		(X)	828		(X)	14,790		(X)	2,839,636		(X)
Agriculture, forestry, fishing & hunting, & mining	79	8.8%	+/-2.6	3	0.4%	+/-0.6	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	48	5.4%	+/-2.8	24	2.9%	+/-1.7	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	207	23.1%	+/-3.9	230	27.8%	+/-5.8	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	28	3.1%	+/-1.8	22	2.7%	+/-2.2	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	70	7.8%	+/-2.9	102	12.3%	+/-3.8	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	58	6.5%	+/-2.7	44	5.3%	+/-2.4	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	4	0.4%	+/-0.7	9	1.1%	+/-1.0	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate & rental & leasing	42	4.7%	+/-1.8	31	3.7%	+/-1.9	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, and mgt. and admin. and waste management services	36	4.0%	+/-1.7	54	6.5%	+/-3.7	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, and health care & social assist.	220	24.5%	+/-4.5	203	24.5%	+/-5.1	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	54	6.0%	+/-2.3	62	7.5%	+/-2.6	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public administration	27	3.0%	+/-1.5	27	3.3%	+/-2.0	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	24	2.7%	+/-1.3	17	2.1%	+/-1.5	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 parallels 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	2372	13.1
Finance and insurance	448	2.5	Total employment	18,083	

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 Trempealeau 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 20012-2022. 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 ⁽¹⁾			Annual Openings				Estimated Salary and Wages		
		2012	2022	Change	% Change	New Jobs	Replacements ⁽²⁾	Total ⁽³⁾	25 th percentile	50 th percentile	75 th 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

⁽¹⁾ **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.

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

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

Information is derived using 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 ⁽¹⁾			
		2012	2022	Change	% Chge
	Total, All Industries	139,677	151,338	11,661	8.35%
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%
71-72	Leisure and Hospitality	13,083	14,349	1,266	9.68%
81	Other Services ⁽²⁾	3,771	4,073	302	8.01%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽³⁾	13,368	13,503	135	1.01%

Notes:

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid

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

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 the projections.

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

Occupational Categories

Most residents in the Town and the Village of Trempealeau are employed in the Management Business, Science, and Arts occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

Table 1.12: T. Trempealeau, V. Trempealeau, Trempealeau County and State of Wis. Occupations (2009-2013 ACS Est.)

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wis.		
	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error
Civilian employed population 16 years and over	897	100.0	+/-79	828	100.0	+/-91	14,790	100.0	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	323	36.0	+/-28	293	35.4	+/-58	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	119	13.3	+/-32	109	13.2	+/-29	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales and office occupations	130	14.5	+/-31	190	22.9	+/-56	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, & maint. occupations	115	12.8	+/-23	52	6.3	+/-24	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Prod., transportation, & material moving occupations	210	23.4	+/-29	184	22.2	+/-47	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).

Town of Trempealeau Comprehensive Plan

Labor Force Trends

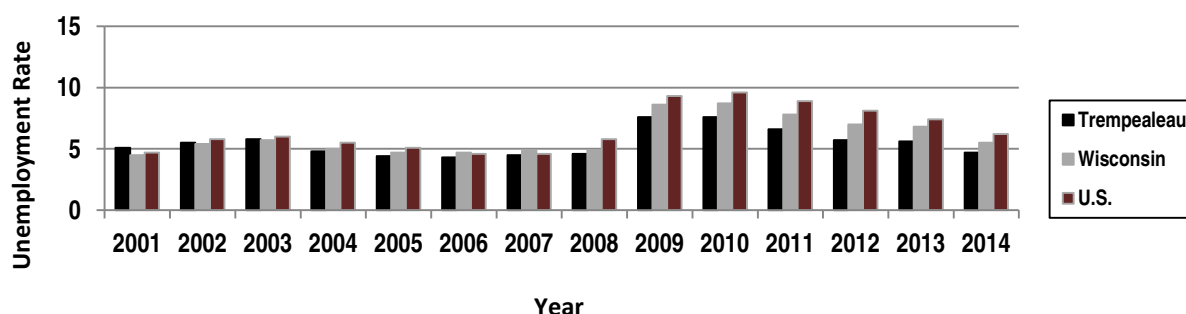
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 6.3% from 2000 to 2011 while the number employed increased by 3.8%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

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 23% 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. About 16.8% of Town residents were in the \$75,000 to \$99,999 group.

Table 1.15: T. Trempealeau, V. Trempealeau, County and State Household Income 2009-2013 ACS Estimates

	Town of Trempealeau			V of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	662		(X)	751		(X)	11,745		(X)	2,288,332	2,288,332	(X)
Less than \$10,000	19	2.9%	+/-1.8	13	1.7%	+/-1.2	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	26	3.9%	+/-2.0	57	7.6%	+/-3.6	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	53	8.0%	+/-3.5	62	8.3%	+/-3.0	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	41	6.2%	+/-3.1	111	14.8%	+/-4.1	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	133	20.1%	+/-5.5	155	20.6%	+/-5.5	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	152	23.0%	+/-4.9	136	18.1%	+/-4.0	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2

Table 1.15: T. Trempealeau, V. Trempealeau, County and State Household Income 2009-2013 ACS Estimates

	Town of Trempealeau			V of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
\$75,000 to \$99,999	111	16.8%	+/-4.2	85	11.3%	+/-4.4	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	106	16.0%	+/-3.9	111	14.8%	+/-4.6	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	18	2.7%	+/-1.8	12	1.6%	+/-1.1	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	3	0.5%	+/-0.6	9	1.2%	+/-0.9	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household income (\$'s)	61,053	(X)	(X)	47,991	(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 Estimates indicate that Trempealeau County's poverty rate is lower than the State and the Nation per 2013 estimates.

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 93.3% of Town residents graduated from high school and about 20% have a bachelor's degree or higher, Table 1.18.

Table: 1.18: T. Trempealeau, V. Trempealeau, County, and State of Wis. Educational Attainment, ACS Est. 2009-2013

Subject	Town of Trempealeau		V. of Trempealeau		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	1,220	83	1,156	97	20,026	47	3,827,815	831
Less than 9th grade	2.40%	1.1	0.80%	0.7	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	4.30%	1.8	7.90%	2.5	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	39.60%	4.6	32.90%	4.6	40.40%	1.2	32.80%	0.2
Some college, no degree	20.70%	3.3	25.10%	5.3	19.20%	1	21.20%	0.1
Associate's degree	12.90%	2.5	11.90%	3	10.40%	0.7	9.60%	0.1
Bachelor's degree	13.70%	2.6	11.50%	3.1	11.30%	0.7	17.70%	0.1
Graduate or professional degree	6.40%	3	10.00%	2.8	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	93.30%	2.2	91.30%	2.3	87.60%	0.9	90.40%	0.1
Percent bachelor's degree or higher	20.10%	4	21.50%	4	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 Trempealeau's goal is to satisfy the needs of its constituency, to participate in the future growth of the Town and provide a sustainable rural lifestyle.

HOUSING ELEMENT

2.1 Introduction

Typically, in rural towns, there are a high percentage of single family homes and this is the case with the Town of Trempealeau. 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 3.3% increase in housing units in the Town since the 2000 census. This was less than all of the surrounding municipalities, the Village of Trempealeau, Trempealeau County, the State and Nation.

Table 2.1: T. Trempealeau, 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. Buffalo (Buffalo Co)	230	277	263	277	316	20.4	-5.1	5.3	14.1
T. Holland (La Crosse Co)	297	602	734	1,054	1,346	102.7	21.9	43.6	27.7
T. Arcadia	492	611	595	610	731	24.2	-2.6	2.5	19.8
T. Caledonia	119	203	212	285	369	70.6	4.4	34.4	29.5
T Dodge	129	145	146	176	201	12.4	0.7	20.5	14.2
T. Gale	365	504	595	592	694	38.1	18.1	-0.5	17.2
T. Trempealeau	414	599	582	707	730	44.7	-2.8	21.5	3.3
V. Trempealeau	258	393	466	622	835	52.3	18.6	33.5	34.2
Trempealeau Co.	7,639	9,744	10,097	11,482	12,619	27.6	3.6	13.7	9.9
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	2,624,358	26.6	10.3	12.9	13.1
United States	68,704,315	88,410,627	102,263,678	115,904,641	131,704,730	28.7	15.7	13.3	13.6

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; 5.6% of housing units were vacant in the Town as compared to 15.7% in the Village of Trempealeau and 8.7% in the County. The State and Nation both had higher vacancy rates reporting 13.1% and 11.4% respectively.

Seasonal Homes

Fifty-three seasonal homes were reported in the Town of Trempealeau in 2000. As of the 2010 census 41 units were listed as vacant housing units and 43.9% were identified as seasonal, recreational or occasional use leaving the assumption there is at least 18 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.

Town of Trempealeau Comprehensive Plan

Table 2.2: T. Trempealeau, 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. Buffalo (Buffalo Co)	316	285	90.2	31	9.8
T. Holland (La Crosse Co)	1346	1302	96.7	44	3.3
T. Arcadia	731	665	91	66	9
T. Caledonia	369	342	92.7	27	7.3
T. Dodge	201	175	87.1	26	12.9
T. Gale	694	648	93.4	46	6.6
T. Trempealeau	730	689	94.4	41	5.6
V. Trempealeau	835	704	84.3	131	15.7
Trempealeau County	12,619	11,524	91.3	1,095	8.7
State of Wis.	2,624,358	2,279,768	86.9	344,590	13.1
United States	131,704,730	116,716,292	88.6	14,988,438	11.4

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

Table 2.3: T. Trempealeau, 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. Buffalo (Buffalo Co)	31	0	0	3.2	0	54.8	0	41.9
T. Holland (La Crosse Co)	44	11.4	0	25	4.5	18.2	0	40.9
T. Arcadia	66	1.5	3	1.5	1.5	50	1.5	40.9
T. Caledonia	27	11.1	0	7.4	11.1	29.6	0	40.7
T. Dodge	26	38.5	0	3.8	7.7	23.1	0	26.9
T. Gale	46	13	0	15.2	2.2	37	2.2	30.4
T. Trempealeau	41	7.3	0	17.1	2.4	43.9	0	29.3
V. Trempealeau	131	10.7	0	6.1	1.5	69.5	0	12.2
Trempealeau County	1,095	27.8	1.6	11.1	2.7	32.2	0.5	24.1
State of Wis.	344,590	18.4	1.1	9.9	1.7	56	0.1	12.9
United States	14,988,438	27.6	1.4	12.7	2.8	31	0.2	24.4

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

Owner Occupied and Renter-Occupied Housing Units

In 2010, 87.1% of housing units in the Town were owner occupied and 12.9% were renter occupied. The Village of Trempealeau's renter occupancy was at 24.6% as of the 2010 census. 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. of Trempealeau, 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. Buffalo (Buffalo Co)	258	90.5	151	53	107	37.5	27	9.5
T. Holland (La Crosse Co)	1232	94.6	957	73.5	275	21.1	70	5.4
T. Arcadia	554	83.3	316	47.5	238	35.8	111	16.7
T. Caledonia	312	91.2	230	67.3	82	24	30	8.8
T. Dodge	131	74.9	93	53.1	38	21.7	44	25.1
T. Gale	550	84.9	392	60.5	158	24.4	98	15.1
T. Trempealeau	600	87.1	417	60.5	183	26.6	89	12.9
V. Trempealeau	531	75.4	342	48.6	189	26.8	173	24.6
Trempealeau Co.	8,559	74.3	5,594	48.5	2,965	25.7	2,965	25.7
State of Wis.	1,551,558	68.1	1,082,099	47.5	469,459	20.6	728,210	31.9
United States	75,986,074	65.1	52,979,430	45.4	23,006,644	19.7	40,730,218	34.9

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

Housing Unit Trends

From 1980 to 2010 Housing units in the Town of Trempealeau increased by 131 units, an increase of 21.9% (Table 2.5) As the larger urban areas expand many people are moving to the rural areas. Housing unit projections are presented in Section 8.6 of this plan.

Table 2.5 Town of Trempealeau Housing Trends

	1980	1990	2000	2010	% Chg. 1980-1990	% Chg. 1990-2000	% Chg. 2000-2010	% Chg. 1980-2010
Total Housing Units	599	582	707	730	-2.8	21.5	3.3	21.9
Total Occupied Housing Units (Households)	474	478	623	689	0.8	30.3	10.6	45.4
Owner Occupied Units	384	399	543	600	3.9	36.1	10.5	56.3
Renter Occupied Housing Units	90	84	80	89	-6.7	-4.8	11.3	-1.1
Seasonal Units	21	77	53	18	266.7	-31.2	-66.0	-14.3
Average Household Size	3.17	2.81	2.6	2.55				

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

Town of Trempealeau Comprehensive Plan

Housing Starts

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Trempealeau over the last several years (Table 2.6). In 2007 eighteen new homes were constructed in the town, the most over the time period. On average 8.0 new homes have been constructed each year in the Town of Trempealeau.

Table 2.6: Housing Starts in Town of Trempealeau

2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg. Per Year
18	12	5	8	1	4	8	8	64	8.0

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 the congestion of an urban area. 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 Trempealeau, Village of Trempealeau, Trempealeau County and the State. Most of the housing units in the Town were valued between \$150,000-\$199,999 and the estimated median housing value was \$177,100. That median housing value was higher than the Village of Trempealeau, Trempealeau County, and the State.

Table 2.7: Town of Trempealeau, V. of Trempealeau, County, and State of Wisconsin Value Owner Occupied Units, 2009-2013 ACS Est.

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Owner-occupied units	579			454			8,739			1,558,846		
Less than \$50,000	17	2.9	1.9	76	16.7	3.8	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	78	13.5	4.6	40	8.8	4	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	95	16.4	5.6	118	26.0	6.3	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	215	37.1	6.1	124	27.3	5.7	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	118	20.4	4.9	82	18.1	5.4	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	43	7.4	3.4	14	3.1	2.1	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	13	2.2	1.5	0	0.0	4.3	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	0	0.0	3.4	0	0.0	4.3	65	0.7	0.2	10,837	0.7	0.1
Median (dollars)	177,100			145,900			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 2000 the Town has had a higher percentage of new homes built than the Village of Trempealeau, Trempealeau County, or the State, Tables 2.8 and 2.9.

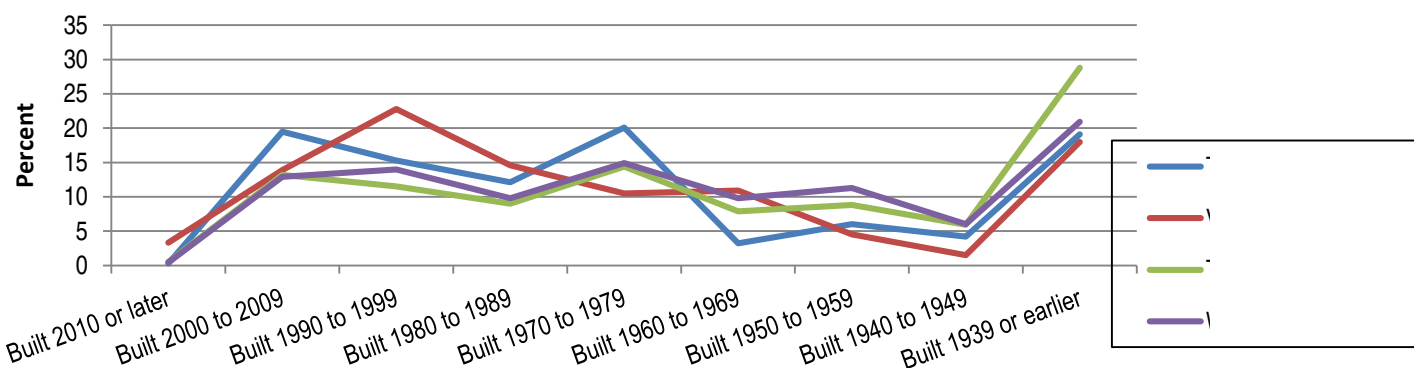
Table 2.8: T. Trempealeau, V. Trempealeau, County, and State of Wis. Year Structure Built, 2009-2013 ACS Est.

	Town of Trempealeau			V. of Trempealeau			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:	711			861			12,655			2,626,142		
Built 2010 or later	2	0.3	0.6	28	3.3	2.5	68	0.5	0.2	11,456	0.4	0.1
Built 2000 to 2009	139	19.5	4.2	120	13.9	3.3	1,666	13.2	1	337,755	12.9	0.1
Built 1990 to 1999	109	15.3	4.2	196	22.8	4.4	1,454	11.5	0.9	366,680	14	0.1
Built 1980 to 1989	86	12.1	3.9	126	14.6	4.3	1,141	9	1	257,794	9.8	0.1
Built 1970 to 1979	143	20.1	5.1	90	10.5	3.1	1,826	14.4	1.1	391,062	14.9	0.1
Built 1960 to 1969	23	3.2	1.8	94	10.9	3.6	1,002	7.9	0.8	257,050	9.8	0.1
Built 1950 to 1959	43	6	3.5	39	4.5	2.7	1,114	8.8	0.7	298,053	11.3	0.1
Built 1940 to 1949	30	4.2	2.7	13	1.5	1.8	741	5.9	0.6	158,568	6	0.1
Built 1939 or earlier	136	19.1	4.5	155	18	4.5	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)

Table 2.9 Age of Housing - T. Trempealeau, V. Trempealeau, Trempealeau Co., State of Wis.



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.

American Community Survey Estimates for 2009-2013 shown in Table 2.10 estimate that 90.8% of the Town's housing units are one unit structures and 2.9% are multi-unit structures. It's estimated mobile homes comprise 4.5% of the Town's housing stock.

Table 2.10: T. of Trempealeau, V. of Trempealeau, Trempealeau County, State of Wis. Units in Structure, 2009-2013 ACS Est.

	Town of Trempealeau			V. of Trempealeau			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	711			861			12,655			2,626,142		
1-unit, detached	633	89	4.3	551	64	4.6	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	13	1.8	1.2	57	6.6	3.4	279	2.2	0.5	115,196	4.4	0.1
2 units	19	2.7	2.8	30	3.5	1.9	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	14	2	1.8	27	3.1	2.2	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	2.8	50	5.8	2.8	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	2.8	29	3.4	1.3	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	2.8	0	0	2.3	155	1.2	0.5	177,097	6.7	0.1
Mobile home	32	4.5	2.8	117	13.6	2.5	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	0	0	2.8	0	0	2.3	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 Utility gas (46.5%), Bottled, tank, or LP gas (23.6%) and Wood (11.2%).

Table 2.11: T. Trempealeau, V. Trempealeau, County, and State of Wis. Heating Fuel, 2009-2013 ACS Est.

	Town of Trempealeau			Village of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
Occupied housing units	662		+/-46	751		+/-59	11,745		+/-135	2,288,332		+/-6,551
Utility gas	308	46.5	+/-46	529	70.4	+/-60	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	156	23.6	+/-32	6	0.8	+/-6	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	47	7.1	+/-22	159	21.2	+/-35	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	71	10.7	+/-27	33	4.4	+/-17	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	74	11.2	+/-30	13	1.7	+/-9	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	3	0.5	+/-5	11	1.5	+/-15	99	0.8	+/-37	20,771	0.9	+/-690
No fuel used	3	0.5	+/-4	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 46.4% of householders have moved into their present home since 2000.

Table 2.12: T. Trempealeau, V. Trempealeau, County, and State of Wis. Year Householder Moved In, 2009-2013 ACS Est.

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	662			751			11,745			2,288,332		
Moved in 2010 or later	41	6.2	3	151	20.1	5.9	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	266	40.2	4.7	285	37.9	6.2	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	144	21.8	5.3	200	26.6	5.2	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	106	16	4.6	63	8.4	3	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	56	8.5	3.2	26	3.5	1.9	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	49	7.4	3.1	26	3.5	1.9	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 17.3% of residents had costs of 35% or more if they had a mortgage and 11.8% had costs of 35% or more if there was no mortgage.

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

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	371			273			5,411			1,040,805		
Less than 20.0 percent	132	35.6%	+/-8.4	135	49.5%	+/-8.9	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	85	22.9%	+/-8.1	27	9.9%	+/-6.2	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	47	12.7%	+/-5.3	42	15.4%	+/-7.2	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	43	11.6%	+/-4.1	23	8.4%	+/-5.0	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	64	17.3%	+/-5.1	46	16.8%	+/-7.0	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)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	204			178			3,284			510,114		
Less than 10.0 percent	60	29.4%	+/-11.6	51	28.7%	+/-8.2	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	62	30.4%	+/-10.9	46	25.8%	+/-9.7	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	25	12.3%	+/-5.8	32	18.0%	+/-6.7	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	18	8.8%	+/-5.0	17	9.6%	+/-5.6	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	6	2.9%	+/-3.0	19	10.7%	+/-5.6	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	9	4.4%	+/-3.7	0	0.0%	+/-10.6	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	24	11.8%	+/-6.5	13	7.3%	+/-4.9	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	4	(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 13.1% of renters had costs of 35% or higher. This was a lower percentage than shown for the Village of Trempealeau (20.7%), Trempealeau County (26.1%) and the State (39.8%).

Table 2.14: T. Trempealeau, V. of Trempealeau, County, and State of Wis. Gross Rent as % Household Income, 2009-2013 ACS Est.

	Town of Trempealeau			V. of Trempealeau			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied units paying rent (excluding units where GRAP cannot be computed)	61			275			2,634			686,858		
Less than 15.0 percent	15	24.6%	+/-15.9	60	21.8%	+/-10.1	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	15	24.6%	+/-20.9	48	17.5%	+/-9.4	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	14	23.0%	+/-18.6	48	17.5%	+/-7.5	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	3	4.9%	+/-6.6	38	13.8%	+/-8.3	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	6	9.8%	+/-10.9	24	8.7%	+/-5.1	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	8	13.1%	+/-13.5	57	20.7%	+/-8.4	688	26.1%	+/-3.5	273,599	39.8%	+/-0.4
Not computed	22	(X)	(X)	22	(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: (SMOCAPI) = 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 Trempealeau has created goals and objectives for its Housing Element to guide the town to meet the needs of those living in the community.

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

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

Action: Use Land Use Plan for and development.

Objective 2: Encourage high quality construction standards for housing.

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: Consider cluster houses in rural areas or creating subdivisions.

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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 Trempealeau's roadway network is comprised of approximately 189 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 Trempealeau 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.

**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) January 1, 2015 - TOWN OF TREMPEALEAU**

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
11 th St	0.82		0.82						0.82
Alseth Ln	0.37		0.37						0.37
Arabian Ln	0.14		0.14						0.14
Bear Coulee Rd	0.92		0.92						0.92
Benrud Ln	0.24		0.24						0.24

**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) January 1, 2015 - TOWN OF TREMPEALEAU**

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Bluff View Acres Rd (1)	0.04		0.04						0.04
Bluff View Acres Rd (2)	0.32		0.32						0.32
Bortle Rd	0.60		0.60						0.60
Buckskin Rd	0.40		0.40						0.40
Canar Rd	0.94		0.94						0.94
Charles Miller Ln	0.14		0.14						0.14
C Hovell Ln	0.17		0.17						0.17
Cox Rd	1.82		1.82						1.82
CTH F	7.04	7.04				7.04			
CTH G	0.57	0.57			0.57				
CTH K	1.56	1.56			1.56				
Daffinson Ln	0.24		0.24						0.24
Delaney Rd	1.53		1.53						1.53
Drieslein Ln	0.14		0.14						0.14
Engen Rd	0.18		0.18						0.18
Fairway Dr	0.33		0.33						0.33
Fox Coulee Ln	1.97		1.97						1.97
Fred Ln	0.08		0.08						0.08
Gamoke Ln	0.31		0.31						0.31
Gerald Ln	0.12		0.12						0.12
German Coulee Ln	1.43		1.43						1.43
Grana Ln	0.28		0.28						0.28
Grover Ln	1.82		1.82						1.82
Hammond Ln	1.32		1.32						1.32
Harris Rd	1.84		1.84						1.84
Hogan Ln	0.11		0.11						0.11
Hovell Ln	1.23		1.23						1.23
Hunter Ln	0.41		0.41						0.41
Kamrowski Rd	0.40		0.40						0.40
Kay Estates Rd	0.18		0.18						0.18
Klein Ln	0.29		0.29						0.29
Kopp Rd	0.36		0.36						0.36
Kribs Rd	1.10		1.10						1.10
Kriesel Ln	0.50		0.50						0.50
Larkspur Rd	0.78		0.78						0.78
Lehmann Rd	1.26		1.26					0.50	0.76
Lindon Rd	0.08		0.08					0.50	0.76

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) January 1, 2015 - TOWN OF TREMPPEALEAU

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Little Tamarack Rd	1.38		1.38						1.38
Memmer Ln	0.20		0.20						0.20
Menard Ln	0.05		0.05						0.05
Mountain View Ln	0.30		0.30						0.30
Nancy Cir	0.08		0.08						0.08
Nicholas Ln	0.48		0.48						0.48
Painthorse Ln	0.16		0.16						0.16
Palomino Ln	0.18		0.18						0.18
Park Rd	1.24		1.24					1.24	
W Prairie Rd	4.68		4.68					4.68	
Prairie View Ln	0.27		0.27						0.27
Primrose Rd	0.50		0.50						0.50
Prondzinski Ln	0.30		0.30						0.30
Quarter Horse Ln	0.31		0.31						0.31
Red Pine Rd	0.19		0.19						0.19
Redsten Ln	0.08		0.08						0.08
Rivera Ln	0.24		0.24						0.24
River Pine Dr	0.64		0.64						0.64
Rogneby Ln	0.12		0.12						0.12
Sacia Rd	0.24		0.24						0.24
Sara Ln	0.10		0.10						0.10
Schaffners Ln	0.14		0.14						0.14
Schlesser Ln	0.30		0.30						0.30
Schubert Rd	3.81		3.81						3.81
Schuh Rd	2.02		2.02						2.02
Sobye Ln (1)	0.39		0.39						0.39
Sobye Ln (2)	0.07		0.07						0.07
Sonsalla Ln	0.12		0.12						0.12
Sonsalla Rd	1.77		1.77						1.77
Spaulding Rd	0.78		0.78						0.78
Stanislowski Ln	0.12		0.12						0.12
Steilpflug Ln	0.13		0.13						0.13
Sullivan Rd	0.72		0.72					0.72	
Swartling Ln	0.20		0.20						0.20
Timothy Ln	0.20		0.20						0.20
Todd Rd	0.38		0.38						0.38
Trim Rd	2.69		2.69						2.69
Trowbridge Ln	0.61		0.61						0.61

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) January 1, 2015 - TOWN OF TREMPEALEAU

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Wagner Rd	0.14		0.14						0.14
Walsky Rd	0.90		0.90						0.90
Westview Ln	0.04		0.04						0.04
Whispering Pines Ln	0.25		0.25						0.25
Whistler Pass Rd	1.50		1.50						1.50
Wilber Ln	0.54		0.54						0.54
Wildrose Rd	0.62		0.62						0.62
Williamson Ln	0.52		0.52						0.52
Wm Miller Ln	0.49		0.49						0.49
Wright Rd	1.60		1.60						1.60
Ziegler Ln	0.05		0.05						0.05
Total Miles	67.22	9.17	58.05	0.00	2.13	7.04	0.00	7.22	50.83

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) - Last updated 4/29/2015

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 or adjacent to the Town of Trempealeau from 2004-2015. The traffic count data available shows traffic sporadically slightly increased/decreased at various collection points over the eleven year period.

Table 3.2 T. Trempealeau Annual Average Daily Traffic Counts 2004-2015

	2004 & 2006*	2009	2012	2015
Park Road South of Spaulding Road, T. Trempealeau	590	700		
Pine Street South of Tenth Street, Trempealeau	680	560		
STH 35 between 5 th Street & 8 th Street, Trempealeau		3,600		2,400
STH 35, 3 rd Street East of South Street, Trempealeau	*3,900	3,300	2,800	
1 st Street West of STH 35, Trempealeau	430	780		
STH 35 between CTH K and Fremong Street, Trempealeau		4,300	4,900	
STH 35 East of CTH K E of Trempealeau, T. Trempealeau	3,700	5,100		3,400
STH 54-93 E of STH 93 North, T. Trempealeau		4,900	6,800	6,700
STH 93 North of STH 35-54, T. Trempealeau		4,300	5,700	5,800
CTH K 2 miles Northeast of STH 93, T. Trempealeau	1,300 & *1,200	1,200		
STH 35-54 West of CTH G, T. Trempealeau		5,400	6,600	6,200
STH 35-54 West of STH 93, T. Trempealeau		8,600	7,300	6,500

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. Trempealeau County does have an ATV club but the trails are private and you must be a member of the club to utilize the trails.

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 93, a designated long truck route extends through the Town of Trempealeau north to south. STH 54, another designated long truck route, travels through the town east to west.

3.8 Rail System

There is no railway in the Town. The Canadian National Railroad serves Trempealeau County traversing through the communities of Arcadia, Independence, Whitehall, and Blair. The City of Arcadia in Trempealeau County also has the only inter-modal system between Milwaukee and the Twin Cities.

3.9 Water Transportation

The Town of Trempealeau 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 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. One of these corridors, the *Trempealeau River Corridor – La Crosse to Eau Claire* travels through the Town of Trempealeau in Trempealeau County. The 80-mile corridor is a primary link between the metro areas of La Crosse and Eau Claire and serves the furniture manufacturing industry in Arcadia.

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 Trempealeau County Six Year Highway Improvement Program below. There is some work to be done in the Town of Trempealeau 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-lan 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 Trempealeau 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: Review the five-year road plan on a semi-annual basis.
 - Objective 2: Assess the need for maintaining and adding additional road signage in the town.
Action: Utilize town road maintenance personnel for inspection purposes.
 - Objective 3: Support the creation of non-motorized bike trails in the town.
Action: When roads are constructed, consider the potential of adding bike lanes or wide shoulders.
 - Objective 4: Examine all options for improving safety on roads, especially in more densely populated areas.
Action: Approach the county to see what traffic density information is available.
Action: Increase use of "No Parking on Road" signs in problematic areas.
Action: Increase striping on heavily trafficked roads.

UTILITIES & COMMUNITY FACILITIES ELEMENT

4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town. 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 Trempealeau Community Facilities)

Water Supply

The Town of Trempealeau does not provide municipal water service. Private wells maintained by the property owner are the source of water for the residents of the Town. The town has no plans to develop a public water system.

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, drill holes 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 the 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 requiring a licensed master plumber to 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 Town of Trempealeau does not provide garbage collection services. Garbage and sorted recyclables can be dropped off at: Southern Trempealeau County Solid Waste Commission (STCSWC) W21488 State Road 54, Galesville, WI on Thursdays from 1:00 to 4:00 p.m. and Saturdays from 8:00 a.m. to noon.

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.

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Law Enforcement

The Town 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 Trempealeau Fire Department.

Libraries

The Town of Trempealeau does not have a library, but the residents can utilize libraries in the Village of Trempealeau, and the cities of Galesville and Arcadia.

Town Hall/Garage

The town hall is located at W24854 State Road 54/93 Centerville, WI.

Cemeteries

The Town of Trempealeau has five cemeteries located in the town. The cemeteries are Trempealeau Public Cemetery, Evergreen Cemetery, Holy Cross, Old Catholic, and Wagner Cemetery (also known as Warner).

Communications Facilities

In the past wireless communication towers have been constructed in the town. Currently there is one cellular tower in the Town of Trempealeau at a height of 93 feet above ground. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone communications and Internet is provided by Tri-County Communications.

Electric & Gas Utilities

Riverland Energy Cooperative and Xcel Energy are the primary electrical providers for the Town.

Power Plants, Substations, and Transmission Lines

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

4.3 Medical/Health Care and Other Facilities

There are no medical facilities located in the Town. Nearby clinics include Mayo Health System – Oakridge in Osseo, Mayo Health System – Oakridge in Mondovi or Gundersen Health System Clinics in Independence and Whitehall. 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, Mayo Health System in La Crosse and Winona Community Memorial Hospital in Winona, Minnesota.

Senior Care Facilities

There are no services for senior care in the Town. Below is a listing of senior care facilities nearby.

<u>Name of Facility and Address</u>	<u>Type of Facility</u>
Church Street Community Club, 13197 Church St, Pigeon Falls	Adult Day Care Facility
Mayo Health Clinic System Oakridge, 13025 8th Street, Osseo	Residential Care Apartment Complex
Country Ridge, 13197 Church Street, Pigeon Falls	Residential Care Apartment Complex
Sunrise Manor, 36024 Park Street, Whitehall	Residential Care Apartment Complex
River Way South, 39910 Commercial Ave., Pigeon Falls	Adult Family Home
River Way North, 39906 Commercial Ave., Pigeon Falls	Adult Family Home
Prairie Road Home, 222 Butternut Dr., Strum	Adult Family Home
Farnam Community Living Ctr, 18425 Dodge St, Whitehall	Community Based Residential Facility
Family Circle, 211 6th Ave, Strum	Community Based Residential Facility
Crystal Lake Terrace, 208 Elm Street, Strum	Community Based Residential Facility
Dove Health Care – Osseo, 13025 8th Street, Osseo	Licensed Nursing Home
Strum Area Health & Rehabilitation, 208 Elm Street, Strum	Licensed Nursing Home
Pigeon Falls Health Care Ctr, 13197 Church Street, Pigeon Falls	Licensed Nursing Home
Gundersen Tri-County Care Center, 18061 Lincoln St, Whitehall	Licensed Nursing Home
Trempealeau County Health Care Ctr, W20298 STH 121, Whitehall	Licensed Nursing Home

4.4 Educational Facilities

Most children of school age attend the Gale-Ettrick-Trempealeau School District. A few areas of the Town are served by the Arcadia School District.

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

4.5 Recreational Facilities

Parks

Perot State Park is located in the Town along the Mississippi River. Perot State Park is open year round from 6:00 a.m. to 11:00 p.m. and has 12.5 miles of hiking trails, direct bike access from the campground to the Great River State Trail, 102 campsites, six picnic areas, volleyball, horse shoes, boating, canoeing, kayaking, and 9 miles of trail groomed for cross-

country skiing and snowshoeing is available on any trail not groomed for skiing.

The Trempealeau National Wildlife Refuge is located in the Town along the Mississippi River. The Refuge is open year round 7:30 a.m. to 4:00 p.m. Monday – Friday. The Refuge can be explored by car, bike and hiking the trails.

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 15th of April until the 30th 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 (www.tourdetremp.com/).

Utilities 4.6 Utilities and Community Facilities Element Goals and Actions

The Town of Trempealeau 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, Village of Trempealeau Utilities, Midwest Natural Gas, CenturyTel) to use road rights-a-way for utility line expansion.*
- Objective 2:** Encourage and support the burial of utility lines when and where feasible.
- Action:** *Provide utility companies with the Town of Trempealeau Comprehensive Plan and work with them to bury lines when possible.*

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT

5.1 Introduction

This element looks at the natural, agricultural and cultural resources in the Town of Trempealeau such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Trempealeau 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

Trempealeau Township was established in 1852, the Town of Trempealeau is located in the southwestern portion of Trempealeau County.

Topography

The Town of Trempealeau is in the unglaciated (driftless) region of Wisconsin. The Mississippi River forms the southern and western border for the town; the Towns of Dodge and Arcadia border the Town to its north; and the Towns of Gale and Caledonia border the town on its eastern border. The Village of Trempealeau is the only incorporated community located in the town. Outside of the Village of Trempealeau, 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. The northern portion of the Town of Trempealeau is comprised of hills and valleys (steep slopes). 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 (See Appendix A - Map 3 Town of Trempealeau Contours/Slope Map).

Soils

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

"The soils of the Town of Trempealeau are quite varied. North of Highway 35, the predominant soils are of the stoney and rocky land – Seaton-Palsgrove, clayey subsoil variant, association on the uplands. These soils are excessively drained to well-drained soils that have a subsoil of loam, silt loam, silty clay loam or clay, shallow and deep over limestone and sandstone. The valley bottom and drainageways are of the Houghton-Palms association. These soils are very poorly drained organic soils over organic and loamy sediment. South of Highway 35, the predominant soil is of the Dickenson-Gotham-Sparta association. These soils are excessively drained to well-drained soils that have a subsoil of loamy sand to fine sandy loam over fine to coarse sand. These soils are found on river terraces. The soils that lie along the Mississippi River and Black River are of the wet alluvial land-marsh association. These soils are poorly drained and very poorly drained soils under shallow water in places. These soils are found on bottom lands and flood plains along rivers and streams. With the exception of the first ½ mile, all of the upland soils north of Highway 35 have scattered pockets of soils which, according to the Soil Conservation Service, have 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. Within the first ½ mile north of Highway 35, virtually all of the soils have slight limitations for on-site septic disposal systems. These same soils have moderate to high rating for crop productivity, which would make it necessary to plan for any development which may occur due to the expanding unincorporated population

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of Centerville, so as to convert as little farmland as possible away from agricultural production. On the river terrace soils south of Highway 35, approximately 90-95% of all soils, according to the Soil Conservation Service, have slight to moderate limitations for on-site septic disposal systems. These same soils vary from a very high to low rating for crop productivity. With the exception of the planned transition zones provided for the Village of Trempealeau, the most appropriate land use for the remaining soils of the Town of Trempealeau would be that of agricultural production. The wet alluvial soils adjacent to the Mississippi River and Trempealeau Rivers have very severe limitations for on-site septic disposal systems. The most appropriate land use for these areas would be for open space as well as a plant life genetics reserve.”

Forest Resources

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. Trempealeau	2,812	10.6	1,237	4.7	4,049	14.3

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

County-Owned Forest Lands

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

State-Owned Forest Lands

There are approximately 100 acres of forested state-owned land in the Town. These properties all reside inside Perrot State Park and are available for public use. Recreational opportunities include birding, fishing, cross-country skiing, hiking, trapping, wildlife viewing and hunting. A description of these state owned lands is shown below.

Name	Acres	Description
Brady's Bluff Prairie	20.57	Part of Perrot State Park, Brady's Bluff Prairie is a dry bluff prairie on a steep, southwest facing Mississippi River bluff that rises nearly 460 feet above the river. The bluff, composed of sandstone capped with Prairie du Chien dolomite, affords a spectacular view of the river valley from its summit. The prairie contains over 100 species of native Wisconsin plants including big and little blue-stem, needle grass, hairy grama, silky aster, and rough blazing-star.
Trempealeau Mountain	19.90	Part of Perrot State Park, surrounded by the Mississippi and Trempealeau Rivers, the steep-sided Trempealeau Mountain is one of only three solid rock islands along the entire stretch of Mississippi River. Standing 425 feet high, the mountain was used as an early navigational device by steamboat captains and other river travelers. The mountain is mostly wooded with black and white oak and basswood. Red oaks are found on the southeast-facing hollow with large patches of interrupted ferns while sugar maple and basswood dominate on the cooler northeast facing slopes. On dry south-facing slopes are small patches of dry prairie with big blue-stem, needle grass, side-oats grama, hairy grama, white and purple prairie-clover, prairie larkspur, and partridge pea. The mountain is rich in archeological features with numerous Native American mounds, burial sites, and habitation sites.
Great River Trail Prairies	21.33	Part of the Great River Bike Trails, Great River Trail Prairies features two very diverse sand prairie remnants located on an old railroad right-of-way. One of the last remnants of the Trempealeau Prairie, they feature grasses such as big and little blue-stem, and flowering plants including lead-plant, blazing-star, wild bergamot, vervain, spiderwort, hoary puccoon, prairie rose, and white sage. The prairies also harbor a healthy population of the rare clustered poppy mallow (<i>Callirhoe triangulata</i>).

Federally-Owned Forest Lands

The federally owned 6,446 acre Trempealeau National Wildlife Refuge is located in the Town along the Mississippi River. This refuge is home to varied plants and wildlife and is open year round to the public. Recreational opportunities include birding, fishing, cross-country skiing, hiking, wildlife viewing, educational activities, and hunting.

Mineral Resources

There are currently no active mineral mining operations in the Town. 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, 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 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.

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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
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
Total Miles					83.7	

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)
Irvin 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)
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)
" "	River	693.7	714.2	20.5	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)
Welsh 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 2004 (4A)
Hardies Creek	River	0	1.64	1.64	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2008 (4A)

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

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

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Watersheds

A watershed is a land area that drains to a particular body of water. There are three watersheds located in the Town of Trempealeau. Most of the Town is located in the Lower Trempealeau River watershed. A small portion of the Town lies in the Beaver Creek and Lake Marinuka Watershed. A very small part of the southeastern corner of the town resides in the Lower Black River Watershed.

Town of Trempealeau Lakes and Streams

There are no lakes in the Town. There are numerous creeks flowing through the town. 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.

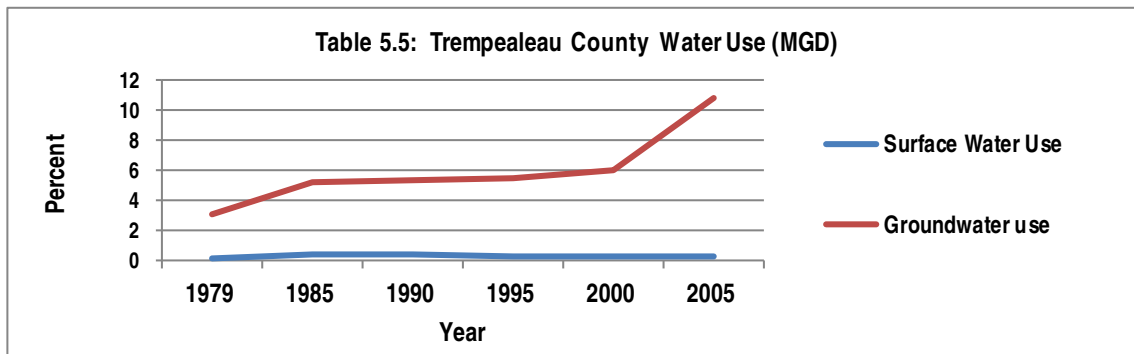
Groundwater

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
Total Water Use	4.19	5.54	5.73	5.62	6.15	11.15	36.8	7.3	81.3	166.1

Source: Water use data from USGS Water Use in Wis. Reports, 1979, 1985, 1990, 1995, 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 Trempealeau 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.¹ Several legacy places are located in the Town of Trempealeau, Table 5.6.

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

¹ Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, Wisconsin DNR 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 Trempealeau has wetlands along the Mississippi River and stream/river corridors. 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 received 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/walk, a demolition derby, 4H exhibits, truck and tractor pull, carnival rides, food, and more. Every year the weekend after the 4th of July the Village of Trempealeau holds the Catfish Days, a weekend event which includes a coronation, fishing tournament, food, beverages, music, carnival, walk/run, arts and crafts, car show, parade, and more.

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 127 sites in the Town of Trempealeau as of July 2012. 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 Trempealeau 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 with the county and DNR.

Objective 2: Protect surface and groundwater quality.

Action: Educate people about the importance of recognizing exotics and invasive species.

Action: Bring septic systems to code.

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

Action: Support best management programs.

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

Action: Zone wetlands environmentally significant.

Action: Support the U.S. Fish and Wildlife Service in the town.

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 near farming.

Action: Work with county zoning department to maintain two-homes per 40-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.

Action: Try to keep effective programs in place.

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: Preserve the current road naming system in the Town of Trempealeau.

Action: Recognize and label historic sites with the town.

Action: Work to identify historical, archeological sites and cultural resources in the Town of Trempealeau.

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 Trempealeau Area.

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 3.9% in 2000 to a high of 7.6% in 2010, 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 Trempealeau is located in the southwestern part of the county. State Highways 93 and 54 divide the town in quarters making a commute easy to major employment opportunities located in the cities of Arcadia, Galesville, and La Crosse, WI and Winona, MN. The Town of Trempealeau completely surrounds the Village of Trempealeau. Major employers in the County both public and private are listed below in Table 6.5.

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

Table 6.5: Major Employers (Public And Private)

Employer	Employment	Industry
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
Sourcecut Industries	50 - 99	All Other Miscellaneous Store Retailers
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 (March 2016)

6.5 Attracting and Retaining Business and Industry

There are many advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highways 93 and 35/54. The town is within 45 minutes of La Crosse, Winona, and within 2 hours driving time of Minneapolis, MN. The Trempealeau area offers a rural lifestyle and numerous recreational and community resources.

The Town does not have a municipal water supply or sewer treatment facility which does limit the type and size of business 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.

6.7 Economic Development Element Goals and Actions

The Town of Trempealeau 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:** 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:** Determine what other businesses might be appropriate for the town.

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- Objective 2: Encourage the development, clean-up, and redevelopment of abandoned sites with the town.
Action: Support Trempealeau County Zoning in the on-going effort the clean-up junk areas.
- Objective 3: Coordinate with county and regional organizations relative to economic development.
Action: Seek to concentrate new commercial development in the commercial areas identified on the future land use map.
Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plan.
- Objective 4: Support and encourage agritourism in the Town.
The purpose of this objective is to promote Agritourism uses in Town of Trempealeau while maintaining the rural character and preserving farmland of the area and protecting the health, safety and welfare of the citizens. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. In addition, agritourism provides educational opportunities to the public, helps preserve agricultural lands and allows the development of businesses that cannot later be outsourced to other townships.
- Agritourism is defined as: any business conducted by a farmer or processor for the enjoyment or education of the public, to promote the products of the farm and to generate additional farm income.

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INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

7.1 Introduction

Coordination and cooperation among units of government at all levels is a 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 Trempealeau are: the Town of Dodge, Town of Arcadia, Town of Gale, Town of Caledonia and the Village of Trempealeau. 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 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

Two school districts serve the town: Gale-Ettrick-Trempealeau and the Arcadia school districts.

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

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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 Trempealeau are the Towns of Dodge, Arcadia, Gale, and Caledonia, along with the Village of Trempealeau, which are located in Trempealeau county. The Towns are all located in Trempealeau County and 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 Trempealeau adopted this ordinance in 2000.

Trempealeau County Outdoor Recreation Plan (February 2017)

The Trempealeau County Outdoor Recreation Plan was adopted in April of 2008 and updated and readopted 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 (December 2016)

The *Trempealeau County Land and Water Resource Management Plan (2016)* plan assesses the counties natural resources and identifies actions to best to 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 (December 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 area designated as an “Agriculture Enterprise Zone” or areas designated in agricultural zoning district 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 Trempealeau 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: List facilities to share.
 - Objective 2: Encourage working relationships with neighboring communities.
Action: Promote attendance at town meetings.
 - Objective 3: Hold a meeting annually with Village of Trempealeau and Town of Caledonia boards to discuss areas of common interest.
Action: Address status of 11th Street maintenance and ownership.

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 Trempealeau 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 dairy and hog farms have 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 dairy 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
Farm Size								
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
Livestock & Poultry Farms								
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
Livestock & Poultry								
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
Selected Crops								
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 ten 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
Total Farms	1,721		1,436		-16.6
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 Trempealeau is a rural town located in the southwestern portion of Trempealeau County. The terrain consists of rolling hills and scenic valleys. The Village of Trempealeau 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
Real Estate Classes – T. Trempealeau 2015		
Residential	1,301	4.9
Commercial	241	.9
Manufacturing	53	0.2
Agricultural	18,351	69.2
Undeveloped/Other	2,361	8.9
Forest/Ag Forest	4,049	15.2
Other (public land, etc.)	177	0.7
Total	26,533	100.0

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

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 69.2% of the Town. Forest/Ag Forest was the second largest real estate class comprising 15.2% of the Town's acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2000. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is zoned Exclusive Agriculture-2 or Primary Agriculture except for scattered properties zoned Exclusive Agriculture for farmland preservation agreement purposes. Locations in the Town adjacent to the Village of Trempealeau and the unincorporated community of Centerville are zoned Residential-8 or Residential-20 to accommodate future residential growth. The minimum lot size in the Town of Trempealeau 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 Trempealeau over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Trempealeau (8.0 housing starts per year) will remain constant through 2040.

Table 8.4: Housing Starts - Trempealeau

Town	2007	2008	2009	2010	2011	2012	2013	2014	New Resid 2007- 2014	8 Yr Avg	Town Est. Hsg. 2015*	Prj New Hsg 2020	Prj New Hsg 2025	Prj New Hsg 2030	Prj New Hsg 2035	Prj New Hsg 2040
T. Trempealeau	18	12	5	8	1	4	8	8	64	8.0	29	40	40	40	40	40

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 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
T. of Trempealeau	582	707	730	759	799	839	879	919	959

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

As of the 2010 Census there were 730 housing units in the Town of Trempealeau. The straight line projection method utilized forecasts that there will be 799 housing units in the Town of Trempealeau in the year 2020 and 959 housing units by the year 2040.

Population Projections, Density and Distribution

Population data and population projections for the Town of Trempealeau are illustrated in Table 8.6. The population projections to 2030 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Trempealeau 2.4 people reside in each housing unit (1,756 people/730 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 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
T. of Trempealeau	1,341	1,618	1,756	1,746	1,838	1,930	2,022	2,114	2,206

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

The projection method utilized forecasts that there will be 2,206 people residing in the Town of Trempealeau in the year 2040. This is compared to 1,756 town residents in 2010.

Land Use Projections

Residential land use acreage projections for the Town of Trempealeau (Table 8.7) have been prepared. The projections were created by using housing unit projections from Table 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 Trempealeau will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Trempealeau'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 4 acres of land developed for 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 Trempealeau (in Acres)

Town	2015	2020	2025	2030	2035	2040	Total 2015-2040
T. Trempealeau							
Com./Indust.	11	15	15	15	15	15	86
Residential	44	60	60	60	60	60	344
Agriculture/Open	-55	-75	-75	-75	-75	-75	-430

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 (86 acres) over the time period. Residential development will have the greatest impact. It is anticipated that over the planning period that 344 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 Trempealeau during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- development pressure around the Village of Trempealeau (annexation, etc.)

The Town of Trempealeau 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 450 people and the number of housing units will increase by 229 units from 2010-2040. The 229 new housing units will generate an additional 2,290 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 Trempealeau 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.

Land Use

Goal: Preserve the rural atmosphere of the town – rural setting, openness, natural beauty, etc...

Objective1: Develop zoning/land use categories.

Action: Create cluster development guidelines as a development option for property owners.

Objective 2: Develop a land use map.

Action: Identify proper locations for industry to locate.

Action: Focus new developments near existing developed areas (i.e. Village of Trempealeau, Centerville).

Goal: Protect the farmer's ability and right to farm.

Objective 1: Preserve Farmland.

Action: Limit new development on prime farmland (Class I, II and III soils).

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 Trempealeau 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 Trempealeau. 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 Trempealeau. 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 1 acre 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

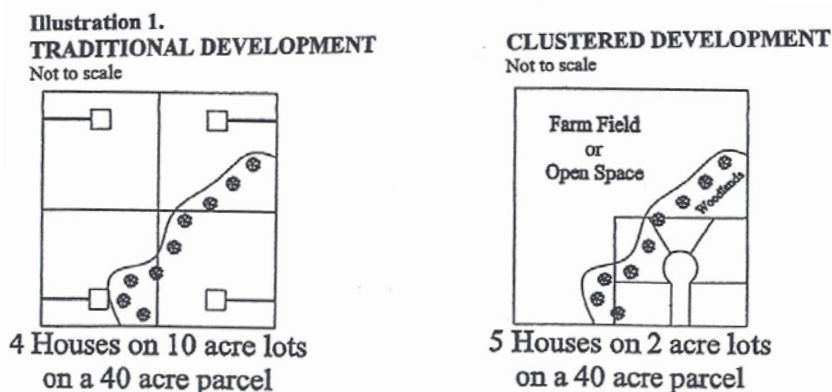
Land Use Districts	Residential Density	Minimum Lot Size	Clustering: Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 Acres	No	N/A
Exclusive Agriculture 2	1 house per 35 acres	1 acre	No	N/A
Primary Agriculture	2 houses per 40 acres	1 acre	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	1 acre	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	1 acre	Yes	10 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 remainder	N/A	N/A
Environmental	NA	1 acre remainder	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 Trempealeau. 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. 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 Trempealeau Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Trempealeau. The land use districts utilized best allow the Town of Trempealeau 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. In general, the land use map recognizes the topography of the town and existing development patterns and provides for low density residential development opportunities throughout the town.

Exclusive Agriculture Areas (Preservation Areas)

The land use map preserves farmland in the town by designating several areas Exclusive Agriculture-2. North of Centerville the Town of Trempealeau consists of rolling hills and steep wooded terrain so the majority of this area has been designated as Primary Agriculture. To the south of Centerville, the “prairie area” of the town the majority of the agriculture property has been designated as Exclusive Agriculture –2. The areas designated as Exclusive Agriculture-2 are locations in which the soil types and topography are most suited for productive agriculture. In addition, areas where substantial farm operations exist were also designated as Exclusive Agriculture-2. As Table 1 indicates agriculture in Trempealeau County is changing and the changes are also visible in the Town of Trempealeau. The trend in Trempealeau County is for fewer but larger milk cow operations. Additionally, more cash cropping of soybeans and corn is taking place in the County.

Village of Trempealeau Planning Area

In establishing a growth area adjacent to the Village of Trempealeau the Advisory Planning Committee reviewed the Village of Trempealeau Comprehensive Plan in an attempt to minimize future land use conflicts. The committee developed a transition area (growth area) adjacent to the Village of Trempealeau. The majority of the property adjacent to the village has been designated as Residential-20 which is compatible with the proposed uses in the comprehensive plan of the village. To the east of the village, adjacent and north of State Highway 35 areas have been designated as commercial and industrial. These areas will provide more opportunity in the town for commercial or industrial development. These properties are also located adjacent to industrial uses in the village.

Village representatives and the Town Board did discuss developing a cooperative boundary agreement. Numerous town residents voiced objection to a boundary agreement therefore, the Town Board decided not to pursue such an agreement at this time.

Centerville Planning Area

The Town of Trempealeau Advisory Planning Committee recognizes that Centerville is a community and has the potential to expand. It is therefore necessary that the growth be guided to avoid future land use conflicts. The planning area of Centerville extends two miles to the east and west of the intersection of highways 54, 93, and 35. The planning area is divided into four quadrants.

Northwest Quadrant

Commercial uses presently are located adjacent to highway 54/35 within this quadrant. The committee recommends that future commercial uses in Centerville should also be located within this area. It is recommended that commercial uses be located within 300 feet of highway 54/35. It is also recommended that the properties north of Tamarack Creek within the quadrant be designated as Rural Residential. An adequate buffer should be established from the commercial developments. The committee recommends the west part of section 33 in this quadrant be developed into low density residential housing.

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This will serve as a transition area between the commercial properties and the agricultural properties. The only limiting factor for development within this quadrant is the Tamarack creek.

Southwest Quadrant

This quadrant primarily consists of residential and agriculture uses. Commercial uses are welcomed from Sonsalla Road to the Centerville Coop. The committee recommends that future uses within this quadrant remain residential. The only limiting factor for development within this quadrant is the Tamarack creek.

Northeast Quadrant

This quadrant consists of commercial and residential uses with commercial and industrial uses along highway 54/35. The committee recommends that this area remain residential in character and that additional development be residential. However, the town and county will consider low impact commercial uses (insurance office, dental office, etc.) for parcels located adjacent to highway 54/93 provided they do not jeopardize the residential character of the area. The residential density recommended for this quadrant is 8 units per 40 acres.

Southeast Quadrant

The southeast quadrant primarily consists of residential uses. The committee recommends that this area remain residential in character and that additional development be residential. The residential density recommended for this quadrant is 8 units per 40 acres. However, the town and county will consider low impact commercial uses (insurance office, dental office, etc.) for parcels located adjacent to highway 54/93&35 provided they do not jeopardize the residential character of the area. An industrial use has recently been approved for the east end of the quadrant adjacent to highway 54/93 and Schubert Road. It is recommended that the properties adjacent to this use within the quadrant, remain agricultural or be converted to industrial or commercial properties in the future.

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 Trempealeau 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, rezone and/or 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. The Town of Trempealeau 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 Trempealeau Advisory Planning Committee 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 Trempealeau comprehensive plan. Town of Trempealeau determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. The Advisory Planning Committee adopted

a resolution and forwarded it on to the Town Board 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, light, wildlife, reclamation, erosion, noise, etc.), public infrastructure (roads, traffic, trucks, etc.) and potential health issues associated with industrial scale silica sand mining.

Land Use and Agricultural Preservation 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. Create and maintain tourism opportunities through land use planning.
Questionnaire results and public input indicate that Town of Trempealeau residents recognize the importance of recreation and tourism in the town. Therefore, it is recommended that recreation and tourism are considered when making future land use decisions.
3. Do not offer incentives for development.
Questionnaire results indicate that Town of Trempealeau residents feel the pace of development in the town is about right. Offering incentives for development would increase the pace of development and could potentially jeopardize the quality of life that existing property owner's enjoy.
4. Develop criteria that the Town of Trempealeau and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.
The intent of this policy is not to provide a property owner with a guarantee of a land use change but to give local officials consistent standards in which to make informed decisions.
It is recommended that properties designated in Exclusive Agriculture and Exclusive Agriculture-2 also meet the requirements in Wisconsin State Statutes 91.77 when requesting a land use change.

Criteria

- a. The request is consistent with the goals established in the Town of Trempealeau Land Use Plan.
 - b. Development should be limited on Class I, II and III soils.
 - c. Existing public roads must serve the proposed development.
 - d. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Trempealeau.
 - e. The land proposed to be rezoned is suitable for development and will not jeopardize the environment (water quality, soil erosion, etc..)
5. Encourage future land developers to utilize covenants as a development tool.
Local officials realize that property covenants are a valuable development tool to ensure higher property values and reduce land use conflicts.
 6. It is recommended that duplexes be located on at least two acres of property unless the applicant provides an acceptable site plan to be approved by the reviewing committee.
It is recommended that duplexes be conditional uses in the residential districts. In addition, it is recommended that the approving committee consider the parcel size of the proposed use in an attempt to reduce the potential for social or environmental problems.

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7. Continue to work cooperatively with the Village of Trempealeau on development issues.
It is important that the Village of Trempealeau and the Town of Trempealeau consult with each other and evaluate planning and development issues together. Cooperation will reduce the potential for land use conflicts and decrease the public costs associated with unplanned development.
8. Protection of significant natural resources, open space, scenic, historic or architectural areas.
The plan recommends the continued implementation of the Comprehensive Zoning Ordinance, Floodplain and Shoreland/Wetland Ordinances which protect the natural resources, historically sensitive areas and open spaces in the Trempealeau County.
9. Conserving soil and water resources of the Town of Trempealeau.
The plan recommends the continued implementation of soil and water conservation programs administered by the Trempealeau County Land Conservation Department (Trempealeau County Land and Water Plan initiatives).
10. Driveway Requirements.
During the review process, driveway construction and maintenance requirements were important issues. The driveway should be no greater than 15% slope.

8.10 Conclusion

The Town of Trempealeau 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 Trempealeau during the planning process.

IMPLEMENTATION ELEMENT

9.1 Introduction

This element of the plan will address the implementation of the Town of Trempealeau 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 Statute requires plans to be updated every 10 years at a minimum. The Town of Trempealeau 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 of the plan will lie with the Trempealeau 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 Trempealeau 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 Trempealeau Comprehensive Plan.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Trempealeau Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been listed. General policies that will guide the future development of the Town of Trempealeau are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Actions to be implemented Throughout the Planning Period

Housing Element

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

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

Action: Use Land Use Plan for and development.

Objective 2: Encourage high quality construction standards for housing.

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: Consider cluster houses in rural areas or creating subdivisions.

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: Review the five-year road plan on a semi-annual basis.
- Objective 2: Assess the need for maintaining and adding additional road signage in the town.
Action: Utilize town road maintenance personnel for inspection purposes.
- Objective 3: Support the creation of non-motorized bike trails in the town.
Action: When roads are constructed, consider the potential of adding bike lanes or wide shoulders.
- Objective 4: Examine all options for improving safety on roads, especially in more densely populated areas.
Action: Approach the county to see what traffic density information is available.
Action: Increase use of "No Parking on Road" signs in problematic areas.
Action: Increase striping on heavily trafficked roads.

Utilities and Community Facilities

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, Village of Trempealeau Utilities, Midwest Natural Gas, CenturyTel) to use road rights-a-way for utility line expansion.
- Objective 2: Encourage and support the burial of utility lines when and where feasible.
Action: Provide utility companies with the Town of Trempealeau Comprehensive Plan and work with them to bury lines when possible.

Natural, Agricultural, 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 with the county and DNR.
- Objective 2: Protect surface and groundwater quality.
Action: Educate people about the importance of recognizing exotics and invasive species.
Action: Bring septic systems to code.
Action: Promote programs and regulations that manage and reduce pollution to ground water and surface water.
Action: Support best management programs.
- Objective 3: Protect and preserve wetlands, wildlife habitat, and woodlands.
Action: Zone wetlands environmentally significant.
Action: Support the U.S. Fish and Wildlife Service in the town.

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 near farming.
Action: Work with county zoning department to maintain two-homes per 40-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.
Action: Try to keep effective programs in place.

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: Preserve the current road naming system in the Town of Trempealeau.
Action: Recognize and label historic sites with the town.
Action: Work to identify historical, archeological sites and cultural resources in the Town of Trempealeau.

Economic Development Element

Goal: 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: Determine what other businesses might be appropriate for the town.
- Objective 2: Encourage the development, clean-up, and redevelopment of abandoned sites with the town.
Action: Support Trempealeau County Zoning in the on-going effort the clean-up junk areas.
- Objective 3: Coordinate with county and regional organizations relative to economic development.
Action: Seek to concentrate new commercial development in the commercial areas identified on the future land use map.
Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plan.

- Objective 4: Support and encourage agritourism in the Town.
The purpose of this objective is to promote Agritourism uses in Town of Trempealeau while maintaining the rural character and preserving farmland of the area and protecting the health, safety and welfare of the citizens. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. In addition, agritourism provides educational opportunities to the public, helps preserve agricultural lands and allows the development of businesses that cannot later be outsourced to other townships.

Agritourism is defined as: any business conducted by a farmer or processor for the enjoyment or education of the public, to promote the products of the farm and to generate additional farm income.

Intergovernmental Cooperation Development Element

Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.

- Objective 1: Share community facilities when feasible.
Action: List facilities to share.
- Objective 2: Encourage working relationships with neighboring communities.
Action: Promote attendance at town meetings.

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- Objective 3: Hold a meeting annually with Village of Trempealeau and Town of Caledonia boards to discuss areas of common interest.
Action: Address status of 11th Street maintenance and ownership.

Land Use Element

Goal: Preserve the rural atmosphere of the town – rural setting, openness, natural beauty, etc...

- Objective 1: Develop zoning/land use categories.
Action: Create cluster development guidelines as a development option for property owners.
- Objective 2: Develop a land use map.
Action: Identify proper locations for industry to locate.
Action: Focus new developments near existing developed areas (i.e. Village of Trempealeau, Centerville).

Goal: Protect the farmer's ability and right to farm.

- Objective 1: Preserve Farmland.
Action: Limit new development on prime farmland (Class I, II and III soils).

9.6 Plan Implementation Policies

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Trempealeau has been under county zoning since 1972 and adopted a revised county zoning ordinance in 2000.

The Town of Trempealeau 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

Map 1 - Town of Trempealeau Transportation System Map

Map 2 - Town of Trempealeau Community Facilities Map

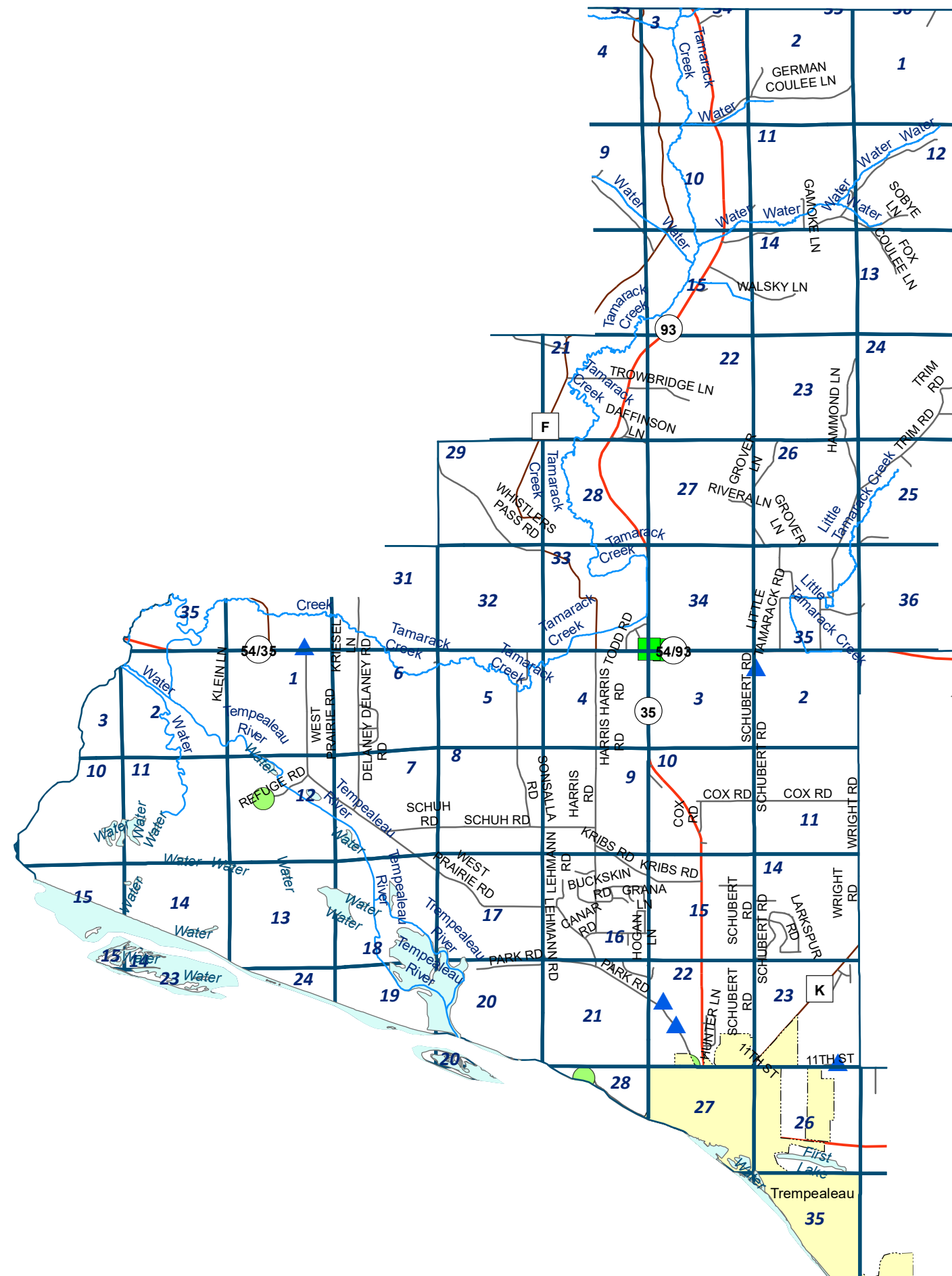
Map 3 - Town of Trempealeau Contour/Slope Map

Map 4 - Town of Trempealeau Soils Map

Map 5 - Town of Trempealeau Land Use Map

Map 2

Town of Trempealeau Sites



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits
- ▲ CEMETERY
- GOVERNMENT
- PARK

Roads

RDCODE

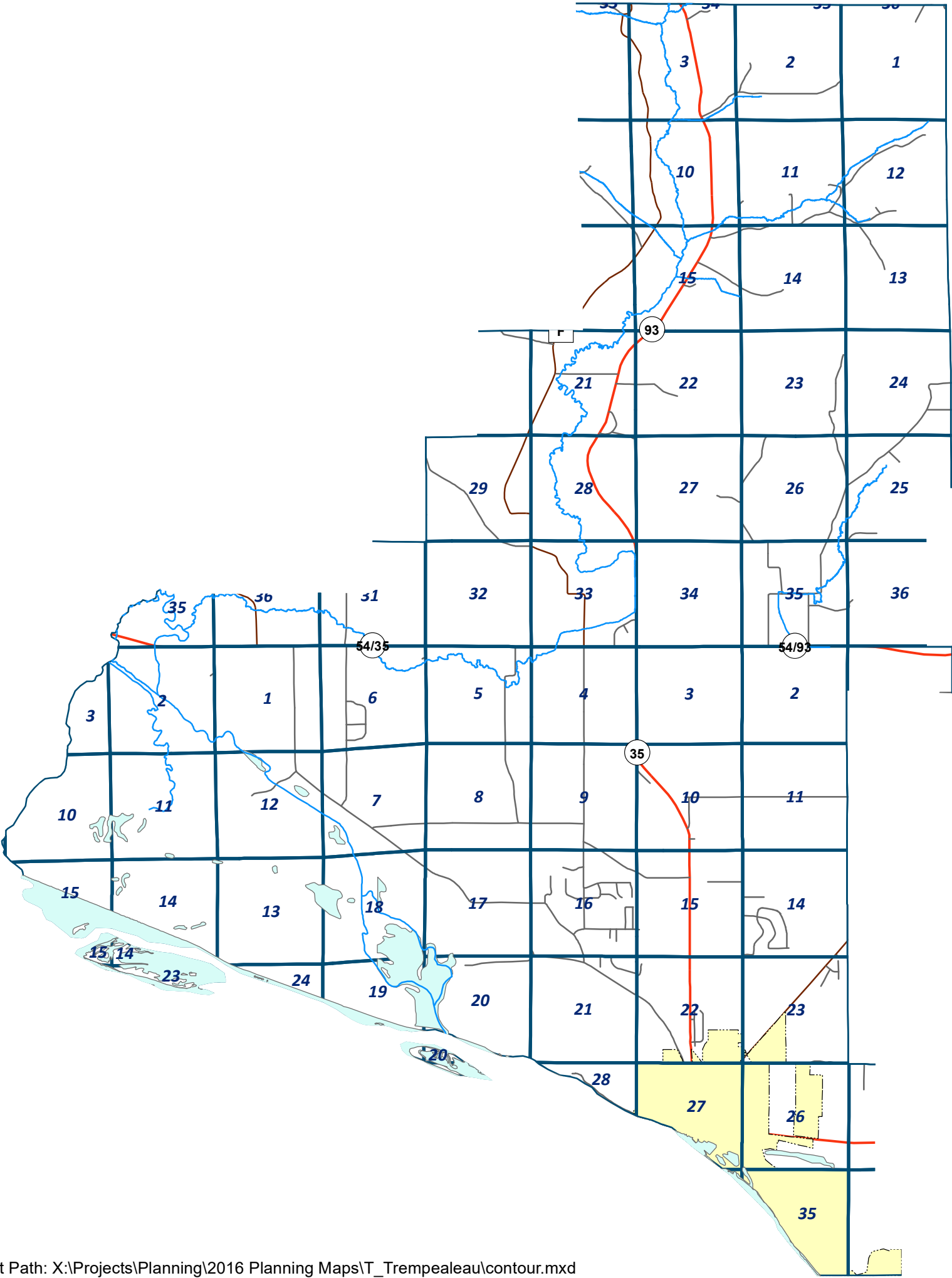
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 1.22 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 3 Town of Trempealeau Contours



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Legend

- Water_Line
 - Water_Region
 - County_Sections
 - Corp_Limits
- Roads**
- RDCODE**
- Interstate
 - US Hwy
 - State Rd
 - County Rd
 - Town Rd

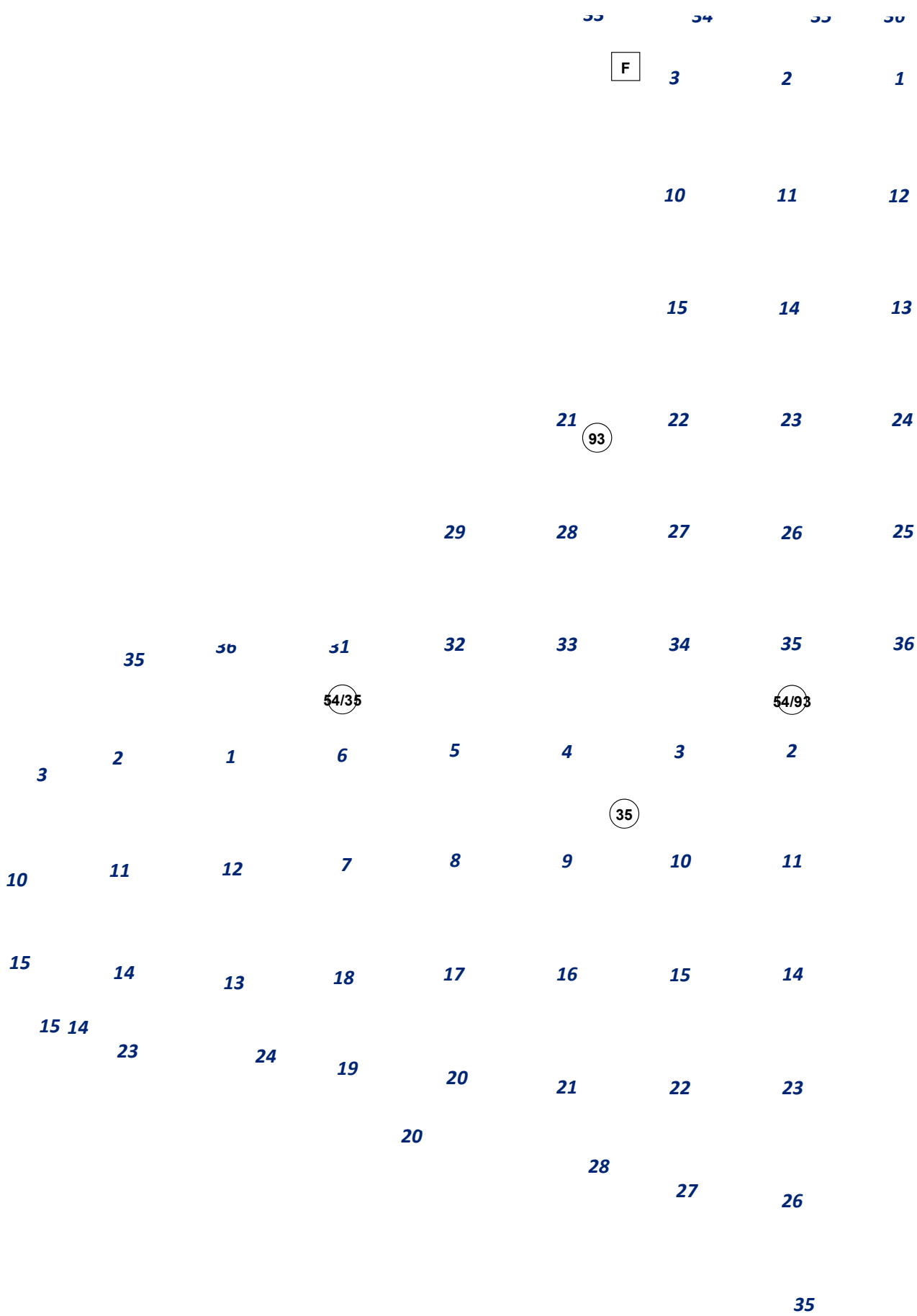


1 inch = 1.13 miles

Map 4

Town of Trempealeau

Soils Map



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

RDCODE	
Interstate	
US Hwy	
State Rd	
County Rd	
Town Rd	

1 inch = 1.22 miles

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Legend

- Water_Line
- Water_Region
- 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)
- Rural Residential (RR)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Commercial (C)
- Industrial (IND)
- Commercial/Industrial (C/I)
- Institutional (INST)
- Transitional Agriculture (TA)
- Environmental Significance (ES)
- Right of Way (ROW)
- (Incorporated)

1 inch = 1.22 miles

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APPENDIX B –

September 26, 2016 Resolution passed by the Town of Trempealeau Advisory Planning Committee in Opposition to the Creation of a Mining Overlay District in the Township of Trempealeau

**A RESOLUTION IN OPPOSITION TO THE CREATION OF A MINING OVERLAY
DISTRICT IN THE TOWNSHIP OF TREMPEALEAU**

WHEREAS, the Town of Trempealeau Advisory Planning Committee reviewed their existing Land Use Plan in June-October 2016, 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 Trempealeau 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 Advisory Planning Committee has come to the conclusion that due to the dense housing in the southern half of the township, and because transportation options are not conducive for mining enterprise, it is inappropriate for the Town of Trempealeau to adopt a Mining Overlay District.

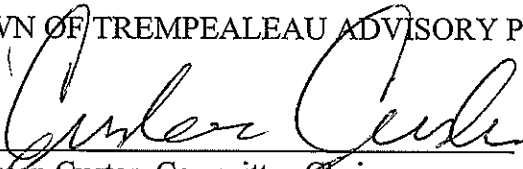
THEREFORE, BE IT RESOLVED, that the Advisory Planning Committee hereby opposes the creation of a Mining Overlay District within the Town of Trempealeau and further resolves to oppose any state or local legislation that would limit local government's ability to permit or deny new mining applications.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the Town of Trempealeau Board for further approval.

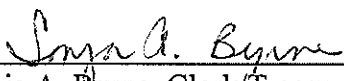
Dated this 26th day of September, 2016.

Respectfully submitted,

TOWN OF TREMPEALEAU ADVISORY PLANNING COMMITTEE


Cristeen Custer, Committee Chairperson

Approved by the Town of Trempealeau Board this 7th day of June, 2018.


Sonja A. Byrne, Clerk/Treasurer