

TOWN OF UNITY

Comprehensive Plan 2018-2038

Trempealeau County, Wisconsin

June 2018



Prepared by the Mississippi River Regional Planning Commission and the Trempealeau County Dept. of Land Management under the direction of the Unity Town Board and Town Planning Committee - 2018

ABSTRACT

Title: Town of Unity Plan 2018-2038

Summary: The Town of Unity 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: Randy Schaefer

Town Board: Terrance Koxlien
Tony Monson

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TOWN OF UNITY
STRUM, WISCONSIN 54770

July 19, 2018

RECEIVED JUL 23 2018

TO: The Honorable Trempealeau County Board of Supervisors

FROM: The Honorable Town of Unity Board of Supervisors

Randy Schaefer, Chairperson; Terrance Koxlien and Anthony Monson

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

Thank you for your consideration.

Sincerely,



Randy Schaefer, Town of Unity Chairperson

PUBLIC HEARING NOTICE:

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

Please take notice that a Public Hearing will be held by the Town of Unity Board of Supervisors on the adoption of the amendments to the Town of Unity Comprehensive Plan. This hearing will be held on June 25, 2018 at 6:00 pm in the Unity Town Hall, N48354 County Rd D, Strum, WI 54770.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (715-695-3348) or online at <http://www.tremplocounty.com>.

Written comments must be submitted prior to or at the public hearing on June 25, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Sharon Olson, Town of Unity Clerk, N50241 County Rd D, Strum, WI 54770. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Sharon Olson, Town of Unity Clerk

ORDINANCE 1-2018

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

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

SECTION 1

Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Unity 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 Unity, 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 Unity held a public hearing on June 25, 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 Unity, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Unity 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 Unity and publication as required by law.

ADOPTED this 25th Day of June, 2018,

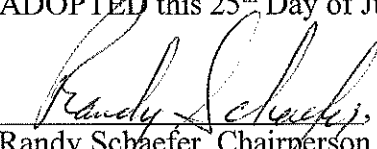

Randy Schaefer, Chairperson
Town of Unity

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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 2009 the Comprehensive Plan for the Town of Unity was developed pursuant to Wisconsin State Statutes Comprehensive Planning Law and as required by the law was updated in 2018. Comprehensive plans are required to be updated a minimum of once every 10 years by statute. The updated plan for the Town of Unity will assist the Town and the County to address 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 the future needs in the town. The Town of Unity population has fluctuated up and down since 1960, Table 1.1. The 1980 census reported the highest population for the Town (556 residents) but by the 2010 census the Town's population had decreased by 9% to 506.

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

	1960	1970	1980	1990	2000	2010	% Chg 60- 70	% Chg 70- 80	% Chg 80- 90	% Chg 90- 00	% Chg 00- 10
T. Clear Creek (Eau Claire Co)	862	773	798	692	712	821	-10.3	3.2	-13.3	2.9	15.3
T. Albion	601	561	605	696	595	653	-6.7	7.8	15.0	-14.5	9.7
T. Hale	1,167	1,041	983	971	988	1,037	-10.8	-5.6	-1.2	1.8	5.0
T. Sumner	613	594	785	711	806	810	-3.1	32.2	-9.4	13.4	0.5
T. Unity	469	487	564	473	556	506	3.8	15.8	-16.1	17.5	-9.0
V. Strum	663	738	944	949	1,001	1,114	11.3	27.9	0.5	5.5	11.3
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 Unity 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. Unity, 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. Clear Creek (Eau Claire Co.)	910	950	990	1,020	1,050	4.4	4.2	3.0	2.9	15.4
T. Albion	685	705	720	720	720	2.9	2.1	0.0	0.0	5.1
T. Hale	1,085	1,115	1,135	1,140	1,140	2.8	1.8	0.4	0.0	7.0
T. Sumner	855	885	905	915	915	3.5	2.3	1.1	0.0	7.0
T. Unity	505	510	510	505	495	1.0	0.0	-1.0	-2.0	-2.0
V. Strum	1,175	1,215	1,250	1,265	1,270	3.4	2.9	1.2	0.4	8.1
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	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: (1) U.S. Dept. of Commerce-Bureau of the Census; (2) WIS DOA Population Projections

Factors Affecting Population Change

Factors affecting population change may include the town's proximity to larger cities such as Winona, La Crosse, and Eau Claire, the sale of large tracts of land by farmers and others, the growth of the Ashley Furniture Company and Gold n' Plump. There are also numerous social characteristics 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. Unity, Surrounding Municipalities, County, State and Nation Population by Gender

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Clear Creek (Eau Claire Co)	438	53.4	383	46.5	821
T. Albion	345	52.8	308	47.2	653
T. Hale	544	52.5	493	47.5	1,037
T. Sumner	405	50.0	405	50.0	810
T. Unity	271	53.6	235	46.4	506
V. Strum	568	51.0	546	49.0	1,114
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 age groups in the Town ranked as follows: 45-54 (18%), 65 and over (16%), 35-44 (15.2%), 5-14 (14.6%), 55-64 (12.6%), 15-24 (10.3%), 25-34 (8.9%), and under 5 years (4.3%).

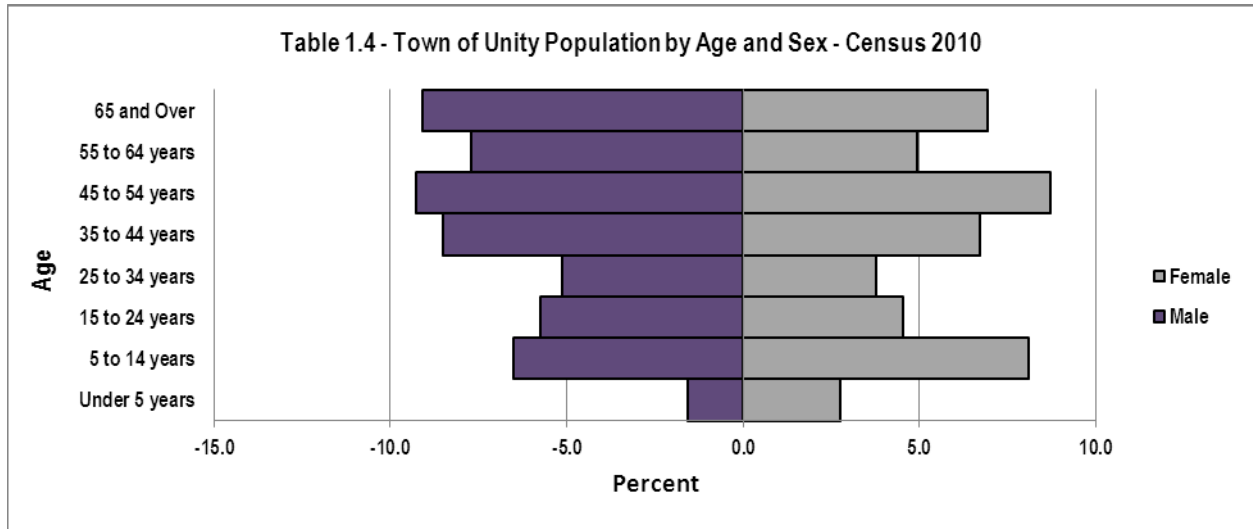
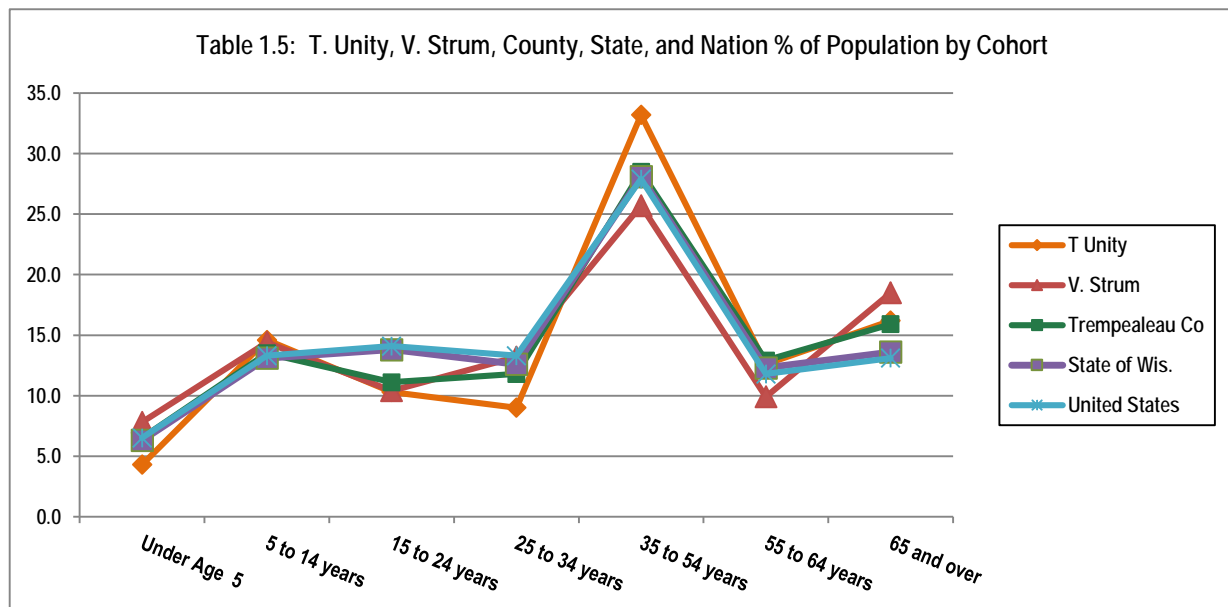


Table 1.5 compares the age of Town residents with the Village of Strum, County, State and Nation as of the 2010 census. The Town had more residents in the 5-14 and the 35-54 age groups than the County, State and Nation. The Village of Strum had more residents in the over age 65 group than the Town.



Town of Unity Comprehensive Plan

Race

As of the 2010 census 99.2% 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. Unity, 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. Clear Creek (Eau Claire Co.)	821	786	4	3	8	1	6	13	95.7%	4.3%
T. Albion	653	631	2	1	2	0	13	4	96.6%	3.4%
T. Hale	1037	1006	2	2	13	0	4	10	97.0%	3.0%
T. Sumner	810	798	2	1	3	0	0	6	98.5%	1.5%
T. Unity	506	502	0	0	2	0	1	1	99.2%	0.8%
V. Strum	1114	1071	2	1	2	0	32	6	96.1%	3.9%
Trempealeau Co.	28,816	27,230	62	63	123	4	1,086	248	94.5%	5.5%
State of Wis.	5,686,986	4,902,067	359,148	54,526	129,234	1,827	135,867	104,317	86.2%	13.8%
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	72.4%	27.6%

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

1.4 Household Characteristics

As of the 2010 Census the Town had 193 households; (76.7%) were family households and (23.3%) were nonfamily households. About a 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.

Table 1.7: T. Unity, Surrounding Municipalities, County, State and Nation Housing 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. Clear Creek (Eau Claire Co)	294	81.3	69.7	5.8	5.8	18.7	13.6	36.7	23.5
T. Albion	240	77.5	63.8	5.4	8.3	22.5	16.3	33.3	20.8
T. Hale	394	73.6	59.9	8.6	5.1	26.4	19.5	31.5	23.6
T. Sumner	307	78.2	63.5	6.2	8.5	21.8	16.0	32.6	30.3
T. Unity	193	76.7	62.2	10.9	3.6	23.3	15.5	33.2	26.9
V. Strum	440	66.6	48.9	7.0	10.7	33.4	28.9	34.1	28.9
Trempealeau Co.	11,524	67.0	53.1	5.9	7.9	33.0	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	24.0
United States	116,716,292	66.4	48.4	5.0	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 of Unity is Manufacturing, Table 1.8. Other major employment sectors in the Town include Educational Services, and healthcare & social assist, Agriculture, forestry, fishing & hunting, & mining and Retail trade.

Table 1.8: T. of Unity, V. of Strum and Trempealeau County Employment by Industry 2009-2013 ACS Estimates

	Town of Unity			Village of Strum			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 yrs. & over	347	100%	(X)	471	100%	(X)	14,790	100%	(X)	2,839,636	100%	(X)
Agriculture, forestry, fishing & hunting, & mining	28	8.1%	+/-3.5	28	5.9%	+/-5.4	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	20	5.8%	+/-3.6	21	4.5%	+/-2.6	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	93	26.8%	+/-8.8	91	19.3%	+/-6.3	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	5	1.4%	+/-2.7	10	2.1%	+/-2.0	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	28	8.1%	+/-3.9	59	12.5%	+/-6.4	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	19	5.5%	+/-5.0	24	5.1%	+/-2.4	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	1	0.3%	+/-5.7	12	2.5%	+/-1.3	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate and rental & leasing	19	5.5%	+/-2.9	13	2.8%	+/-2.2	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, & mgt. & admin & waste mgt. services	22	6.3%	+/-2.6	36	7.6%	+/-2.9	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, and health care and social assistance	86	24.8%	+/-6.1	148	31.4%	+/-5.9	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, & recreation, & accommodation & food services	7	2.0%	+/-1.8	7	1.5%	+/-1.4	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public administration	3	0.9%	+/-1.2	13	2.8%	+/-2.5	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	16	4.6%	+/-2.1	9	1.9%	+/-1.6	466	3.2%	+/-0.5	101,634	3.6%	+/-0.1

Source: 2009-2013 ACS 5-yr Estimates, DP03- Selected Economic Characteristics (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	2,372	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 Unity Comprehensive Plan

Trempealeau County Employment Forecasts

Tables 1.10 and 1.11 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area for 2012-2022. Employment for this region is projected to increase by 8.4% during this period and sectors with the highest projected growth are Professional Business and Construction. Manufacturing is 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	2018	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

Issues and Opportunities Element

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 of Unity are employed in the Production, transportation, and material moving occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

Table 1.12 Town of Unity and Trempealeau County, Occupations 2009-2013 ACS Estimates

	Town of Unity			V. of Strum			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	347	100.0	+/-68	471	100.0	+/-74	14,790	14,584	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	95	27.4	+/-28	148	31.4	+/-40	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	46	13.3	+/-30	82	17.4	+/-27	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales and office occupations	61	17.6	+/-16	105	22.3	+/-34	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, and maintenance occupations	37	10.7	+/-14	61	13.0	+/-29	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Production, transportation, and material moving occupations	108	31.1	+/-42	75	15.9	+/-24	3,725	25.2	+/-184	474,438	16.7	+/-4,259

Source: 2009-2013 ACS 5-yr Estimates, DP03- Selected Economic Characteristics

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

Town of Unity Comprehensive Plan

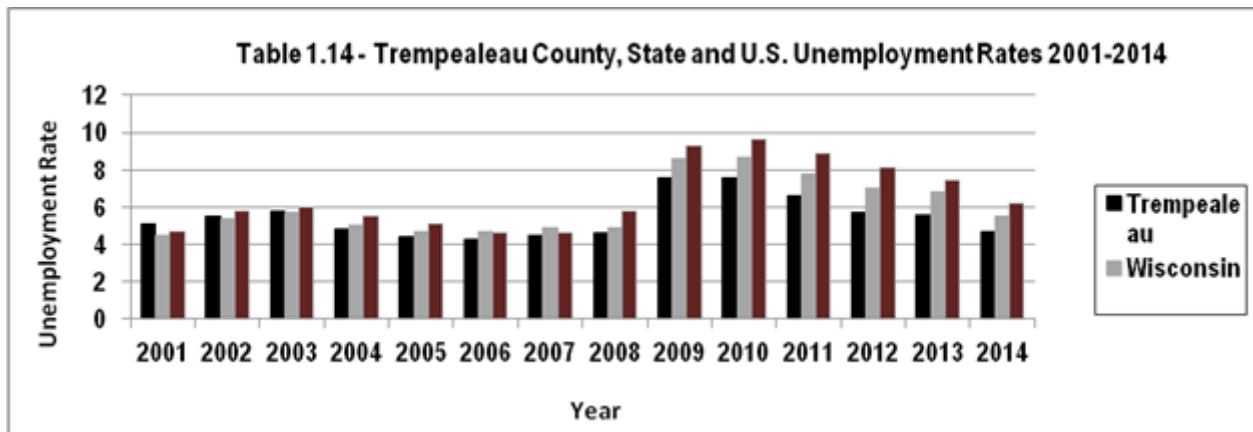
Labor Force Trends

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

Table 1.13 Trempealeau County Civilian Labor Force

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chge 2008- 2014	% Chge 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



Household Income

Estimates in Table 1.15 show that about 25.3% 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 18.9% of Town residents were in the \$75,000 to \$99,999 group.

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

	Town of Unity			Village of Strum			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	217	217	(X)	404	404	(X)	11,745	11,745	(X)	2,288,332	2,288,332	(X)
Less than \$10,000	10	4.6%	+/-4.0	39	9.7%	+/-4.3	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	5	2.3%	+/-3.5	34	8.4%	+/-5.1	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	18	8.3%	+/-4.5	44	10.9%	+/-4.5	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	16	7.4%	+/-4.2	47	11.6%	+/-5.2	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	33	15.2%	+/-11.8	83	20.5%	+/-5.8	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	55	25.3%	+/-7.7	51	12.6%	+/-5.1	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	41	18.9%	+/-6.0	56	13.9%	+/-5.1	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	32	14.7%	+/-5.8	38	9.4%	+/-3.6	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	7	3.2%	+/-4.3	3	0.7%	+/-9	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	0	0.0%	+/-9.6	9	2.2%	+/-1.8	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median Household Income (dollars)	58,125	(X)	(X)	43,261	(X)	(X)	49,143	(X)	(X)	52,413	(X)	(X)

Source: 2009-2013 ACS 5-yr Estimates, DP03- Selected Economic Characteristics

(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: Per Capita Income 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 Co.	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
State of Wis.	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
United States	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.

Town of Unity Comprehensive Plan

Poverty Level

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

Table 1.17: 2013 Poverty Estimates

	All Ages in Poverty Count	All Ages in Poverty Count LB 90%	All Ages in Poverty Count UB 90%	90% Confidence Interval (All Ages in Poverty Count)	All Ages in Poverty Percent	All Ages in Poverty Percent LB 90%	All Ages in Poverty Percent UB 90%	90% Confidence Interval (All Ages in Poverty Percent)
Trempealeau County	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

The table below shows the educational attainment of residents aged 25 and older for the Town of Unity. There are 401 residents aged 25 and older, those with a high school diploma are 52.1%. Some of those residents (16%) went on to college to receive a bachelor degree or higher.

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

Subject	Town of Unity		Village of Strum		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	401	62	677	95	20,026	47	3,827,815	831
Less than 9th grade	2.5%	+/-1.7	10.8%	+/-6.9	5.30%	+/-0.6	3.30%	+/-0.1
9th to 12th grade, no diploma	6.7%	+/-3.2	4.7%	+/-2.3	7.20%	+/-0.7	6.20%	+/-0.1
High school graduate (includes equivalency)	52.1%	+/-8.7	34.6%	+/-6.5	40.40%	+/-1.2	32.80%	+/-0.2
Some college, no degree	10.7%	+/-4.4	25.0%	+/-5.5	19.20%	+/-1.0	21.20%	+/-0.1
Associate's degree	12.0%	+/-4.4	11.4%	+/-3.8	10.40%	+/-0.7	9.60%	+/-0.1
Bachelor's degree	9.2%	+/-4.4	9.0%	+/-3.1	11.30%	+/-0.7	17.70%	+/-0.2
Graduate or professional degree	6.7%	+/-3.5	4.6%	+/-2.9	6.20%	+/-0.7	9.10%	+/-0.1
Percent high school graduate or higher	90.8%	+/-3.6	84.5%	+/-6.9	87.60%	+/-0.9	90.40%	+/-0.1
Percent bachelor's degree or higher	16.0%	+/-5.9	13.6%	+/-4.0	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 Unity's goal is to satisfy the needs of its constituency, to participate in future the growth of the community (Town of Unity), and provide a sustainable rural lifestyle.

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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 Unity. This element will analyze the housing needs and identify policies and/or actions to address future housing needs.

2.2 Existing Housing Stock Characteristics

Total Housing Units

The 2010 census reported a 3.7% decrease in housing units in the Town since the 2000 census. Overall the number of total housing units increased by 64 units from 1970 to 2010, according to the Census Bureau.

Table 2.1: T. Unity, 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. Clear Creek (Eau Claire Co)	221	249	253	270	319	12.7	1.6	6.7	18.1
T. Albion	163	201	260	227	259	23.3	29.4	-12.7	14.1
T. Hale	311	343	355	380	420	10.3	3.5	7.0	10.5
T. Sumner	181	256	257	305	317	41.4	0.4	18.7	3.9
T. Unity	146	187	178	218	210	28.1	-4.8	22.5	-3.7
V. Strum	264	361	388	434	467	36.7	7.5	11.9	7.6
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. 91.1% percent of the housing units in the Town of Unity were occupied in 2010.

Seasonal Homes

As of the 2010 census 17 units were listed as vacant housing units and over half of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 11 seasonal homes in the Town. It's difficult to determine how many seasonal homes will be in the Town as some cabins can be converted to permanent homes as the owners reach retirement age.

Table 2.2: T. Unity, 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. Clear Creek (Eau Claire Co)	307	294	95.8	13	4.2
T. Albion	259	240	92.7	19	7.3
T. Hale	420	394	93.8	26	6.2
T. Sumner	317	307	96.8	10	3.2
T. Unity	210	193	91.9	17	8.1
V. Strum	467	440	94.2	27	5.8
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

Town of Unity Comprehensive Plan

Table 2.3: T. Unity, 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. Clear Creek (Eau Claire Co)	13	7.7	0.0	7.7	0.0	23.1	0	61.5
T. Albion	19	5.3	10.5	21.1	10.5	15.8	0	36.8
T. Hale	26	11.5	0	3.8	0.0	61.5	0	23.1
T. Sumner	10	0.0	0.0	10	0.0	50	0	40
T. Unity	17	5.9	0	5.9	0	64.7	0	23.5
V. Strum	27	14.8	0.0	37	7.4	7.4	0	33.3
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, 86.5% of housing units in the Town were owner occupied and 13.5% were renter occupied. The owner occupied percentage of Unity was greater than the County, State, and Country. The renter occupied percentage of 13.5% was far less than the County State and Nation renter occupancy rates of 25.7%, 31.9% and 34.9%.

Table 2.4: T. Unity, Surrounding Municipalities, County, State and Nation 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. Clear Creek (Eau Claire Co)	268	91.2	198	67.3	70	23.8	26	8.8
T. Albion	194	80.8	140	58.3	54	22.5	46	19.2
T. Hale	344	87.3	226	57.4	118	29.9	50	12.7
T. Sumner	272	88.6	168	54.7	104	33.9	35	11.4
T. Unity	167	86.5	117	60.6	50	25.9	26	13.5
V. Strum	311	70.7	230	52.3	81	18.4	129	29.3
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 Unity increased by 23 units (Table 2.5). The number of housing units increased sporadically during the 30-year period. These housing trends show a steady increase of housing units within the Town.

Table 2.5 Town of Unity Housing Trends

	1980	1990	2000	2010	% Chg 1980- 1990	% Chg 1990- 2000	% Chg 2000- 2010	% Chg 1980- 2010
Total Housing Units	187	178	218	210	-4.8	22.5	-3.7	12.3
Total Occupied Housing Units (Households)	175	169	200	193	-3.4	18.3	-3.5	10.3
Single Family Units (Owner Occupied Units)	149	137	173	167	-8.1	26.3	-3.5	12.1
Renter Occupied Housing Units	26	32	27	26	23.1	-15.6	-3.7	0.0
Seasonal Units	2	2	9	11	0.0	350.0	22.2	450.0
Average Household Size	3.22	2.8	2.78	2.68	-13.0	-0.7	-3.6	-16.8

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

Housing Starts

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Unity over the last several years (Table 2.6). In 2014 four new homes were constructed in the town the most over the time period. On average 1.9 new homes have been constructed each year in the Town of Unity over the last eight years.

Table 2.6: Housing Starts in Town of Unity

Jurisdiction	2007	2008	2009	2010	2011	2012	2013	2014	Total	Ave. Per Year
Town of Unity	3	0	3	1	0	1	3	4	15	1.9

Source: Trempealeau County Land Management Department

Value of Owner Occupied Units

Table 2.7 compares the value of owner occupied units between the Town of Unity, Village of Strum, 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 \$176,000. That median housing value was higher than the Village of Strum, Trempealeau County, and the State of Wisconsin.

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

	Town of Unity			Village of Strum			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Owner-occupied units	202		(X)	271		(X)	8,739			1,558,846		
Less than \$50,000	15	7.4%	+/-4.1	3	1.1%	+/-1.4	628	7.2%	+/-0.8	84,428	5.4%	+/-0.1
\$50,000 to \$99,999	20	9.9%	+/-5.0	87	32.1%	+/-6.6	2,009	23.0%	+/-1.5	216,936	13.9%	+/-0.1
\$100,000 to \$149,999	40	19.8%	+/-7.4	114	42.1%	+/-7.1	2,276	26.0%	+/-1.3	344,595	22.1%	+/-0.2
\$150,000 to \$199,999	49	24.3%	+/-11.7	44	16.2%	+/-5.1	1,712	19.6%	+/-1.6	334,405	21.5%	+/-0.2
\$200,000 to \$299,999	53	26.2%	+/-7.7	18	6.6%	+/-3.6	1,399	16.0%	+/-1.3	351,537	22.6%	+/-0.2
\$300,000 to \$499,999	22	10.9%	+/-6.5	3	1.1%	+/-1.4	512	5.9%	+/-0.8	168,787	10.8%	+/-0.1
\$500,000 to \$999,999	1	0.5%	+/-0.9	0	0.0%	+/-7.1	138	1.6%	+/-0.4	47,321	3.0%	+/-0.1
\$1,000,000 or more	2	1.0%	+/-1.4	2	0.7%	+/-1.4	65	0.7%	+/-0.2	10,837	0.7%	+/-0.1
Median (dollars)	176,000			118,600			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)

Town of Unity Comprehensive Plan

Housing Stock

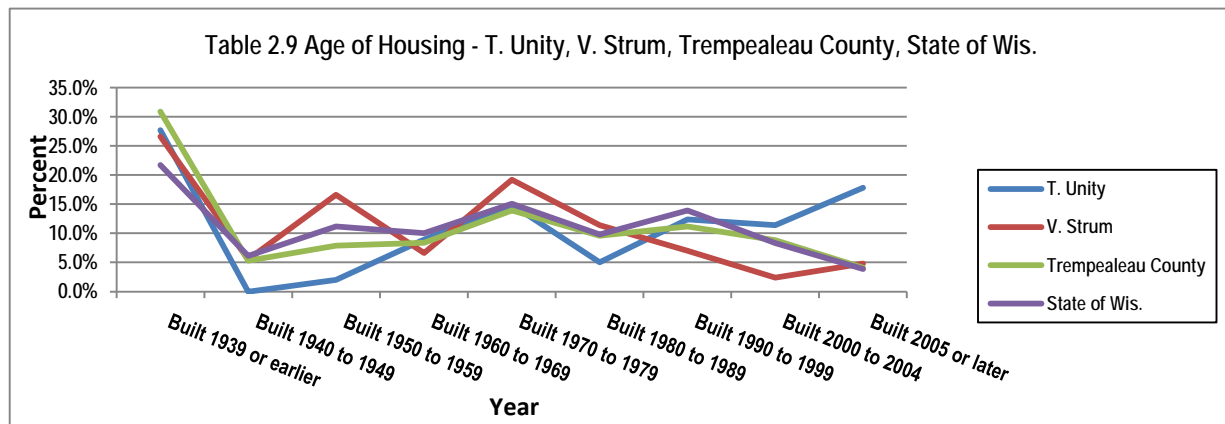
Estimates show that since 1990 the Town has had a higher percentage of new homes built than the Village of Strum, Trempealeau County, or the State, Tables 2.8 and 2.9.

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

	Town of Unity			Village of Strum			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:	217			442			12,655			2,626,142		
Built 2010 or later	0	0.0%	+/-11.3	0	0.0%	+/-4.4	68	0.5%	+/-0.2	11,456	0.4%	+/-0.1
Built 2000 to 2009	59	27.2%	+/-10.6	30	6.8%	+/-2.2	1,666	13.2%	+/-1.0	337,755	12.9%	+/-0.1
Built 1990 to 1999	34	15.7%	+/-6.3	47	10.6%	+/-5.3	1,454	11.5%	+/-0.9	366,680	14.0%	+/-0.1
Built 1980 to 1989	12	5.5%	+/-3.8	56	12.7%	+/-5.4	1,141	9.0%	+/-1.0	257,794	9.8%	+/-0.1
Built 1970 to 1979	17	7.8%	+/-5.0	77	17.4%	+/-5.3	1,826	14.4%	+/-1.1	391,062	14.9%	+/-0.1
Built 1960 to 1969	12	5.5%	+/-4.5	44	10.0%	+/-4.1	1,002	7.9%	+/-0.8	257,050	9.8%	+/-0.1
Built 1950 to 1959	10	4.6%	+/-3.3	68	15.4%	+/-4.7	1,114	8.8%	+/-0.7	298,053	11.3%	+/-0.1
Built 1940 to 1949	1	0.5%	+/-0.9	12	2.7%	+/-2.1	741	5.9%	+/-0.6	158,568	6.0%	+/-0.1
Built 1939 or earlier	72	33.2%	+/-10.5	108	24.4%	+/-6.8	3,643	28.8%	+/-1.6	547,724	20.9%	+/-0.2

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

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



Type of Structure

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

American Community Survey Estimates for 2009-2013 shown in Table 2.10 estimate that 93.1% of the Town's housing units are one unit structures. It is estimated that mobile homes comprise 5.5% of the Town's housing stock.

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

	Town of Unity			Village of Strum			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	217		(X)	442		(X)	12,655		(X)	2,626,142		(X)
1-unit, detached	200	92.2%	+/-4.6	355	80.3%	+/-6.1	9,737	76.9%	+/-1.5	1,747,423	66.5%	+/-0.2
1-unit, attached	2	0.9%	+/-1.3	0	0.0%	+/-4.4	279	2.2%	+/-0.6	115,196	4.4%	+/-0.1
2 units	0	0.0%	+/-8.8	2	0.5%	+/-0.7	568	4.5%	+/-0.8	173,829	6.6%	+/-0.1
3 or 4 units	0	0.0%	+/-8.8	8	1.8%	+/-2.7	300	2.4%	+/-0.5	100,247	3.8%	+/-0.1
5 to 9 units	0	0.0%	+/-8.8	59	13.3%	+/-5.0	463	3.7%	+/-0.6	127,426	4.9%	+/-0.1
10 to 19 units	0	0.0%	+/-8.8	7	1.6%	+/-1.5	290	2.3%	+/-0.4	87,150	3.3%	+/-0.1
20 or more units	0	0.0%	+/-8.8	0	0.0%	+/-4.4	155	1.2%	+/-0.7	177,097	6.7%	+/-0.1
Mobile home	12	5.5%	+/-3.6	11	2.5%	+/-2.8	860	6.8%	+/-0.8	97,373	3.7%	+/-0.1
Boat, RV, van, etc.	3	1.4%	+/-1.9	0	0.0%	+/-4.4	3	0.0%	+/-0.1	401	0.0%	+/-0.1

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

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

Heating Fuel

Table 2.11 shows the type of heating fuel used by occupied housing units. The most popular heating fuels used in the Town are Bottled, tank, or LP gas (51.2%) and Wood (22.1%).

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

	Town of Unity			Village of Strum			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	217		(X)	404		(X)	11,745		(X)	2,288,332		(X)
Utility gas	7	3.2%	+/-3.0	305	75.5%	+/-6.0	5,533	46.4%	+/-1.1	1,497,319	65.4%	+/-0.2
Bottled, tank, or LP gas	111	51.2%	+/-12.2	13	3.2%	+/-2.9	2,102	17.5%	+/-1.1	248,658	10.9%	+/-0.1
Electricity	21	9.7%	+/-6.2	61	15.1%	+/-6.0	1,561	12.1%	+/-1.2	330,274	14.4%	+/-0.1
Fuel oil, kerosene, etc.	26	12.0%	+/-6.6	19	4.7%	+/-2.6	1,049	10.7%	+/-0.8	76,014	3.3%	+/-0.1
Coal or coke	0	0.0%	+/-8.8	0	0.0%	+/-4.8	9	0.1%	+/-0.1	317	0.0%	+/-0.1
Wood	48	22.1%	+/-6.6	3	0.7%	+/-1.0	1,344	12.1%	+/-1.0	105,267	4.6%	+/-0.1
Solar energy	3	1.4%	+/-1.8	0	0.0%	+/-4.8	15	0.1%	+/-0.1	566	0.0%	+/-0.1
Other fuel	1	0.5%	+/-0.8	3	0.7%	+/-0.9	99	0.9%	+/-0.3	20,771	0.9%	+/-0.1
No fuel used	0	0.0%	+/-8.8	0	0.0%	+/-4.8	33	0.1%	+/-0.1	9,146	0.4%	+/-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)

Year Householder Moved In

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

Town of Unity Comprehensive Plan

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

	Town of Unity			Village of Strum			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	217		(X)	404		(X)	11,745		(X)	2,288,332		(X)
Moved in 2010 or later	5	2.3%	+/-2.9	55	13.6%	+/-6.1	1,482	12.6%	+/-1.2	359,986	15.7%	+/-0.2
Moved in 2000 to 2009	108	49.8%	+/-9.7	185	45.8%	+/-7.4	5,132	43.7%	+/-1.5	1,043,937	45.6%	+/-0.2
Moved in 1990 to 1999	44	20.3%	+/-7.7	70	17.3%	+/-5.8	2,280	19.4%	+/-1.1	429,221	18.8%	+/-0.1
Moved in 1980 to 1989	24	11.1%	+/-5.7	36	8.9%	+/-3.3	1,159	9.9%	+/-0.9	197,240	8.6%	+/-0.1
Moved in 1970 to 1979	15	6.9%	+/-4.0	31	7.7%	+/-3.4	861	7.3%	+/-0.6	140,384	6.1%	+/-0.1
Moved in 1969 or earlier	21	9.7%	+/-4.0	27	6.7%	+/-3.2	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 19.9% of residents had costs of 35% or more if they had a mortgage and 18% had costs of 35% or more if there was no mortgage. 17% of residents in the Village of Strum with no mortgage had costs over 35%.

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

	Town of Unity			Village of Strum			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)	141			183			5,411			1,040,805		
Less than 20.0 percent	37	26.2%	+/-10.3	83	45.4%	+/-9.9	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	24	17.0%	+/-7.6	38	20.8%	+/-6.6	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	15	10.6%	+/-6.9	19	10.4%	+/-6.3	700	12.9%	+/-1.3	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	37	26.2%	+/-15.4	5	2.7%	+/-4.1	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	28	19.9%	+/-8.3	38	20.8%	+/-7.9	1,309	24.2%	+/-2.3	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)	61			88			3,284			510,114		
Less than 10.0 percent	8	13.1%	+/-9.5	11	12.5%	+/-8.4	1,005	30.6%	+/-2.0	170,206	33.4%	+/-0.4
10.0 to 14.9 percent	11	18.0%	+/-10.0	40	45.5%	+/-14.4	747	22.7%	+/-2.3	112,602	22.1%	+/-0.2
15.0 to 19.9 percent	7	11.5%	+/-8.8	3	3.4%	+/-4.4	465	14.2%	+/-1.8	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	10	16.4%	+/-13.0	10	11.4%	+/-8.9	309	9.4%	+/-1.6	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	6	9.8%	+/-7.7	6	6.8%	+/-6.0	164	5.0%	+/-1.2	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	8	13.1%	+/-9.6	3	3.4%	+/-4.5	153	4.7%	+/-1.1	20,170	4.0%	+/-0.1
35.0 percent or more	11	18.0%	+/-13.0	15	17.0%	+/-9.3	441	13.4%	+/-1.9	61,689	12.1%	+/-0.2
Not computed	0	(X)	(X)	0	(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 20% of renters had costs of 35% or higher. This was a lower percentage than shown for the Village of Strum (39.2%), Trempealeau County (29.4%) and the State (39.8%).

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

	Town of Unity			Village of Strum			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)	10			130			2,634			686,858		
Less than 15.0 percent	5	50.0%	+/-50.0	13	10.0%	+/-9.1	446	19.2%	+/-3.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	1	10.0%	+/-21.6	20	15.4%	+/-9.5	437	16.7%	+/-3.3	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	0	0.0%	+/-73.6	15	11.5%	+/-10.5	451	13.4%	+/-3.1	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	1	10.0%	+/-17.5	10	7.7%	+/-5.0	417	13.9%	+/-2.7	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	1	10.0%	+/-29.4	21	16.2%	+/-14.2	195	7.4%	+/-2.1	59,088	8.6%	+/-0.2
35.0 percent or more	2	20.0%	+/-25.7	51	39.2%	+/-16.1	688	29.4%	+/-3.4	273,599	39.8%	+/-0.4
Not computed	5	(X)		3	(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)

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).

Housing Goals, Objectives and Actions

The Town of Unity has created goals and objectives for its housing element to guide the town to meet the needs of those living in the community.

Goal 1: 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 siting homes in areas that will not cause property or environmental damage or impair rural character or agricultural operations in the town.

Action: Consider cluster house 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 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 Unity's roadway network is comprised of approximately 53.25 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 Unity Transportation).

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

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

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

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

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

WISLR Wisconsin Information for Local Roads

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

Town of Unity Comprehensive Plan

Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)

City/Village/Town/County Certified Mileage List - (R-03) Jan. 1, 2016

				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Bolling Road	1.13		1.13						1.13
Call Valley Road	2.26		2.26						2.26
Chief Inn Road	3.06		3.06						3.06
CTH D	5.76	5.76			5.76				
CTH H	5.84	5.84			5.84				
CTH O	0.17	0.17			0.17				
CTH OO	2.61	2.61			2.61				
CTH V	0.26	0.26			0.26				
CTH YYY	0.49	0.49			0.49				
Daves Rd	0.33		0.33						0.33
Duane's Rd	1.31		1.31						1.31
Eckerdahl Rd	0.17		0.17						0.17
Erickson Rd	0.59		0.59						0.59
Erleen Rd	0.99		0.99						0.99
Floyd's Rd	0.86		0.86						0.86
Herman Rd	0.10		0.10						0.10
Hotchkiss Rd	0.82		0.82						0.82
Ihle Rd	0.38		0.38						0.38
Jacks Ln	0.65		0.65						0.65
Karlstad Rd	2.98		2.98						2.98
Koxlien Rd	0.50		0.50						0.50
Larch Rd	0.17		0.17						0.17
Maug Rd	3.36		3.36						3.36
Moe Valley Rd	2.25		2.25						2.25
Nelson Rd	0.57		0.57						0.57
Olais Rd	0.45		0.45						0.45
Peterson Rd	1.32		1.32						1.32
Pine Creek Rd	0.53		0.53						0.53
Prairie Rd E	2.02		2.02						2.02
Prairie Rd W	2.27		2.27						2.27
Prairie View Road	0.51		0.51						0.51
Roskos Rd	0.73		0.73						0.73
Rosman Rd	0.22		0.22						0.22
Route 66	1.86		1.86						1.86
Semingson Rd	1.80		1.80						1.80
Stomprud Rd	0.10		0.10						0.10
Thompson Rd	0.31		0.31						0.31
Tollefson Rd	0.24		0.24						0.24
Tower Rd	0.74		0.74						0.74
Williams Rd	2.54		2.54						2.54
Total Miles	53.25	15.13	38.12	0	15.13	0	0	0	38.12

Source: <http://www.dot.state.wi.us/localgov/wislr/index.htm>

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.

Table 3.2 illustrates traffic counts on selected public roads in the Town of Unity from 2001- 2012. The traffic count data available shows traffic nearly doubled on County Road D north of Strum over the period. U.S. Highway 10 traffic counts also slightly increased on U.S. Highway 10 east of Strum.

Table 3.2 T. of Unity/Strum Annual Average Daily Traffic Counts

	2001	2004	2009	2012
CTH D North of Strum	990	970	1,700	NA
USH 10 East of CTH D Intersection	2,100	2,400	1,900	2,500
Intersection of CTHD and USH 10	3,500	3,800	3,900	NA
CTH V West of CTH D Intersection	510	500	460	NA

Source: Wis. DOT AADT 2001, 2004, 2009

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 airports/airfields within Trempealeau County and one public facility, in Blair, WI. There is one private airfield in Strum.

3.4 Multi-Use Trails

The Buffalo River State Trail connects the towns of Fairchild and Mondovi along US 10 travelling 36.4 miles through the communities of Eleva, Strum and Osseo. The trail is open to All-terrain vehicles (ATV) and Utility-terrain vehicles (UTV) all year long. This is a multi-use trail also open to horseback riding, mountain biking, snowmobiling, walking and cross country skiing.

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.

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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.

3.8 Rail System

There are currently no railways in the Town of Unity and there are no plans for future expansion of railways into the town. The Canadian National Railroad serves Trempealeau County and the communities of Blair, Whitehall, Independence, and Arcadia.

3.9 Water Transportation

The Town of Unity 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 west of the Town of Unity in Trempealeau County. The 80-mile corridor is a primary link between the metro areas of La Crosse and Eau Claire.

The state maintains a Six-Year Highway Improvement Plan which identifies state and federal highway projects through 2021. There is no work schedule to be done in the Town of Unity on U.S. Highway 10 through 2017.

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 overly 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 Unity 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 1: A safe and efficient transportation system that meets the needs of multiple users.

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

Action: Continue applying for and researching funding.

Utilities & Community Facilities

4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town of Unity. 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 (See Appendix A - Map 2 Town of Unity Community Facilities).

4.2 Existing Utilities and Community Facilities

Water Supply

The Town of Unity does not provide municipal water service. Private wells which are owned and maintained by the property owner are the source of water for the residents of Unity. The town has no plans to develop a public water system at this time. The State of Wisconsin has well regulations (NR 812, Wis. Adm. Code), administered by the Department of Natural Resources (DNR). Since 1988, 78 new wells have been constructed, 41 wells replaced, and 3 high capacity wells have been constructed.

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 has 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 sanitary district

The disposal of commercial and domestic wastewater is controlled by septic systems in the Town of Unity. 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 which a licensed master plumber must acquire. 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 Unity and the Village of Strum have a recycling facility is located in the village on Birch Street. The waste from there is shipped to La Crosse and incinerated.

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Stormwater Management

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

Law Enforcement

The Town of Unity 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 of Unity does not foresee having a law enforcement department in the near future.

Fire and Rescue

Fire protection is provided by the Strum-Unity Fire Department. This district has 2 pumpers, 1 tankers, 1 equipment van, 1 rescue truck, 1 brush truck, 1 ATV, 1 rescue sled, 1 portable pump.

Libraries

The Town of Unity does not have a library; however, the residents are able to use the Village of Strum's library located at 114 Fifth Avenue.

Town Hall/Garage

The Town Hall is located on County Road D and H. Town meetings are held the second Tuesday of each month.

Cemeteries

The Town of Unity has two cemeteries located in the town. They are Prairie View and West Beef River. The Town is not associated with any current or future private burial sites and is not responsible for maintenance of these private properties.

Communications Facilities

Currently there are three cellular towers in the Town of Unity. Trempealeau County has an ordinance in place regulating the construction of cell towers.

Local telephone communications are provided by CenturyTel and Tri-County Communication. There are a few companies that offer internet services.

Electric & Gas Utilities

Riverland Energy Cooperative and Xcel Energy are the primary electrical providers for the Town of Unity. Midwest Gas supplies the town residents.

Power Plants, Substations, and Transmission Lines

There is only one substation in the Town of Unity located at N48468 County Road D in T24N-R8W-Section 20.

4.3 Medical/Health Care and Other Facilities

There are no medical facilities located in the Town of Unity. Residents can receive care at Osseo Family Medicine located in Osseo; Luther Midelfort Oak Ridge; Luther Midelfort Mayo Health System located in Osseo; Luther Mayo located in Eau Claire; and Sacred Heart also located in Eau Claire.

Senior Care Facilities

There are no services for senior care in the Town of Unity. Crystal Lake Manor has a facility in the Village of Strum. The town does not foresee development of any senior care facilities in the town.

Child Care Facilities

There are numerous in-house daycares in the Town of Unity. The Village of Strum has Creative Beginnings in the Immanuel Lutheran Church. In the Village of Eleva is DeeDee's Day Care and there are many facilities in Eau Claire.

4.4 Educational Facilities

Most of the children of school age attend the Eleva-Strum District. The 2015-2016 school enrollment for the Eleva-Strum School District was 636. Since 2010-2011 school enrollment in the Eleva-Strum School District has increased by 3%. Some children in the Town of Unity also attend the Osseo-Fairchild School District.

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

4.5 Recreational Facilities

Parks

There are no designated parks in the Town of Unity. The Village of Strum parks are available to Town Residents which feature playgrounds and picnic shelters.

Camping is available in nearby Strum at the Crystal Lake Campground. The campground has 42 sites, on-site dump station, a boat landing, playground, basketball hoop, and volleyball court.

Trails

The Buffalo River Trail runs through the Town of Unity. This is a State trail and includes: biking, hiking, horse riding, ATV, and snowmobiling.

Snowmobile Trails: There are snowmobile trails that run through the town on privately owned land and also the Trempealeau County trail which is only open to snowmobiling.

Bike Trails: The Buffalo River State Trail running east to west through Trempealeau County is open to mountain bikes. The surface is a ballast-crushed stone surface.

Public Access Points

There are no public access points in the Town of Unity.

4.6 Utilities and Community Facilities Goals and Objectives

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

Objective 1: Work with surrounding local units of governments.

Action: Continue to work with the Village of Strum on Fire Department and Recycling and Solid Waste and road maintenance with the Town of Albion.

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Natural, Agricultural, and Cultural Resources

5.1 Introduction

This element of the comprehensive plan will look at the natural, agricultural and cultural resources in the Town of Unity such as topography, slopes, soils, land cover, agricultural areas, and water resources. The natural and cultural resources of the Town of Unity have been identified by residents during the planning process as important to their quality of life in the Town of Unity. In this plan element, county level data was utilized if town level data was not available.

5.2 Natural Resources

Importance of the Community Natural Resource Base

The natural resource base is connected to land uses in The Town of Unity. Maintaining, preserving and protecting the natural resources of the town will ensure the existing rural lifestyle of residents is preserved.

Background

The Town of Unity is approximately 22,100 acres. The Town of Unity is located in the north central part of Trempealeau County. Unity became a town on April 2, 1878. The name Unity came from P. B. Williams, an early settler, who named it from the town he came from in Maine.

Topography

The Town of Unity is in the unglaciated (Driftless) region of Wisconsin. Rolling ridge tops and valleys are characteristic landscape features. The elevations range from a low of approximately 880 feet to a high of approximately 1,260 feet using the USGS topographic maps (Appendix A – Map 3 Contour/Slope Map).

Slopes

Steep slopes are common in Trempealeau County. The Town of Unity has slopes from 0% to 90% slope. Approximately 11% of the total acres in the Town of Unity that have slopes between 46% and 90% slope. The County's current Zoning Ordinance provides that construction on slopes of 20% to 30% shall require a conditional use permit and construction on slopes greater than 30% is prohibited.

Soils

A soil evaluation for the Town of Unity was prepared for the 1981 Unity County Farmland Preservation Plan. The soil evaluation follows:

The soils of the Town of Unity are predominantly of the Billet-Sparta-Gotham association. These soils are found along the Buffalo River terrace as well as along the streams of Unity Township. These soils are well-drained to excessively drained soils that have a subsoil of sandy loam to loamy sand over sand.

The soils on the uplands of Unity Township are of the Fayette-LaFarge-Eleva association. These soils are well-drained soils that have a subsoil of sandy loam to silty clay loam, moderately deep to deep over sandstone.

The soils found along the Buffalo River and stream terraces have vast areas of soils, which according to the Soil Conservation Service, have slight to moderate limitations for on-site septic disposal systems. The majority of these same soils have a crop productivity rating of moderate to low.

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Those soils which have slight limitations for on-site septic disposal systems, as well as a moderate to low crop productivity rating, have been mapped so as to be easily identified if rural land use demands make conversion of farmland to other uses necessary.

The uplands of Unity Township have scattered pockets of soils, which the Soil Conservation Service lists, as having slight to moderate limitations for on-site septic disposal systems. These same soils, however, have a high to very high crop productivity rating, which would make these soils best suited for continued agricultural production.

The soil map for the Town of Unity in Appendix A – Map 4 Soils Map.

Forest Resources

The 1992 WISCLAND data indicates that 27 % of Trempealeau County is covered by forest. According to Wisconsin Department of Revenue, 2015 Statement of Assessments there are 4,294 acres of forested land in the Town of Unity (Table 5.1). The majority of forest land in the Town is privately owned.

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

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Unity	3,222	17.3	1,072	5.8	4,294	23.1

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

County-Owned Forest Lands

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

State-Owned Forest Lands

There are acres of forested state-owned land in the Town of Unity. These acres are found in the Buffalo River State Trail. The land is managed by the Wisconsin Department of Natural Resources.

Federally-Owned Forest Lands

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

Mineral Resources

There are currently four active construction aggregate nonmetallic mining operations in the Town of Unity. They are all small operations under one acre and are not permitted to expand beyond that size.

Surface Water Resources

Nonpoint source pollution Priority Watershed Project implementation has occurred in the Elk Creek, Beaver Creek, Lower Black River/Hardies Creek, Middle Unity and Upper Unity 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-Buffer-Unity River Basin Plans form the basis for this county wide surface water quality assessment.

Nonpoint source pollutants are the primary cause of surface water quality problems in the county. Pollutants such as sediment, bacteria, organic material, and animal wastes contribute to the existing surface water quality problems associated with all of the surface water resources of the county. In addition

to the pollutants that flow into surface water resources, degradation and erosion of stream banks is a major source of sedimentation to the streambeds as well as the impoundments located at the downstream end of many of the county watersheds.

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

Trempealeau County Land and Water Resource Management Plan 2016

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.

Water Quality

Surface water resources are evaluated by the Wisconsin Department of Natural Resources on water quality, wildlife, fish, and aesthetic values. In Chapter NR102 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

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Table 5.2: Trempealeau County Exceptional Resource Waters

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
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, March 1, 2016

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	Water Type	Start Mile	End Mile	Length/Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Buffalo River	RIVER	0	24.44	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	RIVER	0	3.6	3.6	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)

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Valley Creek)									
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/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
North Creek	RIVER	0	7.59	7.59	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Tappen Coulee Creek	RIVER	0	5.06	5.06	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Newcomb Valley Creek	RIVER	0	5.76	5.76	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Welch Coulee Creek	RIVER	0	5.37	5.37	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Hardies Creek	RIVER	1.64	3.54	1.9	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Hardies Creek	RIVER	0	1.64	1.64	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)

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

Watersheds

A watershed is a land area that drains to a particular body of water. There is one watershed located in the Town of Unity. The watershed is known as the Upper Buffalo River Watershed.

Town of Unity Lakes and Streams

There is one lake located in the Village of Strum, named Crystal Lake with a maximum depth of 8 feet. The lake is approximately 55 acres. 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.

In September 2015, a flash flood warning was declared for Trempealeau County a reported dam breach on the Buffalo River near Strum. People living along the Buffalo River, including the Village of Eleva, were

Town of Unity Comprehensive Plan

urged to find higher ground and avoid driving across roads covered with water. A \$1.955 million in damage estimated to homes and businesses in Osseo, Strum, and Eleva.

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.

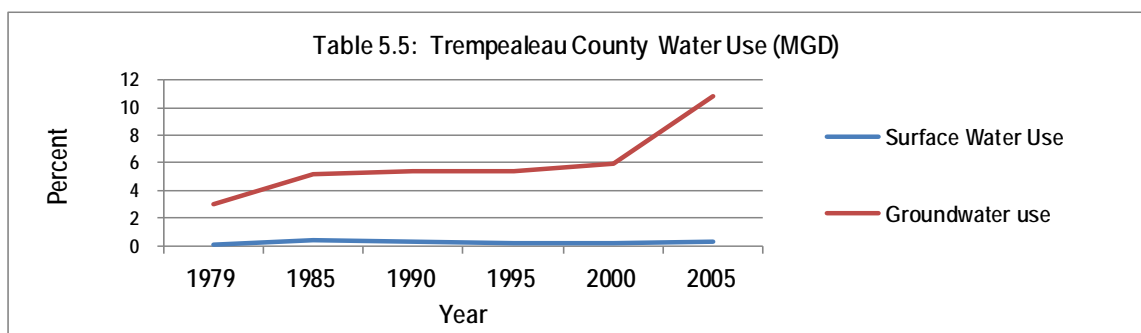
Groundwater

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 5.4 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, 2000, 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 Unity 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 There were no legacy places located in the Town of Unity.

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 water fowl, 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 concentration 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, 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 Unity has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 365 acres of emergent wetlands, 194 acres of scrub/shrub, and 411 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 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 2007 Agricultural Census the number one agricultural product was corn (from grain) followed by hay and alfalfa. The census also showed that from 1992-2007 poultry production increased by 120% while milk cows declined by 26%. Beef cattle production also rose by 12%. The County saw a 2% decline in total farm acres from 1992 through 2007. The number of farms increased

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by over 20% 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. These programs provide tax benefits to farmland owners, who may be eligible to claim both credits.

5.4 Cultural Resources

Introduction

Culture is what defines a community. Culture is shown in a variety of ways such as the people, festivals, buildings, or gatherings. In the Town of Unity examples of cultural events includes a car show in the summer and in snowmobile races on the lake in the winter.

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 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 8 sites in the Town of Unity as of July 2013. The sites include houses and a school. The inventory is found at Wisconsin Historical Society website at: <http://www.wisconsinhistory.org/ahi/>.

5.5 Agricultural, Natural, and Cultural Resources, Goals, Objectives, and Actions

Natural Resources

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

Objectives: Protect stream banks from harmful land uses.

Action: *Maintain shoreland buffers with the county and DNR.*

Agricultural Resources

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

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

Action: *Work with Trempealeau County Department of Land Management to maintain one house per 40 acres zoning district for agricultural areas.*

Cultural and Historic Resources

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

Objective: Identify and recognize historical, rural and cultural resources

Action: Preserve the current road naming system

Action: Town of Unity has no known archeological sites but work to identify any cultural and historical sites.

Economic Development

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. In this plan element, county level data was utilized if town level data was not available.

6.2 Labor Force

Unemployment Statistics are only available at the County Level. From 2000 through 2011 Trempealeau County's labor force increased by 6.3% and the number employed increased by 3.8%. The number of unemployed in the County increased by 68.4% and the unemployment rate ranged from a low of 3.9% in 2000 to a high of 7.7% in 2009, Table 6.1.

Table 6.1: Trempealeau County Civilian Labor Force

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chge 2008-2012	% Chge 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 2010 Trempealeau County workforce profile projected that over 40% 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 2010

	Manufacturing	Trade, Transportation & Utilities	Leisure & hospitality	Public Administration	Professional & business services	Education & health services
Trempealeau County	40.6%	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 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

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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 employment	13,200	75.7	12,912	75.0	12,677	74.7	13,315	75.8	13,766	76.8	13,766	76.8	13,851	76.6
Forestry, fishing, and related activities	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
Mining	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
Utilities	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
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)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
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	148	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	466	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, and technical services	(D)	N/A	252	1.5	254	1.5	247	1.4	261	1.5	281	1.6	286	1.6
Management of companies and enterprises	(D)	N/A	21	0.1	23	0.1	28	0.2	36	0.2	41	0.2	40	0.2
Administrative 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)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
Health care and social assistance	1,323	7.6	1,333	7.7	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A	(D)	N/A
Arts, entertainment, and recreation	(D)	N/A	131	0.8	137	0.8	134	0.8	137	0.8	147	0.8	163	0.9
Accommodation and food services	(D)	N/A	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 Unity is located in the northern part of the county. Federal Highway 10 goes through the Town of Unity. The Town of Unity completely surrounds the Village of Strum. Currently there are two businesses: wood products and a salvage yard.

Table 6.5: Major Employers (Public and Private)

Employer	Employment	Industry
TREMPEALEAU CO. EMPLOYERS		
Ashley Furniture Industries Inc.	1000+	Nonupholstered Wood Household Furniture Mfg
Trempealeau County	250 - 499	Executive & Legislative Offices/ Nursing Care Facilities
Pilgrim's Pride	250 - 499	Poultry Processing
Global Finishing Solutions LLC	250 - 499	Sheet Metal Work Manufacturing
Ashley Distribution Services Ltd	250 - 499	General Freight Trucking, Long-Distance, Truckload
Gale-Ettrick-Trempealeau School	100 - 249	Elementary & Secondary Schools
Whitehall Specialties Inc.	100 - 249	Cheese Manufacturing
Luther Midelfort Oakridge-Mayo H S	100 - 249	General Medical and Surgical Hospitals
Tri-County Memorial Hospital Inc.	100 - 249	General Medical and Surgical Hospitals
School District of Arcadia	100 - 249	Elementary & Secondary Schools
Osseo-Fairchild School District	100 - 249	Elementary and Secondary Schools
Nelson Global Products Inc.	100 - 249	All Other Misc. General Purpose Machinery Mfg
Whitehall School District	100 - 249	Elementary & Secondary Schools
Pilgrim's Pride	100 - 249	Other Animal Food Mfg
Grand View Care Center Inc.	100 - 249	Nursing Care Facilities
School District of Eleva-Strum	100 - 249	Elementary and Secondary Schools
WestfaliaSurge Inc	100 - 249	Farm Machinery and Equipment Mfg
Village of Strum Employers		
School District of Eleva-Strum	50-99	Elementary & Secondary Schools
North American Fly Ltd	50-99	Other Farm Product Raw Material Merchant Wholesalers
Crystal Lake Manor	50-99	Nursing Care Facilities
Hamlin Valley Farms Inc.	20-49	Dairy Cattle and Milk Production
Tri-County Communications Coop Inc.	20-49	Wired Telecommunications Carriers
Town of Unity Employers		
Koxlien Bros Wood Products Inc.	20 - 49	Sawmills

Source: Wis. Dept. of Workforce Development - Wis. Large Employer Search (July 2013)

6.5 Attracting and Retaining Business and Industry

Historically, there has not been strong interest in attracting business or industry to the Town. Town residents are satisfied with their existing rural lifestyle and agricultural based economy.

6.6 Program Assistance

There are many 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 Unity 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 small business and agriculture within town.

Action: Provide districts in the zoning map and land use map for agriculture and small business through County Zoning.

Objective 2: Promote housing around the Village of Strum.

Action: Seek to concentrate new housing development in the Residential – 8 areas identified on the future land use map.

Intergovernmental Cooperation

7.1 Introduction

Coordination and cooperation among units of government at all levels is a very important. 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

Relationship to Adjoining Towns

Towns adjoining Unity are: Albion, Hale, and Sumner in Trempealeau County. The Town of Clear Creek in Eau Claire County also adjoins the town. The town works cooperatively with adjoining towns as needed.

Relationship to the Village of Strum

The town works with the Village of Strum on solid waste and also with the Strum-Unity Fire Department. The town works cooperatively with other issues as needed.

Relationship to Trempealeau County

The town works closely with the County on zoning, planning, and land conservation issues. The County provides planning assistance to the town for revision on their comprehensive plans every five years or upon request. The town currently uses the transportation facility engineering services the county provides for an annual fee. The town also works with the County on road maintenance.

Relationship to School Districts

The town lies in two school districts. The districts are the Eleva-Strum and Osseo-Fairchild 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. The MRRPC provides assistance to the Town of Unity in revising the town's comprehensive plan.

Relationship to the State of Wisconsin

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

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district offices throughout the state. Trempealeau County is in the Northwest region with offices in Eau Claire and Superior.

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

Wisconsin Department of Natural Resources

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

Conflict Resolution Process

When a conflict arises, the parties involved will meet and investigate the issue at hand and resolve the conflict as best they can.

7.3 Existing and Proposed Local, County and Regional Plans

Adjacent Units of Government

Adjacent governments to the Town of Unity are the Towns of Albion, Hale, Sumner, and the Village of Strum in Trempealeau County and the Town of Clear Creek in Eau Claire County. The Towns located in Trempealeau County have all participated in the comprehensive planning process.

Trempealeau County Comprehensive Plan

Trempealeau County adopted a comprehensive plan for the county in 2009. The county started with the bottom-up approach and worked with the towns first on their comprehensive plans and then incorporated information from town plans into the 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 most of the town residents must follow for land uses and structures in the county. The Town of Unity adopted this ordinance in 2001.

Trempealeau County Outdoor Recreation Plan (February 2017)

The Trempealeau County Outdoor Recreation Plan was adopted in April of 2008 and then revised and readopted in 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 county's natural resources and identifies actions to best manage the resources. The Land and Water Resource

Management Plan does not have town specific information or recommendations.

Trempealeau County Solid Waste Management Plan

Trempealeau County does not have a Solid Waste Management Plan; however, there are some landfills throughout the county.

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 "Agricultural Enterprise Areas" 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 has a roadway improvement plan from 2012-2017. There is no work to be done in the Town of Unity and should not affect the town's comprehensive plan.

7.5 Existing Relationships, Shared Services, and Agreements

Although no formal agreement is in place, the Town of Unity enjoys a close working relationship with the Town of Albion with the Recycling and Solid Waste and also on road maintenance; the Villages of Eleva and Strum, and Trempealeau County.

7.6 Intergovernmental Goals, Objectives, and Actions

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

Objective 1: Share community facilities when feasible.

Action: List facilities to share.

Objective 2: Encourage working relationship with neighboring communities.

Action: Promote attendance at town meetings.

Land Use

8.1 Introduction

In 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 individual town plans were assembled to create a County Comprehensive Plan. Land use is viewed as an extremely important component of the Town of Unity Comprehensive Plan. In 2013 the Town of Unity reviewed the comprehensive plan in response to non-metallic mining (frac sand mining) and its potential impact on the Town. The information from 2013 and additional plan recommendations to address non-metallic mining are outlined in Section 8.10 of this Chapter. This 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 by 20.9% between 1992 and 2007. The total farm acres decreased by 2.1% during this period. From 1992-2007 the number of smaller farms (1-179 acres) increased by 68.5% while medium sized farms (180-499 acres) decreased by 26.2% and farms larger than 500 acres decreased by 11.2%. 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 17.2%. The numbers of milk cow and hog farms have decreased by 57.7% and 66.5% respectively. The number of chicken farms has increased by 100%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of milk farms decreased by 57.7% while the actual number of milk cows decreased by only 26%. 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	% Chge 1992-2002	% Chge 2002-2012	% Chge 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

Table 8.1 Trempealeau County Agricultural Data

Farms	1992	1997	2002	2007	2012	% Chge 1992-2002	% Chge 2002-2012	% Chge 1992-2012
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
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	-27.9	-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	3.8
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 2012 Census of Agriculture gives a breakdown of the farms by North America Industrial Classification in Trempealeau County. The largest group was oilseed and 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		%Change
	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	1.0	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 Unity is a rural town. The terrain consists of rolling hills with scenic views. Eau Claire County borders the Town of Unity on its northern boundary. State Highway 10 passes through town. The Village of Strum is the only incorporated area located within the town. The landscape of the town is primarily made up of farmland with scattered single family homes. There are a few commercial businesses located within the town.

The town adopted the revised County Zoning Ordinance in 2001. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is zoned Exclusive Agriculture-2 except for scattered properties zoned for industrial or business uses. The minimum lot size is the Town of Unity is two acres.

Table 8.3 Land Use Property Assessment Inventory - 2015

Land Type	Acres	Percent of Land Use
Real Estate Classes – T. Unity		
Residential	694	3.7
Commercial	5	0.1
Manufacturing	7	0.0
Agricultural	11,343	60.8
Undeveloped/Other	2,179	11.7
Forest/Ag Forest	4,294	23.0
Other (public land, etc.)	121	0.7
Total	18,643	100

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

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 60.8% of the Town. Forest/Ag Forest was the second largest real estate class comprising 23.0% of the Town's acreage. These figures show the rural character of the Town.

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 Unity over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Unity (1.9 housing starts per year) will remain constant through 2040.

Table 8.4: Housing Starts in Town of Unity

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. of Unity	3	0	3	1	0	1	3	4	15	1.9	10	10	10	10	10	10

Source: Trempealeau County Land Management Department

*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⁾
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T. Unity	218	210	222	232	242	252	262	272	282
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Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Unity Housing Unit Projections

As of the 2010 Census there were 222 housing units in the Town of Unity. The straight line projection method utilized forecasts that there will be 242 housing units in the Town of Unity in the year 2020 and 282 housing units by the year 2040.

Population Projections, Density and Distribution

Population data and population projections for the Town of Unity are illustrated in Table 8.6. The population projections to 2040 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Unity 2.3 people reside in each housing unit (506 people/222 housing units = 2.3 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.3 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 2.2 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.2 people in the town.

Table 8.6: Population Projections through 2040.

Town	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015	2020	2025	2030	2035	2040
Town of Unity	473	556	506	510	532	554	576	598	620

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

The projection method utilized forecasts that there will be 620 people residing in the Town of Unity in the year 2040. This is compared to 506 town residents in 2010.

Land Use Projections

Residential land use acreage projections for the Town of Unity (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 Town of Unity will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Unity'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 58 acres of residential development 1 acre of land will be needed for commercial/industrial development.

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

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. 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 Unity (in Acres)

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	0	0	0	1	0	0	1
Residential	15	15	15	15	15	15	90
Agriculture/Open	-15	-15	-15	-16	-15	-15	-91

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 (1 acre). Residential development will have the greatest impact. It is anticipated that over the planning period that 90 acres of land will be used for residential development in the Town.

8.5 Development Impacts

Based on projections in tables 8.5 and 8.6, limited development impacts will be experienced. The population of the town will increase by 110 people and the number of housing units will increase by 50 units from 2015-2040. The 50 new housing units will generate an additional 500 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

For a land use plan to be successful, goals must be established as well as objectives to meet the goals. Goals, quite simply, are broad statements that the Town of Unity and Trempealeau County desire to achieve. Objectives are the means or methods to achieve the goals. The Advisory Planning Committee reviewed information gathered on the town (existing land uses, building trends, etc...), questionnaire results from earlier in the element and public input and developed the following goals and objectives of the land use plan.

Goals & Objectives:

1. **Preserve the Prime Agricultural Land in the Town of Unity and the Protect the Farmers "Right to Farm".**

Objectives: The land use plan recommends preserving agricultural land utilizing agricultural land use districts. The districts will preserve agricultural land by limiting the density of housing permitted in agricultural areas. Properties in the Farmland Preservation Program are recommended to be designated

as exclusive agricultural properties so that the property owners can receive the full tax credit benefits of the preservation program.

2. Preserve and Enhance the Environmental Quality of the Town.

Objectives: Future residential and commercial developments as well as farm operations should be evaluated based on their impact to the environment (streams, floodplains, wetlands, etc...). Managing the location and density of future non -farm developments will also assist in achieving this goal. The plan recommends that adequate erosion control regulations are developed and implemented for residential and agriculture uses.

3. Manage the Location and Density of Non-farm Developments.

Objectives: The land use plan recommends a minimum lot size of two acres for the Town of Unity. Future residential and commercial developments are recommended to be located near the Village of Strum. Higher density developments are recommended to be located near or adjacent to existing public services (sewer and water). This will reduce future costs associated with the expansion of public services. The plan recommends that private driveway requirements be reviewed for residential uses.

4. Reduce Land Use Conflicts.

Objectives: The land use plan recommends that the Town of Unity and the Village of Strum continue a cooperative relationship on evaluating future land use issues. This will help to ensure that resources are not wasted. The land use plan recommends that criteria pertaining to future commercial/industrial uses be developed and utilized when reviewing applications for such uses.

5. Preserve the Rural Character of the Landscape.

Objectives: The land use plan recommends creating a growth area (higher density developments) around the Village of Strum will help in preserving the rural character of the landscape. Limiting scattered residential developments throughout the Town of Unity will keep the town rural in appearance.

Over the years, the county adopted numerous land use ordinances (Zoning Ordinance, Floodplain Ordinance, Shoreland and Wetland Ordinance, Feedlot Ordinance, Driveway Ordinance, Metallic Mining Ordinance, Animal Waste Ordinance, Inoperable Motor Vehicle and Junk Ordinance). The existing ordinances, in part, achieve some of the goals of the land use plan. One important aspect of the land use planning process is that it evaluates existing land use regulations and recommends how the regulations could be more effective.

8.7 LAND USE DISTRICTS

The Advisory Planning Committee developed the following land use districts to define and guide the 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 Unity may not wish to utilize all districts at this time.

The residential 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 and that are not classified as subdivisions under State Statute

Chapter 236. The CSM Ordinance will only go into effect in townships that have been re-monumented by the County Surveyor's Office.

In order to implement both 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 Unity. 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 can take advantage of the farmland preservation tax credits.

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 Unity. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. One dwelling unit per 35 acres is the recommended density with a minimum lot size of 2 acres. Properties included in this district would be eligible for farmland preservation tax credits.

Primary Agriculture (PA). This district preserves the agricultural appearance and character 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 (IND). This district provides suitable locations for industrial development. Manufacturing and warehousing uses would be examples of permitted uses 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.

Table 8.8 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	2 Acre	No	N/A
Primary Agriculture	2 houses per 40 acres	2 Acre	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	2 Acre	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	2 Acre	Yes	10 houses per 40 acres
Residential - 20	20 houses per 40 acres	2 Acre	N/A	N/A
Commercial	NA	2 Acre	N/A	N/A
Industrial	NA	2 Acre	N/A	N/A
Environmental	NA	2 Acre	N/A	N/A
Institutional	NA	2 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 2.5 acres

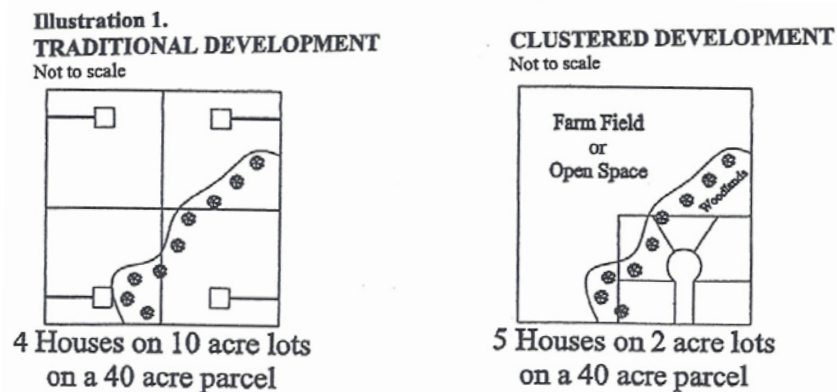
When subdividing property for residential uses keep in prospective conflicts that may arise between agriculture and residential uses. Example: Where you plant your garden and landscaping in conjunction to crop fields that will need to be fertilized and sprayed to control insects and invasive species.

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 Unity. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing, a clustering bonus is recommended. If a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Table 4). 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.).

Illustration 1.



8.9 LAND USE MAP

A land use map (See Appendix A - Map 5 Town of Unity Land Use) was developed to guide future land use decisions and the future development of the Town of Unity. The land use districts utilized, best allow the Town of Unity to meet the collective goals expressed in the land use plan. It must be understood that the land use map is planning a 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 proposed 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 the questionnaire, were taken into consideration. The public input received at public meetings and the results of the questionnaire indicated that preserving the rural atmosphere of the township and the protection of the environment are important to the residents of the town.

The land use map preserves agricultural land, the rural atmosphere of the town and protects the environment by designating a growth area around the Village of Strum for higher density development. The remainder of the town is designated as Exclusive Agriculture or Exclusive Agriculture - 2.

Town of Unity Growth Area

The land use map establishes a growth area that concentrates higher density residential development adjacent to the Village of Strum. Locating higher density residential development near the village reduces the potential for agriculture/residential land use conflicts. Future developments located near the village would then be near existing public services. This will reduce future costs associated with the expansion of public services. The plan designates properties within the growth area that are near or adjacent to existing public sewer and water as Residential – 20. The remainder of properties in the growth area are designated as Residential – 8. Existing commercial and industrial uses within the town will retain their existing land use classification.

The designated growth area around the Village of Strum, if fully developed, could accommodate approximately 192 housing units. This projection assumes that 30% of the land area would be unbuildable due to wetland or floodplain areas. At the current housing unit growth rate in the Town of Unity (2 housing units per year), the growth area would accommodate approximately 85 years of growth.

Farmland Preservation

Properties currently enrolled in the Farmland Preservation Program were designated as Exclusive Agriculture-2 properties. State Statute requires that for a property owner to receive farmland preservation tax credits, the property must be designated in the Exclusive Agriculture district.

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 "Agricultural Enterprise Area" 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 Unity to be eligible to receive Farmland Preservation tax credits after existing contracts have expired an Agricultural Enterprise Area would have to be established in the Town.

Criteria for Commercial and Industrial Uses

The land use map does not designate specific areas for commercial or industrial uses. It was determined that commercial and industrial uses shall be considered on a case by case basis. However, criteria have been developed, that proposed industrial or commercial uses must meet, prior to locating in the Town of Unity. The criteria will provide town and county officials with a framework to make land use decisions.

1. The proposed use must be consistent with the goals established by the Land Use Plan.
2. The proposed use must not negatively impact its neighbors.
 - Noise, vibration, visual appearance, odor, surface and ground water, etc...
 - An adequate buffer from existing non-compatible uses must be provided. An adequate buffer could be a visual screen (vegetation, fence, etc.) or a distance. The reviewing committees will have the final determination.
3. The proposed use must not place an undue burden on existing or proposed town roads.
 - Substantial increases in traffic volume
 - Road maintenance
 - Proposed roads must be constructed to the specifications of the Town of Unity at the expense of the developer
 - Driveway access must meet township and county requirements
4. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Unity.
5. The proposed use must demonstrate that there is adequate area to expand the proposed operation yet meet all the criteria listed.

The Town Board, County Zoning Committee and County Board will review the criteria when considering applications for rezoning of land in the Town of Unity for commercial or industrial uses.

LAND USE POLICIES

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

1. Promote forest management through the County Forester's Office.
During the planning process, the importance of the existing woodlands in the town was stressed. Local officials should make every effort to inform property owners of the importance of forestry management.
2. Town Roads.
Proposed town roads must be constructed to the specifications and requirements of the Town of Unity. The developer is responsible for the costs associated with the construction of a proposed road. The Town of Unity will not consider accepting a town road unless the town will receive state aid for the proposed road.
3. Criteria that the Town of Unity and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's residential 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.

Criteria

- A. The request is consistent with the goals established in the Town of Unity 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 Unity.
 - E. The land proposed to be rezoned is suitable for development and will not jeopardize the environment (water quality, soil erosion, etc.)
 - F. Input from neighbors and town residents shall be taken into consideration.
4. Storm water runoff from development sites and agricultural operations should be limited.
The intent of this policy is to protect surface and ground waters of the Town of Unity from sedimentation, pollution and increased volume. It is recommended that local regulations be developed and implemented to manage storm water runoff.
 5. Driveway Requirements.
During the planning process, driveway construction and maintenance requirements were important issues. The plan recommends that driveway requirements be revised to provide safer roadway intersections. It is also recommended that driveways have adequate clearance corridors (brush removal, etc.) so a residence can be served by emergency vehicles.
 6. Develop slope restrictions for building sites.
The Town of Unity's topography consists of rolling hills and valleys. The intent of slope restrictions would be to minimize the visual and environmental impacts associated with constructing structures on slopes of greater than 20%.

8.10 Industrial scale non-metallic frac sand mining in the Town of Unity

Non-metallic mining of industrial silica sand (commonly referred to as frac sand and referenced throughout this plan as frac sand mining) in 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 use of frac sand in the oil and gas industry and the demand created for the frac sand has significantly impacted western Wisconsin. The silica sands utilized for fracking processes (the extraction of natural gas and oil from shale) are unique to this region. It is recognized that the extraction of this natural resource may have economic benefits to area residents but the economic benefits must be balanced with potential negative impacts (health, safety, aesthetics, transportation, etc.) of extracting the natural resource.

The Town of Unity recognizes that is imperative to the well-being of the Town that non-metallic mining as it relates to frac sand mining be addressed in the Town's Comprehensive Plan. In order to address frac sand mining in the Town of Unity, the Town Board appointed a planning committee to review the Town's comprehensive plan and specifically address industrial scale non-metallic mining (frac sand mining) in the Town of Unity. The planning committee held approximately six planning meetings, two World Café style public input meetings, and a public hearing during the plan review in 2013. The purpose of the plan review was to articulate the Town's position and recommendation on frac sand mining. The survey sent out to town residents and the survey responses are included in Appendix B.

In 2016, the County modified its zoning ordinance requiring Industrial Zoning for frac sand mining properties. Such uses also require a conditional use to operate in the Industrial Zoning District. 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 Unity Town Board discussed this suggestion, but subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Town of Unity comprehensive plan. Town of Unity determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. The Town passed a resolution on May 10, 2018 (Appendix C), 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 desire to promote the agricultural integrity of the township, preserve prime farmland and natural wildlife habitat, maintain the existing tax base of the township, uphold the environmental quality of the township, and the desire to preserve the rural atmosphere of the township.

Planning and Zoning – Town/County Relationship in Trempealeau County

Trempealeau County and the Town of Unity have each adopted comprehensive plans. State Statutes require that land use and zoning decisions be consistent with findings established in adopted comprehensive plans. Trempealeau County has been zoned since 1972 and all Towns (including Unity) in Trempealeau County have delegated zoning authority to the County since that time. For forty-one years, the Towns and the County have worked together listening to each other and respecting each other's opinions on various land use matters. This successful relationship is unique as only a few counties in the State have achieved such cooperation. The main reason the successful relationship has worked for so long has been the fundamental belief at the County level that the Town Boards and their land owners know best what is good for their Towns. Therefore, in making zoning decisions on various issues the Environment and Land Use Committee and County Board through the years have put great weight on the recommendations (derived from town plans) from Town Boards when making their decisions. It is the hope of the Town of Unity Town Board and landowners in Unity that the relationship and respect continues.

Decision Making Process

Non-metallic mining is classified as a conditional use in the agricultural districts of the Trempealeau County Zoning Ordinance. The majority of land in the Town of Unity is designated as "Agriculture" in the Town's Comprehensive Plan and is zoned in an agricultural district on the Trempealeau County Zoning Map. Therefore, a conditional use permit is required in order for a non-metallic mine to operate in the Town of Unity. Since the Town of Unity is under county zoning, the decision making authority on approving or denying a conditional use rests with the Trempealeau County Environment and Land Use Committee.

To ensure consistency of land use and zoning decisions, upon receiving an application for a conditional use permit, the Trempealeau County Land Management office schedules a public hearing of the Environment and Land Use Committee to consider the application. The application for a non-metallic mine conditional use is then forwarded to the Town in which the use is proposed. The Trempealeau County Zoning Ordinance requires the County to notify and request a recommendation on the conditional use application from the Town for which the use is proposed. Upon receiving the application, it is the responsibility of the Town to review the application and determine the application's consistency with the Town's Comprehensive Plan. Based on this evaluation the Town then forwards a recommendation for denial, approval or approval with conditions to the Trempealeau County Environment and Land Use Committee. It is then the responsibility of the Trempealeau County Environment and Land Use Committee to conduct the public hearing and consider the Town's recommendation (based on the Town's Comprehensive Plan), the County Comprehensive Plan, relevant data, as well as public input in making their decision.

Town Comprehensive Plan Review Process

As discussed previously, to review the Town Comprehensive Plan the Town Board appointed a planning committee consisting of town residents. Technical support and meeting facilitation was provided by the County through UW-Extension staff, contracted services with the Mississippi River Regional Planning Commission, and mapping assistance by the County Land Records Office. The planning committee was committed to transparency and facilitating as much public input on the relevant issues as possible. Transparency was achieved through publically posted meetings and land owner input was received by conducting a community survey, two World Café style public input meetings, and a public hearing.

Community Survey

Town of Unity Comprehensive Plan

The Town of Unity conducted a community survey in March 2013 (Appendix B). Surveys were sent to all land owners listed for the Town of Unity as recorded on the Trempealeau County tax roll. A total to 295 surveys were mailed out and 130 were returned for a 44% response rate. Questions focused on land owners' opinions on previous comprehensive plan goals and current issues. The most pressing land use issue facing local units of government in western Wisconsin is frac sand mining and several questions specifically requested opinions on the issue.

The general consensus of land owners is that they are in agreement with the existing goals of the comprehensive plan, as each goal was supported by at least 82.9% of respondents. Land owners felt town roads were well maintained (82.9%) and were built to handle the traffic that drives on them (75.8%). Land owners also stressed the importance of maintaining drinking water quality (97.7%), wetland and streams (93.8%) and scenic views (77.3%) in the town.

In regard to frac sand mining, land owners were divided on whether mines should be permitted in the town with 42.6% opposing mines in the town and 41.1% being in favor of mines. Even though land owners were divided on whether or not mines should be permitted there was strong agreement that noise (70.0%) and truck traffic (77.7%) from mines are a potential issue. Respondents (67.7%) also stressed that mine owners should not be allowed to set their own hours of operation. Also, relevant, a question was asked if landowners would support a frac sand mine within ½ mile of their residence and only 30% stated they would support the mine while 57% would be opposed to a mine.

Sixty-six percent of survey respondents live in the Town of Unity while thirty-four percent own land in the Town of Unity but reside elsewhere. Further analysis of the survey results indicated that respondents' opinions on frac sand mining differed based on whether or not they resided in the town. Appendix B also includes summaries of survey respondents based on whether they reside in the Town of Unity or reside elsewhere.

Public Input Meetings (World Cafés)

Two public input meetings were held on June 4th and June 5th, 2013. Invitations were mailed to all landowners in the Town. Approximately thirty-five people attended the meetings. Participants were seated in small groups and were provided the opportunity to discuss four key issues related to planning in the Town of Unity. The questions addressed were:

- Q1: What are the opportunities and dilemmas our community is facing in this situation?
- Q2: What needs to happen to protect our quality of life?
- Q3: What needs to happen to protect our landscape?
- Q4: What is missing from the information/ideas we have generated?

Summary and Analysis of the Table Talk Discussions

The raw information and ideas generated at the meetings are presented, without editing, in Appendix B. Planning technical staff reviewed the comments and organized them according to themes, concerns, and general ideas that ran through the discussions.

A significant issue that ran through all the conversations was one of concern for their community and worry because of their lack of knowledge about frac sand mining. People mentioned some strategies, "Talk to existing communities about the pluses and minuses," and "Bring in people" to talk about the issues. People mentioned specific areas where they felt they didn't have enough information. These included how much

authority the town had to act (“Can we say no or not?”), impact on health and safety, impact on tourism, impact on property taxes, and impact on natural resources, particularly water.

Participants also recognized that mining is coming. Their question is “How do we want to manage it?” They talked about issues as varied as licensing at the town level to appropriate fees to the county as a way to enforce uniformly over the entire county. Concern was expressed about rules being fair and enforcement being “key.” Participants expressed concern about enforcement being largely “complaint driven.” People also shared concern about the power of the oil industry in pushing for mining and it being challenging at the town level to cover the costs and to stand firm against potential pressure. People clearly wanted to protect what they value, but also felt strongly about personal property rights.

The issues and concerns most commonly discussed were also those that ranked highly in the community survey – water quality, aesthetics, quality of life, noise, and traffic. These issues are closely linked. People see the value of aesthetics (“once a hill is gone it’s gone), but they acknowledge the need to have an economic base that balances development with other needs. Protecting water quality was a concern expressed repeatedly. Although human health impact was expressed as a concern, there were more questions regarding just how much is known about how the fine sand impacts health. The group felt more information and research was needed in this area. They also felt air quality monitoring was legitimate.

Traffic was approached from two directions. The group felt that heavy truck traffic would pose problems in terms of noise, dust, and safety. Many of the town roads are not well suited to heavy truck traffic. Many in the group observed that without rail, mining would not be as feasible in the town. Distance to rail would be a limiting factor. However, a number of participants pointed out that “15 or 20 miles isn’t that far” when it comes to transporting bulk materials like sand. Thus, development of rail facilities in the Whitehall area could make Unity more attractive for mining.

Reclamation was discussed a great deal. Over and over people mentioned reclamation and how important it was to restore the land. One person said “Reclamation is an absolute must.” They also discussed how important it was to have standards and to be pro-active so that you could spell out what the reclaimed land needed to look like. Related to this was the importance and difficulty of knowing how much a bond or licensing fee needs to be to cover costs and to ensure the public is not forced to pay for the extra costs associated with mining.

This discussion often led the group to talking about the impact mining might have on property taxes. What would mines add to the property tax base? Would it provide much needed revenue so the town could continue to provide services? On the other hand, what if the mines reduced the value of neighbors’ property? A neighbor may have an opportunity and the right to sell their land but how does that choice impact neighbors and their rights? What are the unintended consequences of our actions? Related to this discussion is the relationship with the Village and the possibility of annexation and land use within the extra-territorial zone surrounding the village? More companies are approaching villages and cities for annexation to ‘escape’ tough county non-metallic mining zoning. How would such an action impact the village? The town? The relationships the two have (“Strum – a Community in Unity”)?

Information/data

The planning committee and technical staff collected and reviewed information regarding health issues (crystalline silica), economic impact, environmental/infrastructure concerns, and existing ordinances/requirements associated with frac sand mining. In general, the committee discovered that there

Town of Unity Comprehensive Plan

is information available but frac sand mining at the scale communities are experiencing is a relatively recent phenomenon and much of the information is inconclusive or incomplete. Also, since frac sand mining is a volatile and polarizing issue deciphering what information is useful and the potential motives behind various publications is difficult.

In summarizing information/data reviewed, health studies addressing crystalline silica for the most part are inconclusive. It is agreed that there are health risks for workers on mine sites but what is unclear is how much crystalline silica becomes airborne and leaves a mine site potentially causing health risks for the general public. Studies reviewed that addressed economic benefits associated to frac sand mining for the most part concluded that there is very little direct or indirect economic benefit to areas where industrial scale frac sand mines are located. But once again who authored the studies and for what reasons remains a concern.

Environmental/infrastructure issues such as water quantity/quality, roads, traffic, noise, light, wildlife, reclamation, erosion, etc. remain significant issues when evaluating frac sand mine impacts. Where mines have been permitted local units of government in some cases have required tests and/or reporting on various issues. However, since frac sand mining is relatively new the collection/analysis of this data is not complete so valuable information regarding mine impacts is not yet known. Existing ordinances and requirements developed were also reviewed but once again their effectiveness at this point is unknown until relevant tests/reports are compiled and analyzed over a period of several years.

Reports/documents reviewed by the planning committee or technical staff:

- Report to the Natural Resources Board: Silica Study August 2011, Wisconsin Department of Natural Resources
- The Economic Benefits and Costs of Frac-Sand Mining in West Central Wisconsin, by Thomas Micheal Power, PHD and Donovan S. Power, MS May 2013
- Town of Howard Non-Metallic Mine Operator's Licenses Ordinance]
- Town of Howard Mining Agreement with EOG Resources
- Town of Howard Blasting Ordinance
- County Road Update and Maintenance Agreement – Wood County
- The Community Economic Impacts of Mining for WCA, Steven Deller, Department of Agriculture and Applied Economics UW-Madison Extension

Maps

Maps were developed by the Trempealeau County Land Records Department that illustrated soils, community facilities, topographic information, and land use.

Recommendation

The Town of Unity developed the comprehensive plan goals based on landowner input when the Town adopted its first planning document in 1999. The goals were again reviewed and approved when the Town adopted its comprehensive plan in 2009. A community survey sent out as part of the 2013 review process asked landowners if they still agreed with the goals and as previously discussed each goal was supported by at least 82.9% of respondents. During the plan review process additional goals were developed based resident input and have been added to the comprehensive plan. Being able to achieve the plan goals became the basis for the Town of Unity's recommendation regarding frac sand mines in the Town.

Town of Unity Land Use Goals

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

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

Economic development activities, which provide for a healthy, diversified, and sound economy.

Preserve the prime agricultural land in the Town of Unity and protect the farmers "right to farm".

Preserve and enhance the environmental quality of the town.

Preserve the rural character of the landscape.

Additional Goals Added (from plan update process)

Maintain the quality of the drinking water in the Town.

Maintain the quality of the streams and wetlands in the Town.

Maintain road quality in the Town.

Maintain the Town's scenic views.

Resident Health and Safety Concerns

As discussed previously, studies conducted on airborne crystalline silica have been inconclusive and the Town believes until more is understood about the health risks associated with crystalline silica it would not be prudent to recommend approval of a frac sand mine. In addition, increased truck traffic associated with frac sand mining and the risks increased traffic poses to residents is a concern, primarily at times when schools start/end the day. The Town does not have an enforcement department and relies on the Trempealeau County Sheriff's Department for road and safety patrols. Patrols on Town Roads are a weekly or monthly occurrence versus a daily patrol. Therefore, if there would be traffic or safety issues associated with frac sand mine operations, the Town of Unity does not have the ability to directly resolve the issues and must rely on staffing levels and willingness of the Sheriff's office.

Protection of Ground Water Concerns

The frac sand mining industry is relatively new to the area and it is not known if groundwater quality and quantity are being depleted in areas with frac sand mines. In some cases, as part of mine approval groundwater quality/quantity testing is required, but there has not been a comprehensive study of data completed that could provide guidance on the issue. In addition, the authority to require groundwater testing rests with the Wisconsin Department of Natural Resources at the State level and the Trempealeau County Environment and Land Use Committee through its non-metallic mining ordinance conditional use process at the local level. There is no guarantee that either entity will have the staffing levels or political will to require testing. Since maintaining drinking water quality was the highest rated issue on the community survey and was a primary issue discussed at the public input meetings the Town has concerns regarding the risk to drinking water resources.

Regulatory Authority

As previously discussed, the Town of Unity has delegated zoning authority to Trempealeau County and the authority to approve or deny a frac sand mine is a decision of the Trempealeau County Environment and Land Use Committee. The historical decision making process has been highlighted and the past cooperative efforts explained. A concern of Town residents during the plan review process was if a frac sand mine were approved by the County would there be sufficient staffing resources and the political will at the county level to place stringent conditions on mine operators that would guarantee protection of the

Town of Unity Comprehensive Plan

natural resources. What has transpired to date in the County with regard to frac sand mine approvals has brought concern to many residents of the Town of Unity. Not having the final regulatory say in the matter is an issue and a concern for the Town.

The Town of Unity has concluded to evaluate frac sand mine applications on a case by case basis and evaluate applications based on existing County conditional use permit requirements. One thing known is that numerous frac sand mines have been approved in neighboring towns and counties. Over the next several years, Town Board members and residents can monitor neighboring towns and counties that have approved frac sand mine operations and see firsthand if there have been health/safety issues; have groundwater and surface waters been protected; has reclamation taken place; is frac sand mining a long-term industry; what have the economic impacts been; and to what degree have the residents' quality of life improved as a result of mining. During subsequent plan review processes the Town will re-evaluate frac sand mining as well other uses to determine their suitability in the town.

8.11 CONCLUSION

The Town of Unity Land Use Plan provides a framework to guide the future of the town. Throughout the planning process one public hearing, two public informational meetings and over seven additional 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 five years from the date of its adoption.

The Town of Unity Land Use Plan is a tool to manage the future 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 Unity during the planning process.

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Implementation

9.1 Introduction

The Implementation Element is the element that brings the plan together. This element assists the plan in making the goals a reality. The goals, objectives and actions are listed for each element below to achieve the town's visions. This plan is developed to guide the town for future growth, development, and sustainability

9.2 Plan Updates and Revisions

The Comprehensive Plan will be updated at five year intervals. Wisconsin State Statutes requires plans to be updated every 10 years at a minimum. The Town of Unity 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 complete the Town will conduct a public hearing as required by State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes and formally adopt the revised Comprehensive Plan. The Comprehensive Plan will then be forwarded to Trempealeau County to be included in the Trempealeau County Comprehensive Plan through public hearing and plan adoption requirements consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes.

9.3 Responsibilities

The responsibility of the implementation plan will lie with the Unity Town Board. The Town Board will utilize the plan when making land use decisions and or recommendations.

9.4 Plan Recommendations

The Town of Unity will publicize the plan at the annual town meeting and other special events. It will continue to work with Trempealeau County to amend zoning ordinances to plan needs.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Unity 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 Unity 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

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.

Milestone Date: Continuous

Town of Unity Comprehensive Plan

Objective 2: Encourage siting homes in areas that will not cause property or environmental damage or impair rural character or agricultural operations in the town.

Action: *Consider cluster houses in rural areas or creating subdivisions.*

Milestone Date: Continuous

Transportation

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

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

Action: *Continue applying for and researching funding.*

Milestone Date: Continuous

Utilities and Community Facilities

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

Objective 1: Work with surrounding local units of governments.

Action: Continue to work with the Village of Strum on Fire Department and Recycling and Solid Waste and road maintenance with the Town of Albion.

Agricultural, Natural and Cultural Resources

Natural Resources

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

Objectives: Protect stream banks from harmful land uses.

Action: *Maintain shoreland buffers with county and DNR.*

Milestone Date: Continuous

Agricultural Resources

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

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

Action: *Work with County Department of Land Management to maintain one house per 40 acres zoning district for agricultural areas.*

Milestone Date: Continuous

Cultural and Historic Resources

Goals: Preserve and enhance rural heritage, including historical places, sites and landscapes.

Objective: Identify and recognize historical, rural and cultural resources

Action: *Preserve the current road naming system*

Action: *Town of Unity has no known archeological sites but work to identify any cultural and historical sites.*

Milestone Date: Continuous

Economic Development

Goal: Economic development activities, which provide for a healthy, diversified, and sound economy.

Objective 1: Promote small business and agriculture within town.

Action: *Provide districts in the zoning map and land use map for agriculture and small business through County Zoning.*

Milestone Date: Continuous

Objective 2: Promote housing around the Village of Strum.

Action: *Seek to concentrate new housing development in the Residential – 8 areas identified on the future land use map.*

Milestone Date: Continuous

Intergovernmental

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

Objective 1: Share community facilities when feasible.

Action: *List facilities when feasible.*

Milestone Date: Continuous

Objective 2: Encourage working relationship with neighboring communities.

Action: *Promote attendance at town meetings.*

Milestone Date: Continuous

Land Use

Goal: Preserve the Prime Agricultural Land in the Town of Unity and the Protect the Farmers “Right to Farm”.

Objectives: The land use plan recommends preserving agricultural land utilizing agricultural land use districts. The districts will preserve agricultural land by limiting the density of housing permitted in agricultural areas. Properties in the Farmland Preservation Program are recommended to be designated as exclusive agricultural properties so that the property owners can receive the full tax credit benefits of the preservation program.

Action: *Follow the land use plan.*

Milestone: Continuous

Goal: Preserve and Enhance the Environmental Quality of the Town.

Objectives: Future residential and commercial developments as well as farm operations should be evaluated based on their impact to the environment (streams, floodplains, wetlands, etc...).

Managing the location and density of future non -farm developments will also assist in achieving this goal. The plan recommends that adequate erosion control regulations are developed and implemented for residential and agriculture uses.

Action: *Review rezones in depth before approving or denying them.*

Milestone: Continuous

Town of Unity Comprehensive Plan

Goal: Manage the Location and Density of Non-farm Developments.

Objectives: The land use plan recommends a minimum lot size of two acres for the Town of Unity. Future residential and commercial developments are recommended to be located near the Village of Strum. Higher density developments are recommended to be located near or adjacent to existing public services (sewer and water). This will reduce future costs associated with the expansion of public services. The plan recommends that private driveway requirements be reviewed for residential uses.

Action: *Follow land use plan.*

Milestone: Continuous

Goal: Reduce Land Use Conflicts.

Objectives: The land use plan recommends that the Town of Unity and the Village of Strum continue a cooperative relationship on evaluating future land use issues. This will help to ensure that resources are not wasted. The land use plan recommends that criteria pertaining to future commercial/industrial uses be developed and utilized when reviewing applications for such uses.

Action: *Continue to work cooperatively with the village.*

Milestone: Continuous

Goal: Preserve the Rural Character of the Landscape.

Objectives: The land use plan recommends creating a growth area (higher density developments) around the Village of Strum will help in preserving the rural character of the landscape. Limiting scattered residential developments throughout the Town of Unity will keep the town rural in appearance.

Action: *Follow land use plan.*

Milestone: Continuous

9.6 Plan Implementation Policies

The plan will be implemented with the County's Comprehensive Zoning Ordinance. The Town of Unity has been under county zoning since 1972 and adopted a revised county zoning ordinance in September 2001.

APPENDIX A – MAPS

Map 1 - Town of Unity Transportation System Map

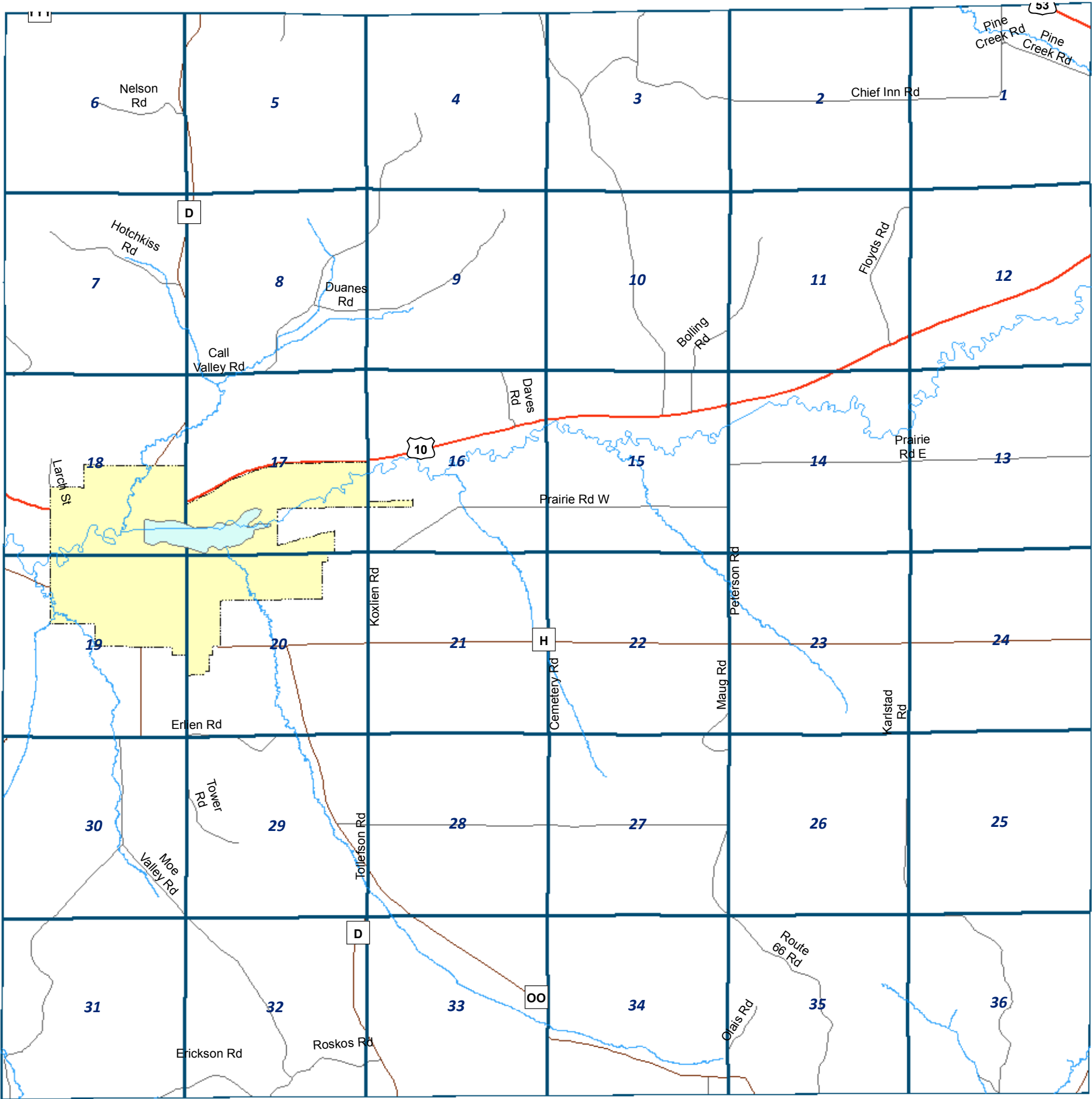
Map 2 - Town of Unity Community Facilities Map

Map 3 - Town of Unity Contour/Slope Map

Map 4 - Town of Unity Soils Map

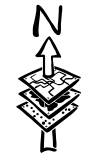
Map 5 - Town of Unity Land Use Map

Map 1
Town of Unity
Transportation System Map



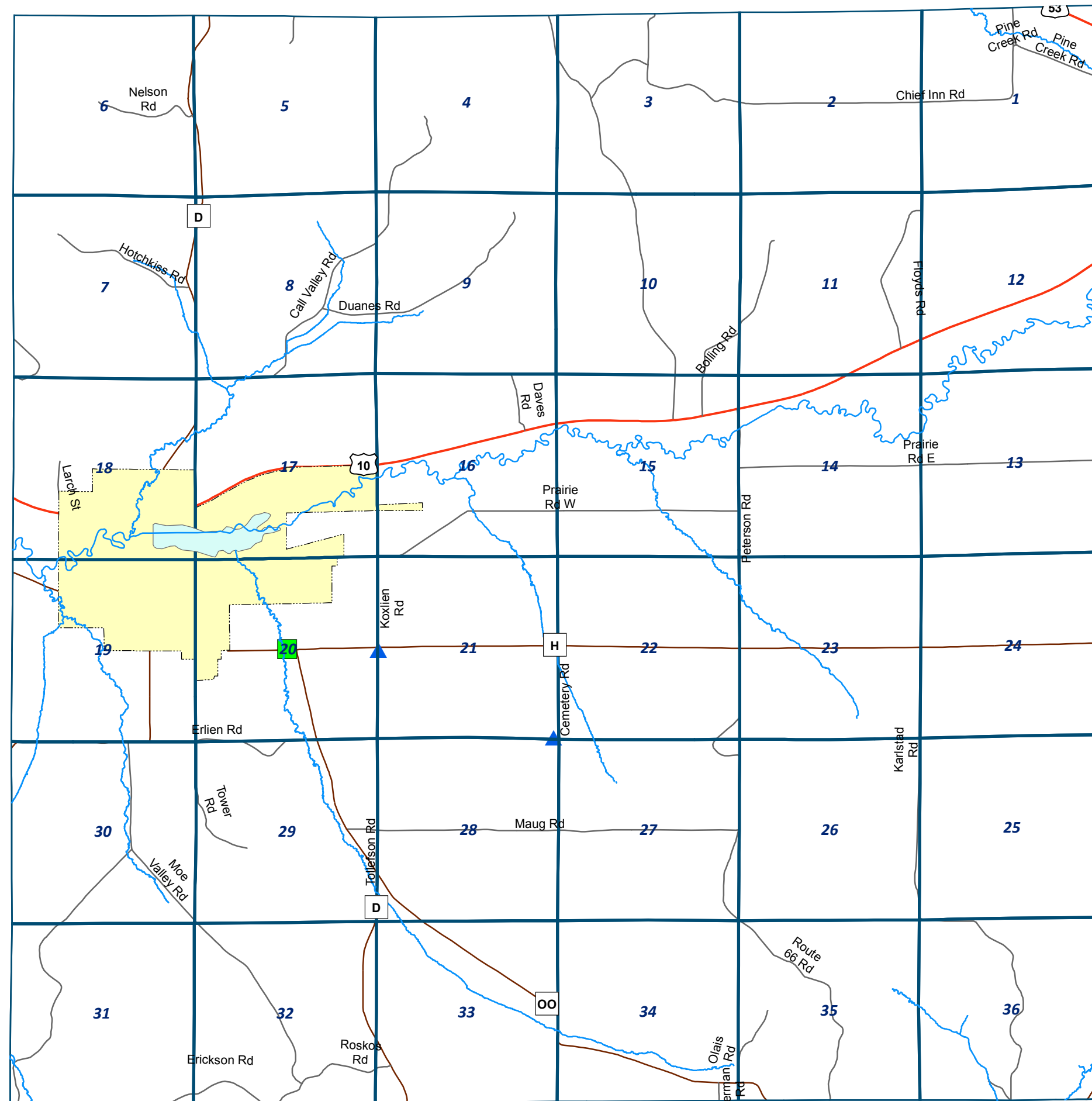
Legend

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



1 inch = 0.61 miles

Map 2 Town of Unity Sites



Legend

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

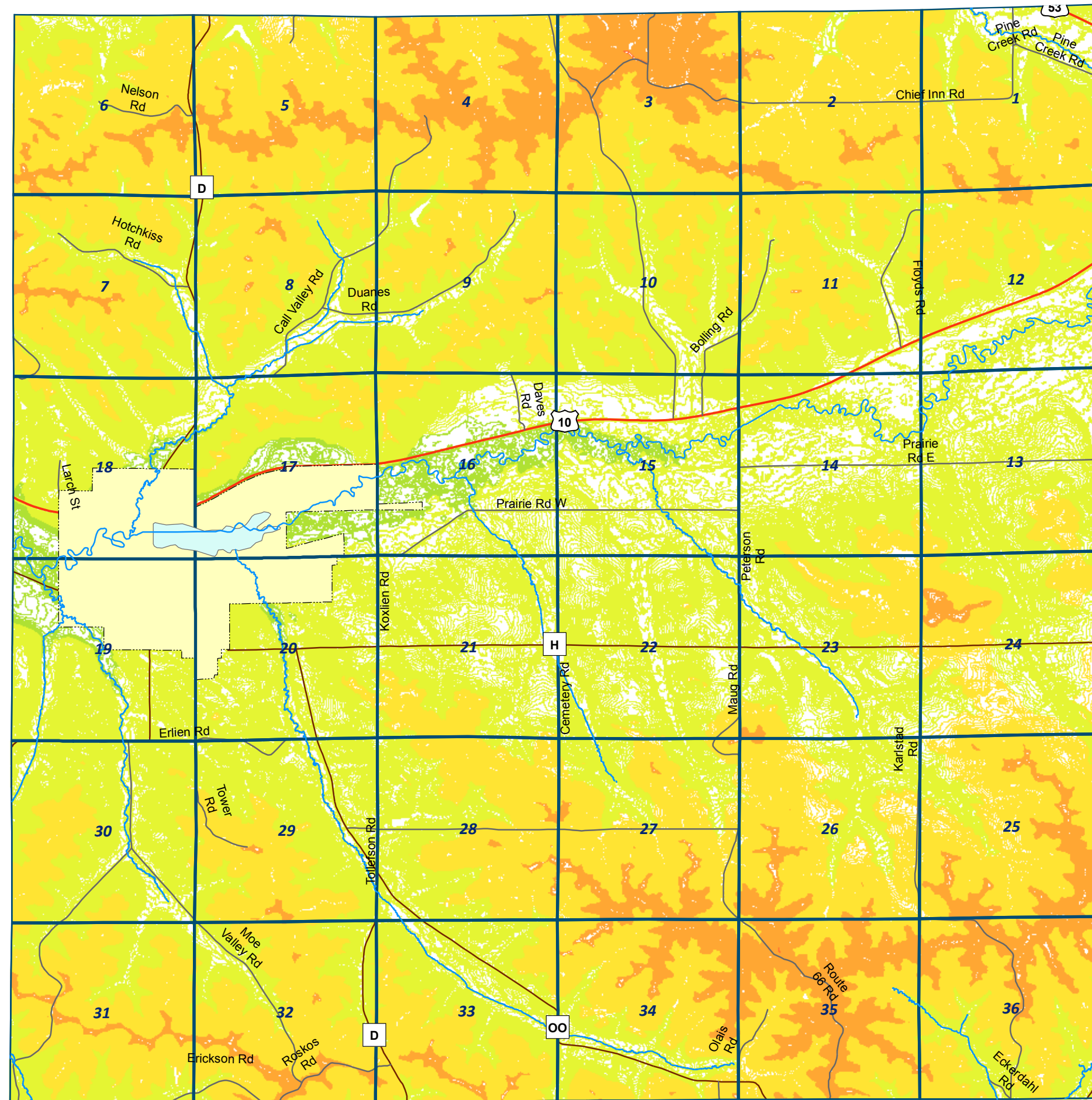
Roads

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



1 inch = 0.62 miles

Map 3 Town of Unity Contours



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

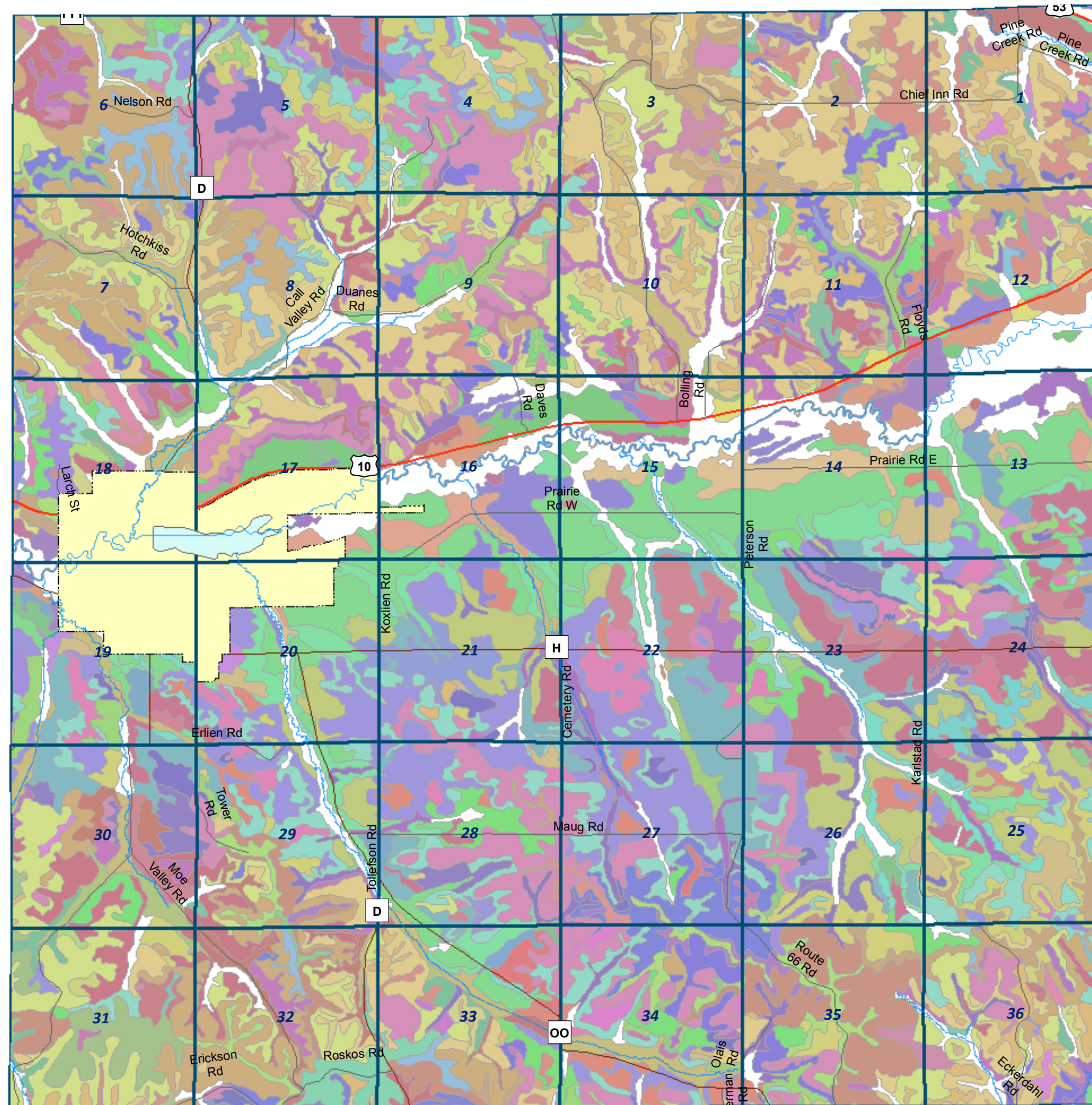
Roads

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



1 inch = 0.62 miles

Map 4 Town of Unity Soils Map



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

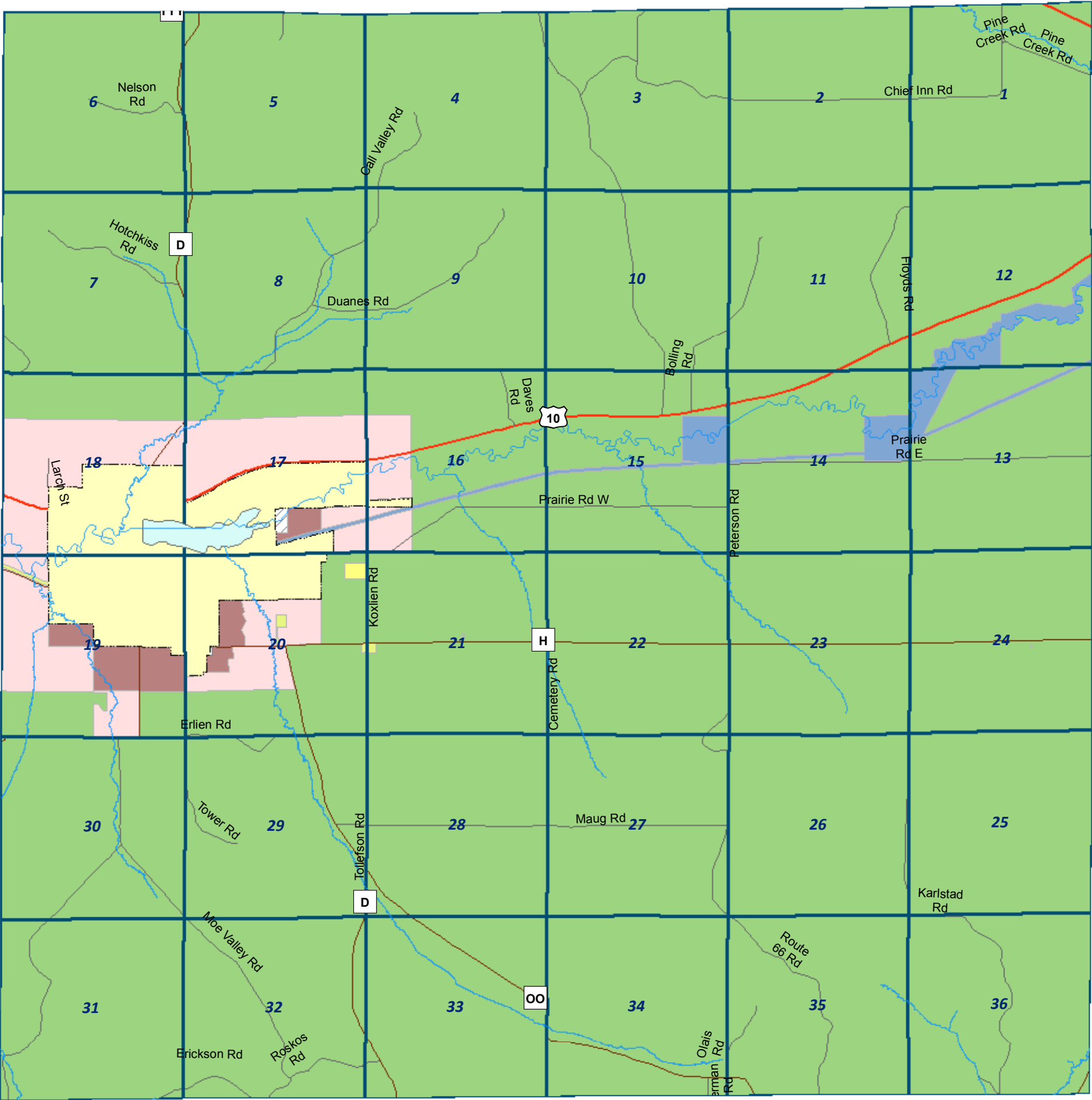
Roads

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



1 inch = 0.61 miles

Map 5
Town of Unity
Land Use Map



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 (EA)
- Exclusive Agriculture 2 (EA 2)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Industrial (IND)
- Environmental Significance (ES)
- (Incorporated)



1 inch = 0.61 miles

Appendix B – 2013 Town of Unity Comprehensive Plan Update Community Survey Results

**TOWN OF UNITY
TREMPEALEAU COUNTY
STRUM, WI 54770**

Dear Town of Unity Residents and Landowners:

The Town of Unity has formed an Advisory Committee to evaluate issues regarding non-metallic frac sand mining in the Town of Unity. Frac sand mining on an industrial scale has impacted many rural towns in our region and the Town of Unity Board believes it is prudent to evaluate the potential impacts (positive and negative) and determine the level of management (if any) the town will pursue.

The Town of Unity's evaluation will be conducted and documented in an update to the Town of Unity's Comprehensive Plan. The advisory committee is committed to an open and transparent update process and is looking for as much public input as possible. The enclosed survey has been developed to gather landowners' and residents' opinions on the Town of Unity and frac sand mining.

Please take a few minutes and fill out the survey and return it in the self-addressed stamped envelope by **March 7, 2013**.

Additional meetings to gather public input will be conducted in the upcoming weeks. Please check the local paper for meeting announcements. If you would like to be included on an email list to receive meeting notices please include your email address in the self-addressed envelope. We value and appreciate your input. Thank you for taking the time to fill out the survey.

Sincerely,

Town of Unity
Town Board

Town of Unity Comprehensive Plan Update Community Survey 2013 - Results

		Very Familiar	Familiar	Somewhat Familiar	Unfamiliar	Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses	Percent of Responses	
1	How familiar are you with Town of Unity's current comprehensive plan?	2.3	9.3	25.6	62.8	129
The Town of Unity's plan includes a number of goals that were established based on citizen input. Please indicate your level of agreement for each of these goals.						
		Strongly Agree or Agree	Disagree or Strongly Disagree	No Opinion		Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses		
2	Preserve prime agricultural lands in the Town.	88.4	6.2	5.4		129
3	Protect farmers' right to farm in the Town.	90.8	6.9	2.3		130
5	Preserve the environmental quality of the Town.	95.4	3.8	0.8		130
6	Enhance the environmental quality of the Town.	87.6	7.0	5.4		129
7	Manage the location of non-farm development.	82.9	10.9	6.2		129
8	Manage the density of non-farm development.	82.9	10.9	6.2		129
9	Reduce land use conflicts (for example conflicts between farmers & nonfarmers).	87.6	7.8	4.7		129
10	Preserve the rural character of the landscape.	85.3	6.2	8.5		129
How well do you feel the current Town Plan is being used by citizens, the Town and the County to guide decisions?						
11	Landowners/residents use our current plan to guide their decisions about the future of their land.	55.0	14.7	30.2		129
12	The Town Board uses our current plan to help them decide what they should do when people want to change what is done on their land.	53.1	15.6	31.3		128
13	The county board uses our current plan to help them decide what requests for land use changes are acceptable.	51.2	18.6	30.2		129
Below are some ?'s on issues that currently face the Town or that we will shortly have to address. Indicate your level of agreement with each Statement.						
14	Our town roads are well maintained.	82.9	14.7	2.3		129
15	Our town roads are built to handle the traffic that drives on them.	75.8	21.9	2.3		128
16	Maintaining scenic views (hills and ridge tops) is important to me.	77.3	14.8	7.8		128
17	Maintaining our drinking water quality is important to me.	97.7	2.3	0.0		129
18	Maintaining our wetlands and streams is important to me.	93.8	4.7	1.6		128
19	The County does a good job of managing the location of frac sand mines.	29.1	26.8	44.1		127
20	Trempealeau County does a good job of managing frac sand mine operations (truck traffic, hours of operation, noise, dust).	31.5	18.9	49.6		127
21	Frac sand mines should be permitted in the Town of Unity.	41.1	42.6	16.3		129
22	Potential noise associated with frac sand mining and hauling is a concern to me.	70.0	22.3	7.7		130
23	The potential increase of truck traffic on town roads associated with frac sand mining is a concern to me.	77.7	20.0	2.3		130
24	The light from night-time frac sand mining is a concern to me.	54.3	26.8	18.9		127
25	Frac sand mine owners should be able to set their hours of operation.	21.5	67.7	10.8		130
26	I would support a frac sand mine within 1/2 mile of my property.	30.0	56.9	13.1		130
		Yes	No			
27	I live in the Town of Unity	66.4	33.6			128
28	I own land in the Town of Unity	100.0	0.0			129
		Not Applicable	Less than 5 acres	5-20 acres	More than 20 acres	
29	Please indicate how much land you own in the Town of Unity.	0.8	13.8	16.9	68.5	130

Survey were mailed to 295 land owners. One-hundred thirty surveys were returned for a response rate of 44%.

Note=There was no Question 4 - survey numbering error.

Surveys compiled by MRRPC March 2013.

Town of Unity Comprehensive Plan Update Community Survey 2013 - (Resident Responses)						
		Very Familiar	Familiar	Somewhat Familiar	Unfamiliar	Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses	Percent of Responses	
1	How familiar are you with Town of Unity's current comprehensive plan?	2.4	11.9	25.0	60.7	84
The Town of Unity's plan includes a number of goals that were established based on citizen input. Please indicate your level of agreement for each of these goals.						
		Strongly Agree or Agree	Disagree or Strongly Disagree	No Opinion		Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses		
2	Preserve prime agricultural lands in the Town.	90.5	3.6	6.0		84
3	Protect farmers' right to farm in the Town.	89.4	7.1	3.5		85
5	Preserve the environmental quality of the Town.	97.6	1.2	1.2		85
6	Enhance the environmental quality of the Town.	89.4	4.7	5.9		85
7	Manage the location of non-farm development.	86.9	6.0	7.1		84
8	Manage the density of non-farm development.	85.7	7.1	7.1		84
9	Reduce land use conflicts (for example conflicts between farmers & nonfarmers).	92.9	3.6	3.6		84
10	Preserve the rural character of the landscape.	86.9	4.8	8.3		84
How well do you feel the current Town Plan is being used by citizens, the Town and the County to guide decisions?						
11	Landowners/residents use our current plan to guide their decisions about the future of their land.	63.1	13.1	23.8		84
12	The Town Board uses our current plan to help them decide what they should do when people want to change what is done on their land.	58.3	14.3	27.4		84
13	The county board uses our current plan to help them decide what requests for land use changes are acceptable.	53.6	20.2	26.2		84
Below are some ?'s on issues that currently face the Town or that we will shortly have to address. Indicate your level of agreement with each Statement.						
14	Our town roads are well maintained.	81.2	18.8	0.0		85
15	Our town roads are built to handle the traffic that drives on them.	70.2	27.4	2.4		84
16	Maintaining scenic views (hills and ridge tops) is important to me.	76.2	11.9	11.9		84
17	Maintaining our drinking water quality is important to me.	100.0	0.0	0.0		85
18	Maintaining our wetlands and streams is important to me.	96.4	1.2	2.4		84
19	The County does a good job of managing the location of frac sand mines.	33.7	27.7	38.6		83
20	Trempealeau County does a good job of managing frac sand mine operations (truck traffic, hours of operation, noise, dust).	32.5	20.5	47.0		83
21	Frac sand mines should be permitted in the Town of Unity.	38.1	45.2	16.7		84
22	Potential noise associated with frac sand mining and hauling is a concern to me.	75.3	18.8	5.9		85
23	The potential increase of truck traffic on town roads associated with frac sand mining is a concern to me.	82.4	15.3	2.4		85
24	The light from night-time frac sand mining is a concern to me.	61.9	21.4	16.7		84
25	Frac sand mine owners should be able to set their hours of operation.	16.5	69.4	14.1		85
26	I would support a frac sand mine within 1/2 mile of my property.	27.1	58.8	14.1		85
27	I live in the Town of Unity	Yes	No			85
		100.0	0.0			
28	I own land in the Town of Unity	100.0	0.0			84
		Not Applicable	Less than 5 acres	5-20 acres	More than 20 acres	85
29	Please indicate how much land you own in the Town of Unity.	0.0	18.8	18.8	62.4	

Note=There was no Question 4 - survey numbering error.

Surveys compiled by MRRPC March 2013.

Town of Unity Comprehensive Plan Update Community Survey 2013 - (Non-Resident Responses)

		Very Familiar	Familiar	Somewhat Familiar	Unfamiliar	Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses	Percent of Responses	
1	How familiar are you with Town of Unity's current comprehensive plan?	2.3	4.7	27.9	65.1	43
The Town of Unity's plan includes a number of goals that were established based on citizen input. Please indicate your level of agreement for each of these goals.						
		Strongly Agree or Agree	Disagree or Strongly Disagree	No Opinion		Total Responses
		Percent of Responses	Percent of Responses	Percent of Responses		
2	Preserve prime agricultural lands in the Town.	83.7	11.6	4.7		43
3	Protect farmers' right to farm in the Town.	93.0	7.0	0.0		43
5	Preserve the environmental quality of the Town.	90.7	9.3	0.0		43
6	Enhance the environmental quality of the Town.	83.3	11.9	4.8		42
7	Manage the location of non-farm development.	74.4	20.9	4.7		43
8	Manage the density of non-farm development.	76.7	18.6	4.7		43
9	Reduce land use conflicts (for example conflicts between farmers & nonfarmers).	76.7	16.3	7.0		43
10	Preserve the rural character of the landscape.	81.4	9.3	9.3		43
How well do you feel the current Town Plan is being used by citizens, the Town and the County to guide decisions?						
11	Landowners/residents use our current plan to guide their decisions about the future of their land.	41.9	18.6	39.5		43
12	The Town Board uses our current plan to help them decide what they should do when people want to change what is done on their land.	44.2	18.6	37.2		43
13	The county board uses our current plan to help them decide what requests for land use changes are acceptable.	46.5	16.3	37.2		43
Below are some ?'s on issues that currently face the Town or that we will shortly have to address. Indicate your level of agreement with each Statement.						
14	Our town roads are well maintained.	85.7	7.1	7.1		42
15	Our town roads are built to handle the traffic that drives on them.	85.7	11.9	2.4		42
16	Maintaining scenic views (hills and ridge tops) is important to me.	78.6	21.4	0.0		42
17	Maintaining our drinking water quality is important to me.	92.9	7.1	0.0		42
18	Maintaining our wetlands and streams is important to me.	88.4	11.6	0.0		43
19	The County does a good job of managing the location of frac sand mines.	20.9	23.3	55.8		43
20	Trempealeau County does a good job of managing frac sand mine operations (truck traffic, hours of operation, noise, dust).	30.2	14.0	55.8		43
21	Frac sand mines should be permitted in the Town of Unity.	48.8	34.9	16.3		43
22	Potential noise associated with frac sand mining and hauling is a concern to me.	58.1	30.2	11.6		43
23	The potential increase of truck traffic on town roads associated with frac sand mining is a concern to me.	67.4	30.2	2.3		43
24	The light from night-time frac sand mining is a concern to me.	38.1	38.1	23.8		42
25	Frac sand mine owners should be able to set their hours of operation.	32.6	62.8	4.7		43
26	I would support a frac sand mine within 1/2 mile of my property.	37.2	51.2	11.6		43
		Yes	No			
27	I live in the Town of Unity	0.0	100.0			43
28	I own land in the Town of Unity	100.0	0.0			43
		Not Applicable	Less than 5 acres	5-20 acres	More than 20 acres	
29	Please indicate how much land you own in the Town of Unity.	2.3	4.7	11.6	81.4	43

Note=There was no Question 4 - survey numbering error.

Surveys compiled by MRRPC March 2013.

Appendix C –

May 10, 2018 Resolution Declining the Creation of a Mining Overlay District in the Town of Unity

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

WHEREAS, the Town of Unity reviewed their existing Land Use Plan in June 2016-March 2018, in accordance with meeting Wisconsin's Comprehensive Planning and Smart Growth Laws,

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

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,

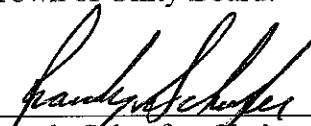
WHEREAS, the Advisory Planning Committee has come to the conclusion that due to the desire to promote the agriculture integrity of the township, preserve prime farmland and natural wildlife habitat, maintain the existing tax base of the township, uphold the environmental quality of the township, and the desire to preserve the rural atmosphere of the township, it is inappropriate for the Town of Unity to adopt a Mining Overlay District, and

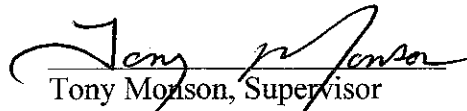
THEREFORE, BE IT RESOLVED, that the Advisory Planning Committee hereby opposes the creation of a Mining Overlay District within the Town of Unity and further resolves to oppose any state or local legislation that would limit local governments' ability to permit or deny new mining applications.


Dated at Town of Unity, Trempealeau County, Wisconsin this 10 th day of May, 2018.

Respectfully submitted,

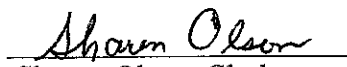
Town of Unity Board:


Randy Schaefer, Chairman


Tony Monson, Supervisor


Terrance Koxlien, Supervisor

Approved by the Town of Unity Board this 10 th day of May, 2018.


Sharon Olson, Clerk