

Town of Greenfield

Comprehensive Plan

2024-2044



Prepared by the
Mississippi River Regional Planning Commission
under the direction of the
Town of Greenfield Planning Commission and Town Board



RESOLUTION NO. 2025-1
TOWN OF GREENFIELD, LA CROSSE COUNTY, WISCONSIN
PLAN COMMISSION

A Resolution to recommend adoption of the "Town of Greenfield Comprehensive Plan 2024-2044" to the Greenfield Town Board.

Whereas, it is the Town Plan Commission's responsibility to prepare and recommend for adoption a Town Comprehensive Plan to the Town Board pursuant to Section 62.23(2) and (3) and 66.1001(4) of Wisconsin Statutes.

Whereas, the Town Planning Commission has prepared a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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

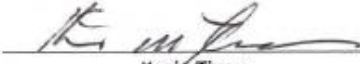
Whereas, the Town Comprehensive Plan contains a compilation of objectives, policies, goals, maps and programs to guide future development of the Town.

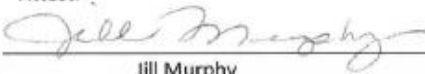
Whereas, to receive public input on the Comprehensive Plan a public participation plan was adopted and several public information meetings were held.

Whereas, all comments received were considered.

Now Therefore Be It Resolved, that the Town of Greenfield Planning Commission hereby recommends referring the Town of Greenfield 2024-2044 Comprehensive Plan to the Town Board for a public hearing and recommends adoption of this Comprehensive Plan by the Greenfield Town Board.

Adopted this 14th day of April 2025.

 Planning Commission Chair
Kevin Timm

Attest:
 Town Clerk
Jill Murphy

Ordinance No. 2025-1

An Ordinance to Adopt the 2024-2044 Comprehensive Plan of the Town of Greenfield, Wisconsin.

The town board of the town of Greenfield, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3)(for cities, villages, and towns exercising village powers under 60.22(3)) of the Wisconsin Statutes, the town of Greenfield, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The town board of the town of Greenfield, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Greenfield, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to town board the adoption of the document entitled "Comprehensive Plan of the Town of Greenfield," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

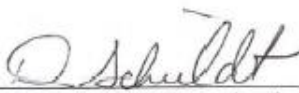
Section 5. The town board of the Town of Greenfield, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Comprehensive Plan of the Town of Greenfield," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the town board and posting as required by law.

Adopted this 14th day of April, 2025


Kevin Timm, Town Board Chair

Posted: April 15th, 2025

Approved:  
Chad Morris, Supervisor 1 Daren Schieldt, Supervisor 2

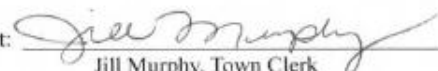
Attest: 
Jill Murphy, Town Clerk

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Abstract

Town of Greenfield Comprehensive Plan 2024-2044

The Town of Greenfield Comprehensive Plan 2024-2044 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1) and 66.1001(2) of the Wisconsin Statutes. This Comprehensive Plan presents a strategic framework for the guidance and accomplishment of the coordinated, adjusted, and harmonious development of the Town of Greenfield. Recognizing the town's unique assets, challenges, and aspirations, this plan outlines a roadmap to promote growth and plan for the future.

The Plan contains an assessment of the town's current state, including an analysis of its demographics, land use patterns, transportation systems, environmental resources, and economic conditions. Based on this analysis and input from stakeholders, key goals and objectives are identified to address priority issues and align with the community's values and aspirations. These goals encompass a wide range of domains, including land use planning, transportation, housing, economic development, community services, and cultural and historic preservation.

Ultimately, this Comprehensive Plan aims to guide decision-makers, community leaders, and residents in shaping the future of the Town of Greenfield. Fostering a vibrant local economy, preserving the town's unique character, and ensuring the well-being of its residents will ensure that the Town of Greenfield thrives in the future.

Town of Greenfield Board

- Kevin Timm, Chair
- Chad Morris, Supervisor No. 1
- Daren Schieldt, Supervisor No. 2
- Jill Murphy, Clerk
- Danny Kjos, Treasurer

Comprehensive Plan Advisory Committee

- Kevin Timm - Chair
- Dave Hanson
- Dennis Gerke
- Pat Manthe
- Ernie Komperud
- Daren Schieldt
- Craig McKelvey

Mississippi River Regional Planning Commission

- Jon Bingol, Executive Director
- Simon Fichter, Planner
- Ken Harwood, Planner
- Sarah Ofte, Senior Office Manager
- Jack Zabrowski, Senior Planner

Introduction

The Town of Greenfield Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that zoning, subdivision regulations, and official mapping within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will consist of two documents, an Existing Conditions Report and a Goals, Objectives, Policies and Recommendations section.

In developing the Town of Greenfield Comprehensive Plan, the first step taken was the preparation of an Existing Conditions Report. The report has been compiled to provide detailed background information on the Town of Greenfield, which will be utilized in the planning process. The Existing Conditions Report provides a comprehensive snapshot of the Town of Greenfield in 2020-2022 and provides some insight into the town's future with population, housing, and economic projections. This report will serve as the statistical/data foundation for the Town of Greenfield Comprehensive Plan.

Why Plan?

Planning allows the Town of Greenfield to anticipate and address emerging challenges effectively. Communities are constantly evolving, and planning enables the town to stay ahead of any potential risks or conflicts. By conducting an analysis of current conditions, future trends, and potential risks, the Town of Greenfield can proactively identify and mitigate issues such as population growth, infrastructure needs, environmental impacts, and economic shifts. With a well-crafted plan in place, the town can adapt to changing circumstances with agility and purpose.

Planning also fosters the creation of a shared vision for the Town of Greenfield. Engaging residents, businesses, community organizations, and other stakeholders in the planning process allows for meaningful participation and collaboration. By discussing the perspectives of all of those who become involved, the plan can reflect the aspirations, values, and visions of the entire community. This inclusive approach not only strengthens community bonds but also cultivates a sense of ownership and pride among residents, who can actively contribute to shaping the future of their home.

Long-term planning plays a vital role in achieving sustainable growth and enhancing the quality of life in the Town of Greenfield. By considering the relationships between land use, housing, transportation, economic development, utilities and community facilities, intergovernmental relationships, and agricultural, natural, and cultural resources, the plan promotes a comprehensive approach to development. It strives to strike a balance between preserving the town's unique character, protecting its most important resources, and fostering economic vitality. Through carefully crafted policies and strategies, the plan aims to create a harmonious and resilient community where residents can thrive, businesses can succeed, and future generations can enjoy a high quality of life.

Purpose of Comprehensive Plan

Issues and Opportunities – This element provides an overview of the important demographic trends and background information necessary to create a complete understanding of the Town of Greenfield. Section 66.1001 (Comprehensive Planning) of the Wisconsin Statutes requires this element to include a statement of overall goals, objectives, policies, and programs for the 20-year planning period, as well as household and employment forecasts that are used to guide the development of this plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the governmental unit.

Housing – A compilation of objectives, policies, goals, maps, and programs of Town of Greenfield to provide an adequate housing supply that meets existing and forecasted housing demand.

Transportation – A compilation of objectives, policies, goals, maps, and programs to guide the future development of multimodal transportation including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, pedestrians, railroad, air transportation, trucking, and water.

Utilities and Community Facilities – A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Agricultural, Natural, and Cultural Resources – A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. [295.20 \(2\)](#), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Economic Development – A compilation of objectives, policies, goals, maps, and programs to promote the stabilization, retention, or expansion, of the economic base and quality employment opportunities in the Town of Greenfield, including an analysis of the labor force.

Intergovernmental Cooperation – A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units.

Land Use – A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections over 20 years, in 5-year increments of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

Implementation – A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan and shall include a mechanism to measure the local governmental unit's

progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Public Process

Every community is required to develop a public participation plan at the beginning of the comprehensive planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process.

The Town of Greenfield's Comprehensive Public Participation Plan involved a detailed public engagement process to incorporate community input and reflect the town's collective vision. The planning process was led by the Town Plan Commission, who began by developing an Existing Conditions Report. This report laid the groundwork by analyzing local demographic, economic, and environmental trends, which highlighted emerging challenges and opportunities within the town. Throughout the planning phases, the commission emphasized public input to ensure the final document would resonate with the community's values. Engagement included an open house, surveys, focus groups, and Town Board and Plan Commission meetings where residents, business owners, and other stakeholders could express their opinions on key topics like land use, housing, and transportation. A community survey revealed essential community preferences, including a desire to maintain the Town of Greenfield's rural atmosphere, improve local infrastructure, and expand recreational spaces. Additionally, public meetings provided a venue for in-depth discussions, enabling residents to address specific issues, such as road maintenance and the need for affordable housing.

This participatory plan's goals, policies, and implementation strategies and feedback sessions allowed the Town Plan Commission to adjust and refine the plan to better align with the evolving priorities of the community. Ultimately, Greenfield's public participation strategy fostered a sense of ownership among residents, encouraging continued involvement and support as the town moves forward with implementing its Comprehensive Plan .

Background

The Town of Greenfield last adopted a Comprehensive Plan in 2009. An update to this plan allows for the continued growth and vision of the area to be thoroughly implemented. The plan will provide a service to the community as a reference tool for growth. The plan is general in nature, allowing for flexibility, considering many elements and their relation to one another across time. The plan is balanced between the needs of the town and emphasis on goals to enhance the quality of the community.

History

Wisconsin broke off from Michigan and became its own territory in 1836, and in 1848 Wisconsin became the 30th state in the union. At first the area that became La Crosse County was a part of Crawford County. Crawford also included what are now Crawford, Vernon, Monroe, and parts of Buffalo, Clark, Jackson, Taylor, and Trempealeau counties. At this time three towns were established: La Crosse, Albion, and Pine Valley. When first established, the Town of La Crosse included not only the present La Crosse County but all of Trempealeau and Jackson counties as well. In 1851, La Crosse became a county, but it also included what was to become Jackson, Monroe, and Trempealeau counties. It was not until 1857 when the present La Crosse County boundaries were established by the state legislature.

The Town of La Crosse existed from 1851 until 1856 when the City of La Crosse was chartered by the state legislature. From the original town lines, the Towns of Shelby and Greenfield were created in 1856.

The first settlement in the present limits of the Town of Greenfield was made in 1853. In that year, W. Symes, Daniel Raymond, Samuel McGowen, and A. Preutt each erected a small log cabin. They were soon after followed by

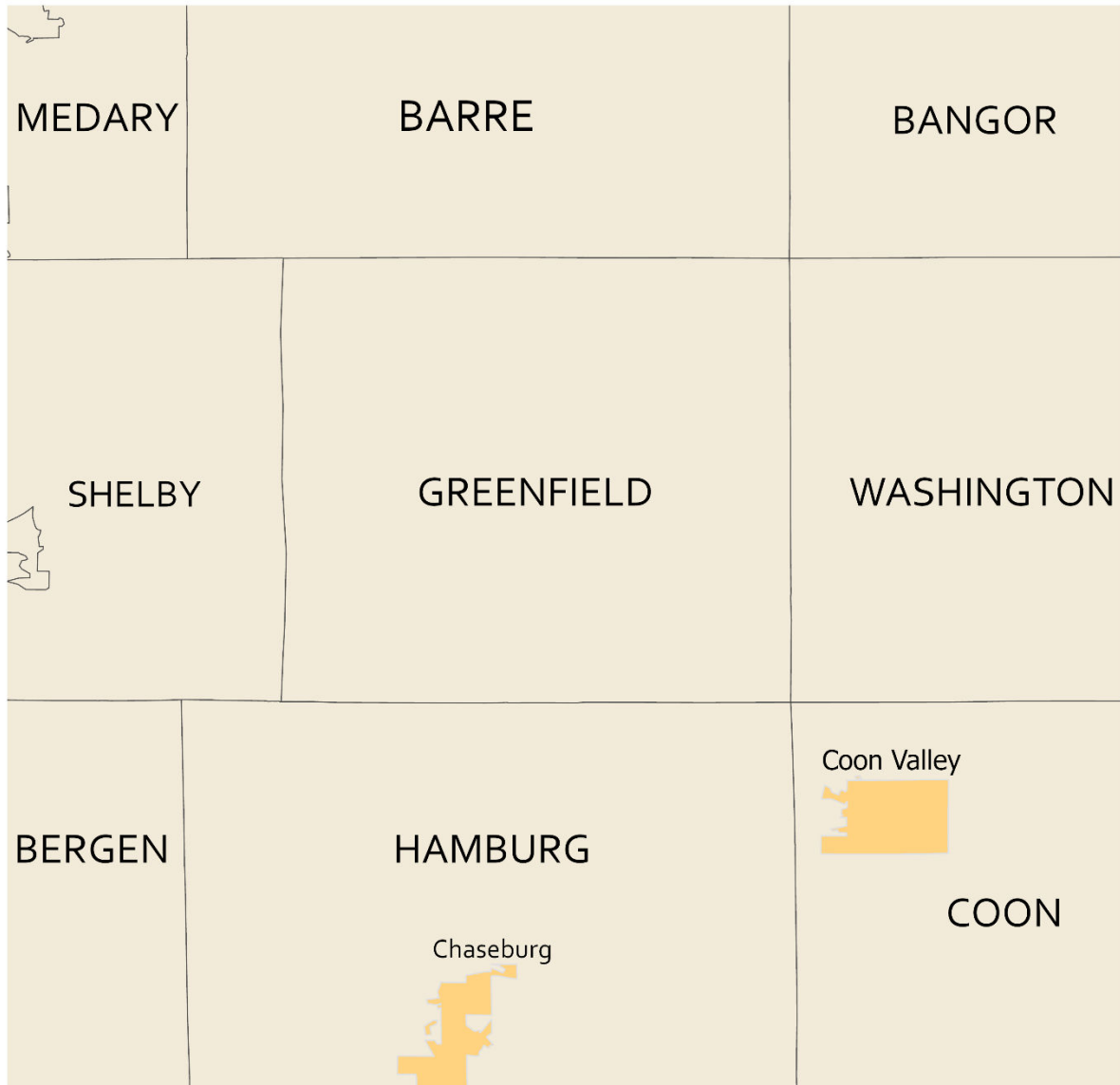
Christopher Kerchmer, who located a claim on Section 27, in the fall of 1854. During the summer and fall of 1854, large numbers flocked to the “cooleys” of Greenfield and took up claims.

By 1853 the Germans and Norwegians really began to impact the landscape in La Crosse County, but 1855 marked the largest land purchases by these two ethnic groups. During 1855, the Germans bought 255 forty- acre parcels. The Germans tended to settle on limestone ridges in the southern part of the county, namely on St. Joseph Ridge, and they were mainly Catholic Germans from Luxemburg, Rhine-Prussia, Baden, Bavaria, Bohemia and Wuerttemberg.

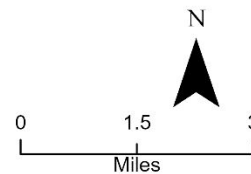
While Catholic services were held in this area as early as 1855 by Father William Trappert. It was not until 1866 that a parish was formally established in St. Joseph.

Neighboring Municipalities

Town of Greenfield



 Villages
 Towns



Issues and Opportunities

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

Population Trends and Projections

From 2010 to 2020, the population of the Town increased by 6.2%, which was comparable to the rate of growth seen by La Crosse County, but almost double the rate of growth seen in Wisconsin. From 2020 to 2040 – according to the Wisconsin Department of Administration – the Town is expected to grow by 24.1%. This growth is quite extreme – about three times the expected growth rate for the County and State over the same period.

Table 1.1 Population and Population Projections

Year	Town of Greenfield	La Crosse County	Wisconsin
2010	2,060	114,638	5,686,986
2020	2,187	120,784	5,893,718
2030	2,535	128,120	5,893,718
2040	2,715	131,500	6,375,910
% Change from 2010 to 2020	6.2%	5.4%	3.6%
% Change from 2020 to 2040	24.1%	8.9%	8.2%

Source: US Census 2020 – P1 Race and Wisconsin Department of Administration

Population Characteristics

The Town is 95.2% White, which is greater than both La Crosse County and Wisconsin. The largest minority group is the population of two or more races at 3.2%, which is a lower proportion than both the County and State. The median age of the town is 44.9, which is about 8 years older than the median age of the County and about 5 years older than the median age of the State. Correspondingly, the proportion of the population of the town over 65 is 15.3%, which is actually lower than the County (16.3%) and the State (17.0%). The proportion of the population of the town under 18 is 25.2%, which is higher than both the County (19.9%) and State (22.2%).

Currently, the bulk of the town's population is between 45 to 69 years, with both the younger and older cohorts outside this range being much smaller. So, while the percentage of the population under 65 in the Town is currently relatively small, it should be expected to rapidly increase, as the larger cohorts just under this cutoff continue to age. The largest five-year age cohorts are 45 to 49 and 60 to 64.

Table 1.2 Race

Race	Town of Greenfield	Town of Greenfield %	La Crosse County	La Crosse County %	Wisconsin	Wisconsin %
White alone	2,083	95.2%	106,317	88.0%	4,737,545	80.4%
Black or African American alone	6	0.3%	1,994	1.7%	376,256	6.4%
American Indian and Alaska Native alone	4	0.2%	508	0.4%	60,428	1.0%
Asian alone	16	0.7%	5,608	4.6%	175,702	3.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	26	0.0%	2,199	0.0%
Some Other Race alone	8	0.4%	1,052	0.9%	182,054	3.1%
Population of two or more races:	70	3.2%	5,279	4.4%	359,534	6.1%
Total	2,187		120,784		5,893,718	

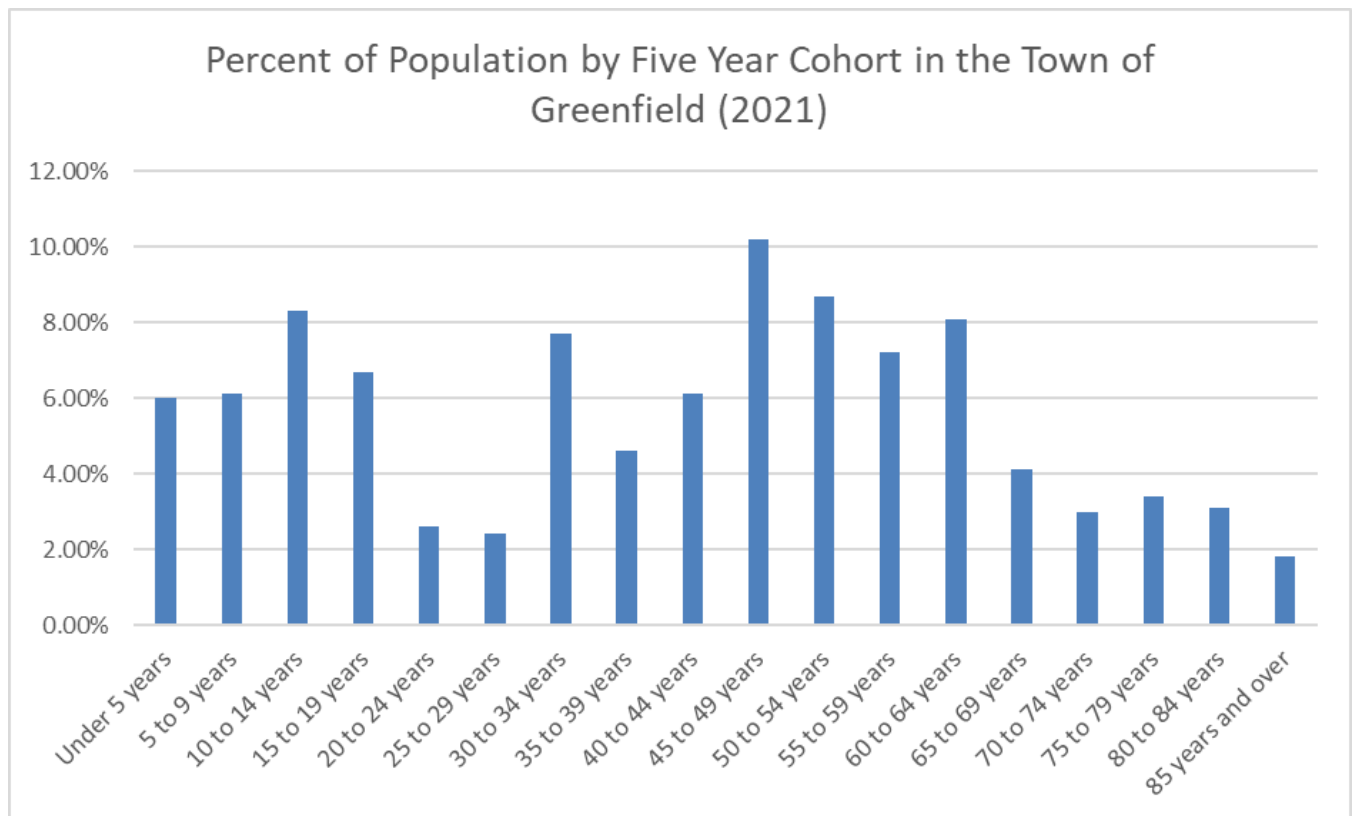
Source: US Census 2020 – Table P1 Race

Table 1.3 Age

Age	Town of Greenfield	%	La Crosse County	%	Wisconsin	%
Under 5 years	135	6.0%	5,992	5.0%	329,324	5.6%
5 to 9 years	136	6.1%	6,546	5.4%	353,613	6.0%
10 to 14 years	185	8.3%	7,203	6.0%	379,887	6.5%
15 to 19 years	149	6.7%	9,311	7.7%	387,828	6.6%
20 to 24 years	59	2.6%	13,539	11.3%	393,324	6.7%
25 to 29 years	54	2.4%	8,293	6.9%	369,922	6.3%
30 to 34 years	171	7.7%	7,399	6.2%	365,233	6.2%
35 to 39 years	102	4.6%	7,282	6.1%	382,375	6.5%
40 to 44 years	136	6.1%	6,412	5.3%	346,339	5.9%
45 to 49 years	229	10.2%	6,452	5.4%	348,683	5.9%
50 to 54 years	194	8.7%	6,888	5.7%	383,896	6.5%
55 to 59 years	161	7.2%	7,580	6.3%	427,743	7.3%
60 to 64 years	181	8.1%	7,815	6.5%	406,416	6.9%
65 to 69 years	92	4.1%	6,575	5.5%	336,877	5.7%
70 to 74 years	66	3.0%	4,991	4.1%	262,310	4.5%
75 to 79 years	75	3.4%	3,191	2.7%	160,625	2.7%
80 to 84 years	69	3.1%	1,753	1.5%	113,539	1.9%
85 years and over	41	1.8%	3,069	2.6%	123,727	2.1%
Total population	2,235	(X)	120,291	(X)	5,871,661	(X)
Median Age	44.9	(X)	36.3	(X)	39.6	(X)

Source: ACS 2021 5-Year Estimates – Table S0101 Age and Sex

Chart 1.1 Age by Five Year Age Cohorts



Source: ACS 2021 5-Year Estimates – Table S0101 Age and Sex

Educational Attainment

The town has a higher percentage of residents with a bachelor's degree or higher (38.8%) than the County (35.2%) and the State (31.5%). This is supported by the percentage of the town with a graduate or professional degree – 16.9%, substantially higher than the County (13.3%) and State (10.8%). The proportion of the population without a high school diploma is slightly higher than the County, 5.8% and 4.3% respectively, but comparable to the State (7.1%).

Table 1.4 Educational Attainment of Population over 25

Educational Attainment	Town of Greenfield	%	La Crosse County	%	Wisconsin	%
Population 25 years and over	1,571	(X)	77,700	(X)	4,027,685	(X)
Less than 9th grade	17	1.1%	1,276	1.6%	97,350	2.4%
9th to 12th grade, no diploma	74	4.7%	2,097	2.7%	187,925	4.7%
High school graduate (includes equivalency)	474	30.2%	19,758	25.4%	1,209,751	30.0%
Some college, no degree	225	14.3%	16,848	21.7%	814,827	20.2%
Associate's degree	171	10.9%	10,387	13.4%	449,533	11.2%
Bachelor's degree	344	21.9%	16,963	21.8%	833,670	20.7%
Graduate or professional degree	266	16.9%	10,371	13.3%	434,629	10.8%
High school graduate or higher	1,480	94.2%	74,327	95.7%	3,742,410	92.9%
Bachelor's degree or higher	610	38.8%	27,334	35.2%	1,268,299	31.5%

Source: ACS 2021 5-Year Estimates – Table S1501 Educational Attainment

The Town of Greenfield Plan Commission reviewed information regarding current issues and opportunities and devised the following list of issues and opportunities in the Town of Greenfield.

Issues

1. Aging Infrastructure: Existing roads and utilities may require significant upgrades to meet future demands.
2. Limited Public Transportation: Lack of public transport options could limit mobility for non-driving residents, particularly the elderly and disabled. (20-30% of Greenfield residents don't drive-WIS DOT)
3. Environmental Preservation: Balancing development with the need to protect agricultural lands, woodlands, and natural water resources.
4. Affordable Housing: Ensuring an adequate supply of affordable housing for all income levels.
5. Economic Diversification: Reliance on agriculture and small businesses without sufficient diversification can make the economy vulnerable.
6. Land Use Conflicts: Potential conflicts between residential, commercial, and agricultural land uses.
7. Emergency Services: Ensuring adequate fire protection and emergency services in a mostly rural area.

8. Population Growth: Managing the effects of population growth on infrastructure, services, and the environment.
9. Water Quality: Protecting groundwater from runoff and other pollutants.
10. Aging Population: Addressing the needs of an aging population, including healthcare and accessible housing.
11. Stormwater Management: Effectively managing stormwater to prevent flooding and water pollution.
12. Villa: Eight acres are for sale at the Villa.
13. Sewer: The sewer district is in debt; the cost may need to be updated.
14. Available land to build.

Opportunities

1. Small Business Support: Encouraging the development of small niche businesses and home-based businesses.
2. Transportation Improvements: Exploring the feasibility of more “park and ride” lots and carpooling programs.
3. Cluster Development: Encouraging cluster development to preserve open space and reduce sprawl.
4. Infrastructure Grants: Securing state and federal grants for infrastructure improvements.
5. Recreation and Trails: Developing recreational trails and parks to enhance quality of life.
6. Intergovernmental Cooperation: Strengthening cooperation with neighboring municipalities for shared services and infrastructure projects.
7. Families: Attract more families to move into the Town.
8. Recycling

Goals

Planning Goals

Based on issues and opportunities derived from analysis of data compiled in the Existing Conditions Report, public input from the town survey, public open house meetings, and Plan Commission input, the following goals were established to guide the development of the Town of Greenfield Plan. Methods and actions to achieve the goals will be detailed in the following sections.

Land Use Element

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

Goal B - Guide industrial, commercial, and high-density residential uses to the unincorporated community of St. Joseph's where public sewer and water is available.

Goal C - Encourage cluster development in suitable areas over inefficient scattered residential development patterns.

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

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

Housing Element

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

Goal B - Promote cluster housing developments.

Goal C - Encourage higher density single-family development/multi-family development to areas served by public sewer and water systems.

Transportation Element

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

Goal B - Continue joint cooperation with the County Highway Department and Wisconsin Department of Transportation on public road projects.

Goal C - Support State and County programs that provide transportation options for the elderly and disabled.

Goal D - Encouragement of neighborhood designs that support a range of transportation choices.

Economic Development Element

Goal A - Continue to support, encourage, and promote agriculture as a viable economic industry.

Goal B - Protection of economically productive areas, including farmland and forests.

Utilities and Community Facilities Element

Goal A - Maintain the existing level of public services (road maintenance, garbage/recycling center, Fire/EMS.)

Goal B - Monitor the changing needs of the Town of Greenfield and provide adequate community facilities as needed.

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

Goal D - Encourage development of commercial, residential, and industrial development connected to existing infrastructure

Intergovernmental Cooperation Element

Goal A - Maintain the Town's written documentation pertaining to shared roads.

Goal B - Maintain cooperative agreements for fire protection and emergency services with adjoining units of government.

Goal C - Continue and enhance cooperation and coordination efforts with adjacent local municipalities.

Agricultural, Natural and Cultural Resources Element

Goal A - Preserve and enhance public lands and recreational opportunities in the Town.

Goal B - Continue to support agriculture conservation practices and programs in the Town.

Goal C - Attempt to preserve and enhance the environmental quality of the town – water quality, air quality, soils, etc.

Goal D - Preserve, protect, and enhance public and private lands including natural areas, wetlands, wildlife habitats, slopes and bluffs, lakes, private and public woodlands, scenic views, open spaces, and groundwater resources.

Goal E - Preservation of cultural, historic, and archaeological sites.

Implementation Element

Goal A - Identify policies and programs to implement recommendations of the comprehensive plan.

Goal B - Continue to provide the opportunity for public input throughout the planning process and future updates.

Land Use

To plan for the future land use of the Town of Greenfield, it is necessary to have a good understanding of the existing land uses. Existing land uses, residential densities, and the supply and demand for land are discussed below.

Existing Land Use

The Town of Greenfield primarily consists of agricultural land uses, with limited residential or commercial developments (See Map Existing Land Uses). The small-unincorporated community of St. Joseph’s is located within the town. This area represents the only district in the Town where more dense development patterns occurred.

As Table 2.1 illustrates, most of the Town of Greenfield is assessed as agricultural land with 54.3% agriculture and 22.2% as agricultural forest. The agricultural uses present in the Town primarily consist of farms, cropland, and grazing/pasture. Primary crops grown are corn, alfalfa, and soybeans. Forest lands are also a considerable portion of land use, with agricultural forests making up 22.2% of land, and forest lands making up 7.9% of land – for a total of 30.1% of land being forested.

Table 2.1 Land Use

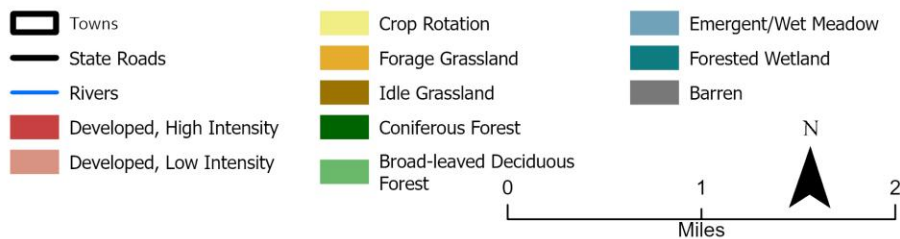
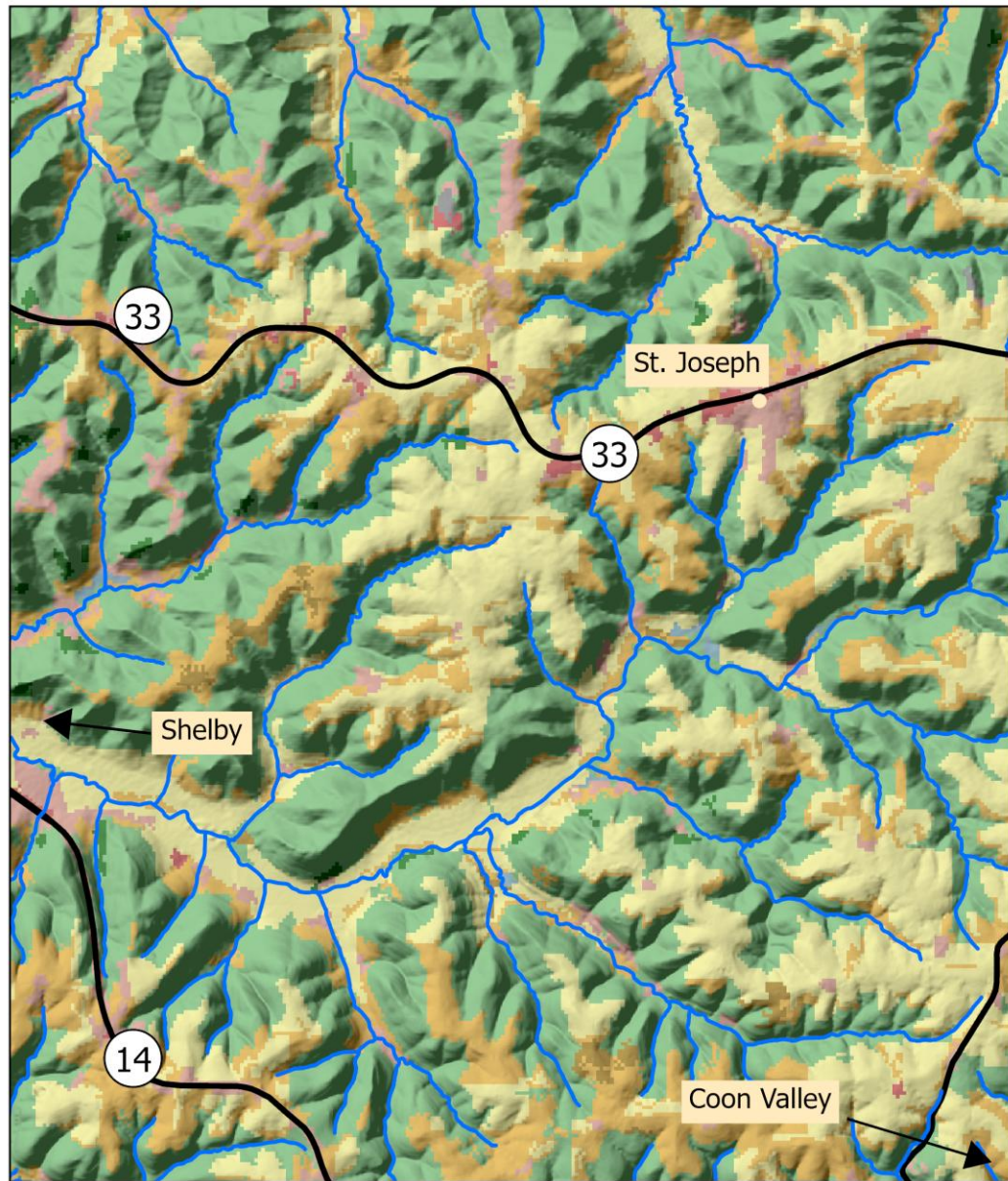
Land Use	Acres (2021)	Percent (2021)
Residential	1596	10.7%
Commercial	75	0.5%
Manufacturing	30	0.2%
Agricultural	8087	54.3%
Undeveloped	425	2.9%
Agricultural Forest	3308	22.2%
Forest Lands	1181	7.9%
Other	180	1.2%
Total	14882	100.0%

Source: Wisconsin Department of Revenue 2021 Statement of Assessment for La Crosse County

Commercial/Manufacturing

Very few non-agricultural commercial businesses are located in the Town. St. Joseph Ridge, located at the intersection of STH 33 and CTH M, has several businesses (gas station, bank, restaurant, etc.). St. Joseph Ridge is also home to the building which used to be a Franciscan Sisters of Perpetual Adoration retirement home. The building and extensive grounds are still owned by the Franciscan Sisters of Perpetual Adoration.

Existing Land Use Town of Greenfield

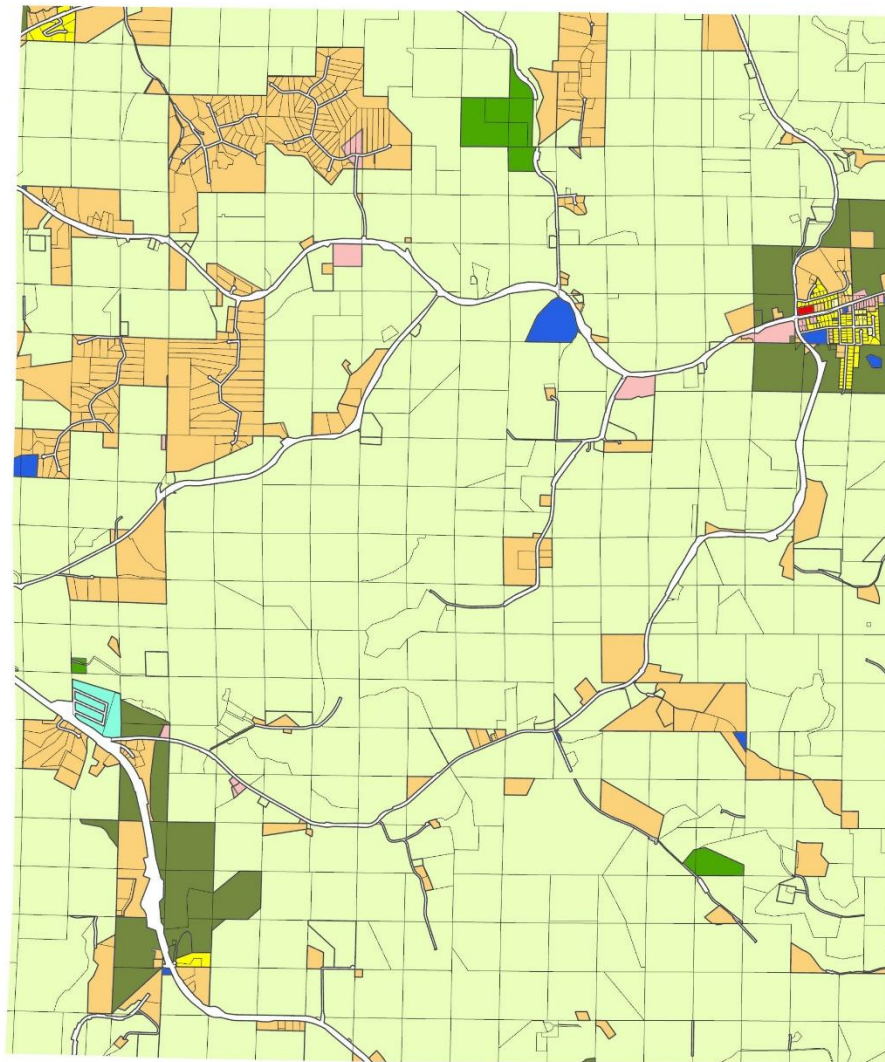


Zoning and Other Land Use Regulations

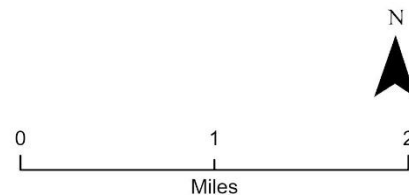
The Town of Greenfield is a zoned town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Greenfield. The following map provides a breakdown of the various zoning districts in the town and shows the location of these zones. The La Crosse County Zoning Department also administers regulations mandated by Wisconsin State Statute in the Town of Greenfield such as the Private On-site Sanitary Sewer Ordinance, and the Shoreland, Wetland and Floodplain regulations. The Town of Greenfield Existing Zoning Map illustrates the properties zoned for business. Properties designated in the General Agriculture district on the zoning map are generally representing properties that conditional uses have been granted for some type of business or home business operation.

Existing Zoning

Town of Greenfield



- | | |
|--|---|
| Commercial | Public and Institutional |
| Exclusive Agriculture | Residential A |
| General Agriculture | Residential B |
| Industrial | Residential C |
| Light Industrial | Rural |
| Manufactured Home Community | Water |
| Recreation and Natural Resource | |



Future Land Use Needs

Over the next 20 years, the Town of Greenfield is projected to need more residential land. From 2020 to 2040 – according to the Wisconsin Department of Administration – the Town is expected to grow by 24.1%. This is about three times the expected growth rate for the County and State over the same period. The following Future Land Use Map sets a broad vision for areas for future development, preservation of agricultural land, and open spaces.

Addressing Existing or Potential Land Use Conflicts

Ongoing conflicts exist between the desire to preserve the rural character and agricultural appearance of the town with increased development pressure and private property owner's interests. The Advisory Committee believes that the comprehensive planning process and development of a land use map is working to minimize this conflict. This conflict is addressed in the development of the Land Use Element by recommending that higher residential density along with commercial and industrial developments be encouraged to locate in St. Joseph's, which maintains a public sewer and water system and has access to State Highway 33.

Future Land Use

A Future Land Use Map (FLUM) depicts a community's long-term vision for the development, use, and preservation of its land. It shows areas designated for specific purposes such as residential, commercial, industrial, agricultural, and recreational uses. The map is a planning tool that guides zoning, infrastructure investments, and policy decisions by illustrating where growth should occur, where resources should be conserved, and how different types of land uses will interact. A FLUM helps ensure that development aligns with the community's goals, balancing growth with environmental conservation and infrastructure needs.

Future Land Use Classes

This section outlines the planned future land use classes for the Town of Greenfield that are depicted on the Future Land Use Map (FLUM). The classes represent a consolidation of the more specific county zoning districts that would be used when a zoning code is developed.

1. **Residential** - The residential class includes land uses where the predominant use is housing. In areas that are zoned residential, buildings may include single family housing, multiple family housing (apartments, duplexes, townhomes, and condominiums) or mobile homes. Zoning for residential use may permit some limited, accessory commercial services or work opportunities or may totally exclude business and industry.
2. **Non-Residential** – A non-residential class includes uses that are business related, including commercial, retail, or industrial. Zoning for these areas is established to provide separation from incompatible uses, which may include residential neighborhoods and non-publicly owned or operated outdoor recreation uses.
3. **Public/Institutional** – This land use class encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, utility infrastructure, municipal building, emergency response and safety buildings, health care facilities, travel related facilities, places of worship, or other governmental lands.
4. **Environmental** – The environmental class includes areas where special protection is encouraged because of unique landscapes, topographical features, wildlife, or historical value. These areas may contain floodplains, steep slopes of 30% or greater, wetlands, preserved lands under permanent conservation easements, viewsheds, and historically, archaeologically, or culturally significant sites.
5. **Agricultural** – The Agricultural class is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land. This district is to preserve agricultural land for food and

fiber production; to protect productive farming by preventing conflicts between incompatible uses; and especially to implement the provisions of the County Farmland Preservation Plan, when adopted or periodically revised; and comply with the provisions of the County Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats.

Issues

1. Land Use Conflicts: Potential conflicts between residential, commercial, and agricultural land uses.
2. Available land to build (lack thereof)
3. Population Growth: Managing the effects of population growth on infrastructure, services, and the environment.

Opportunities

1. Cluster Development: Encouraging cluster development to preserve open space and reduce sprawl.
2. Infrastructure Grants: Securing state and federal grants for infrastructure improvements

Land Use Goals

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

Goal B - Guide industrial, commercial, and high-density residential uses to the unincorporated community of St. Joseph's where public sewer and water is available.

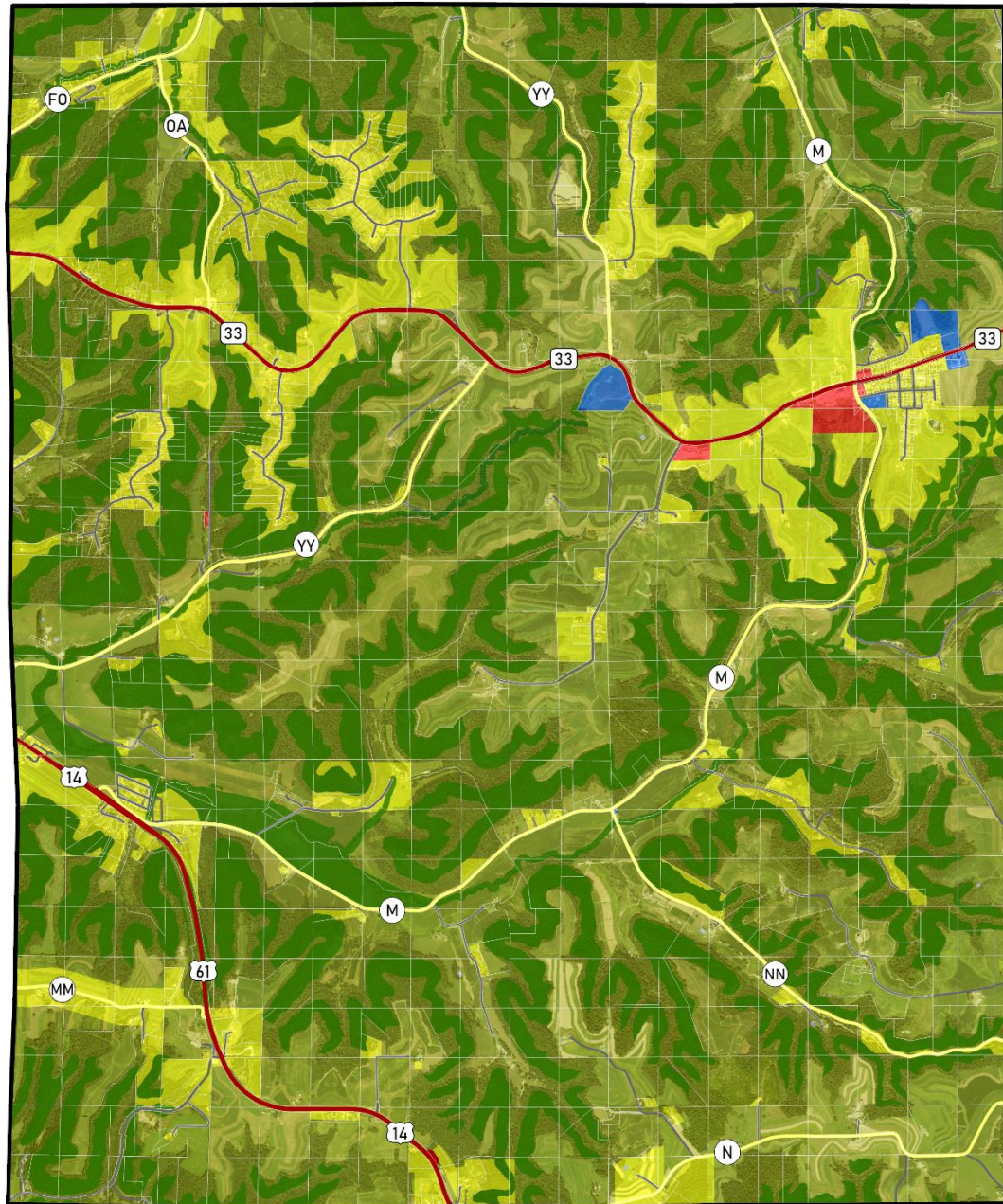
Goal C - Encourage cluster development in suitable areas over inefficient scattered residential development patterns.

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

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

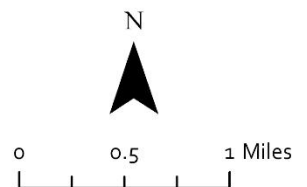
Future Land Use

Town of Greenfield



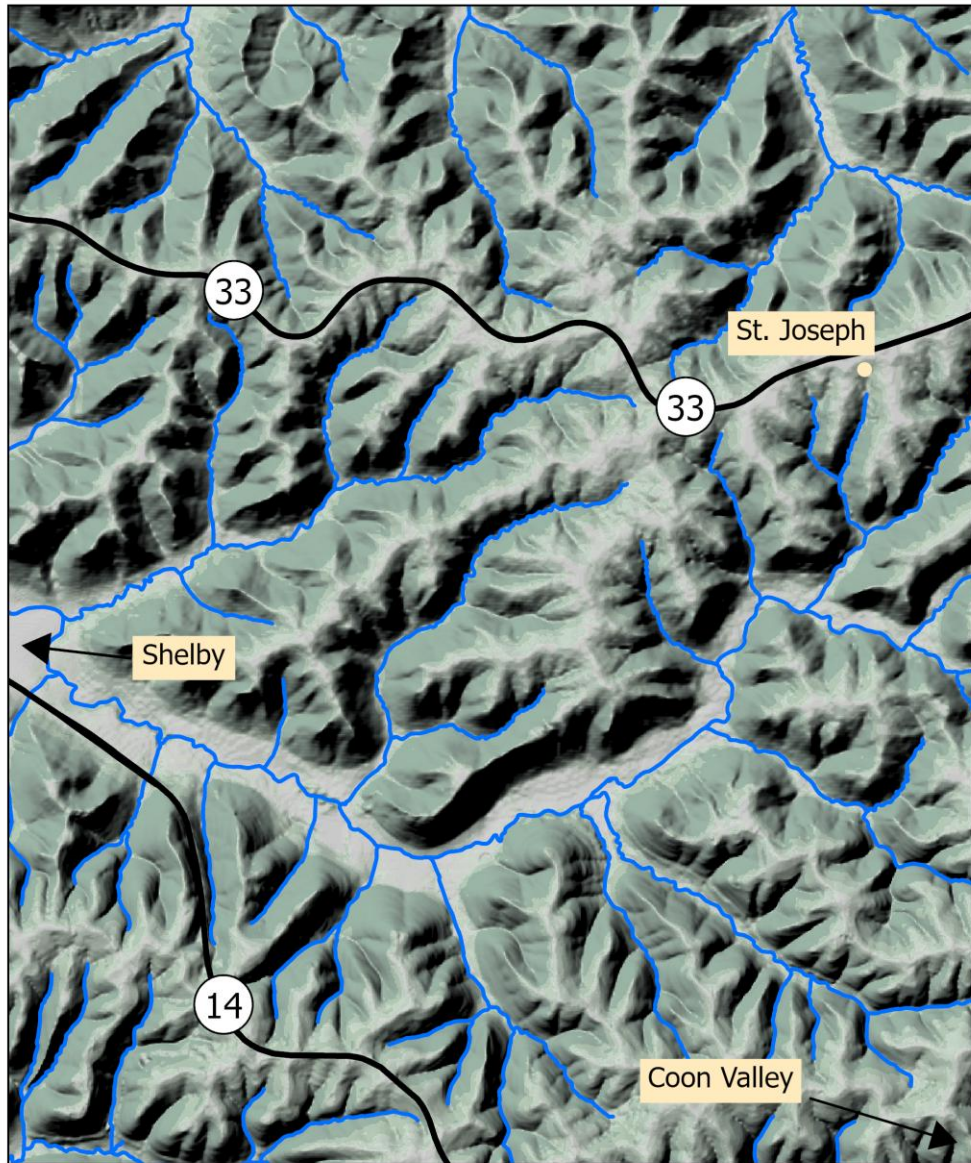
Future Land Use

- | | | |
|---------------------|-----------------|--------------------|
| Greenfield Boundary | Environmental | Agricultural |
| Town Road | Residential | Public Institution |
| County Road | Non-Residential | Water |
| US / State Highway | | |

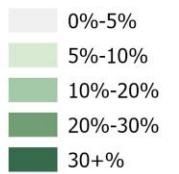


Topography

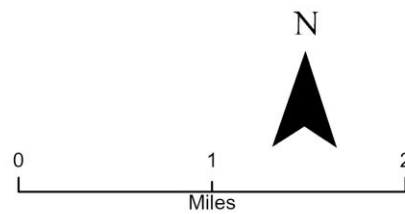
Town of Greenfield



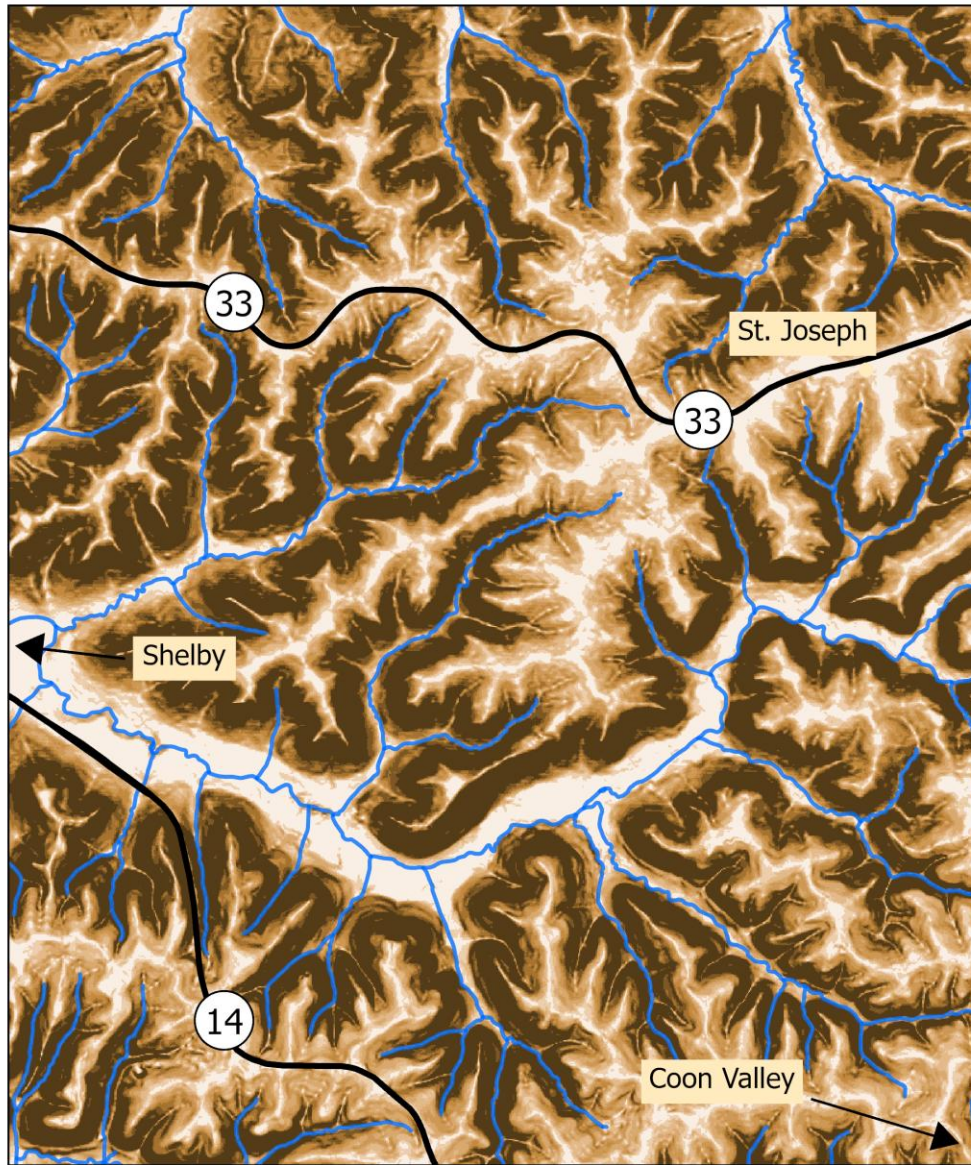
Percent Slope



— State Roads
— Rivers

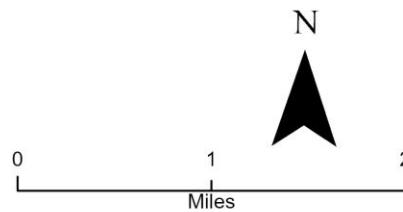


Percent Slope Town of Greenfield



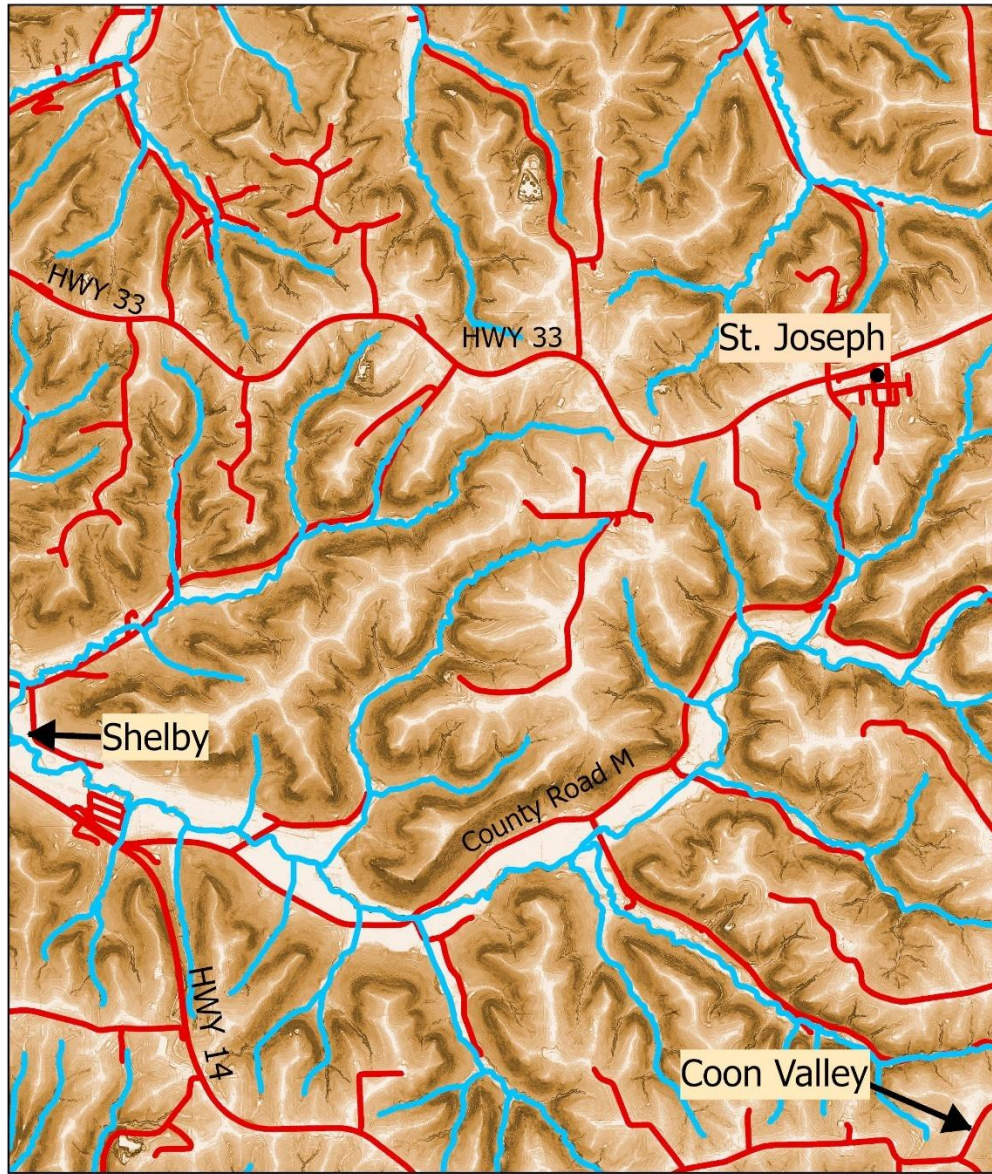
0% - 10%
10% - 15%
15% - 20%
20% - 25%
25% - 30%
30% - 35%

35% - 40%
40% - 45%
45% - 50%
— State Roads
— Rivers



Percent Slope

Town of Greenfield



Percent Slope



Streams

Roads

0.001 - 3

3.001 - 6

6.001 - 10

10.001 - 15

15.001 - 20

20.001 - 25

25.001 - 30

30.001 - 40

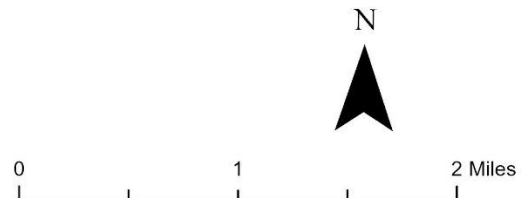
40.001 - 50

N



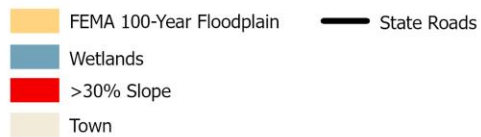
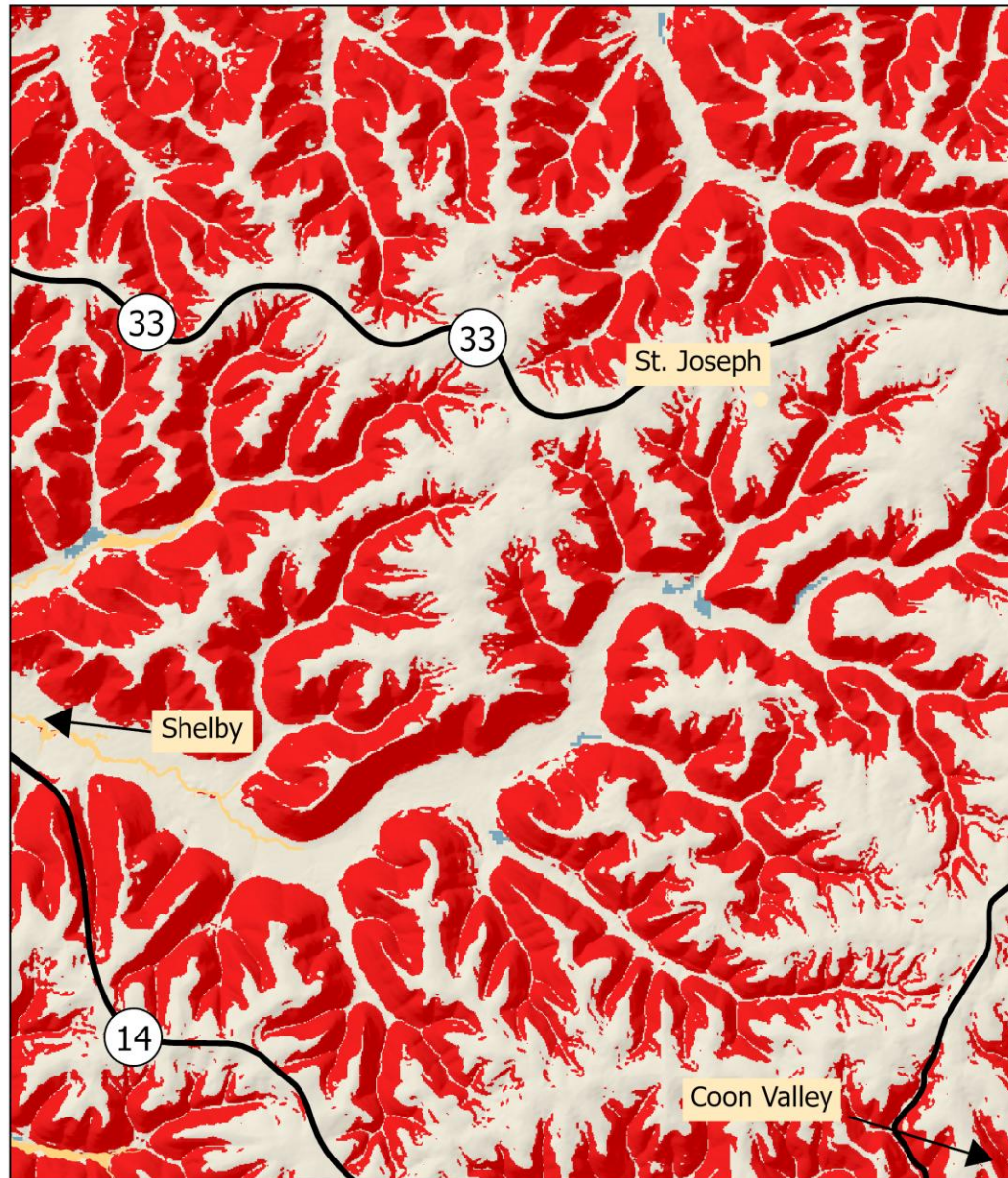
0 0.5 1 2 Miles

Town of Greenfield



Land Not Suitable For Development

Town of Greenfield



Housing

The following is an analysis of the current housing situation in the Town of Greenfield. Information is provided to assist in addressing future housing needs and growth.

Housing Stock

From 2011 to 2021, the reported number of housing units in the town increased, from 741 to 836. This is significant growth – 12.8% – almost double the national growth in housing units over the same period, and more than tripled the growth rate of Wisconsin. This growth was also more than that of La Crosse County, although the County also saw much more growth than the State and Nation. This demonstrates just how much the Town has grown in recent years.

Of the Town's total housing units, 75.2% of the town's homes are single-family units, which is a higher proportion than that of the County, State, and Nation. This is to be expected for a rural area. What is more unique about the Town is the proportion of homes that are mobile homes – at 20.1%, this figure is much higher (between 4 and 7 times) than the County, State, and Nation. When planning for the Town, this must be taken into consideration, as the needs of residents of mobile homes are often distinct from that of both homeowners of traditional single-family homes and renters, and their needs have often not been considered in the planning process.

Table 3.1 Housing Unit Counts

Year	Town of Greenfield	La Crosse County	Wisconsin	United States
2011	741	48,113	2,609,819	131,034,946
2021	836	52,225	2,718,369	139,647,020
% Change	12.8%	8.5%	4.2%	6.6%

Source: American Community Survey 2021 and 2011 5-Year Estimates – Table B25001 Housing Units

Table 3.2 Housing Structures by Type

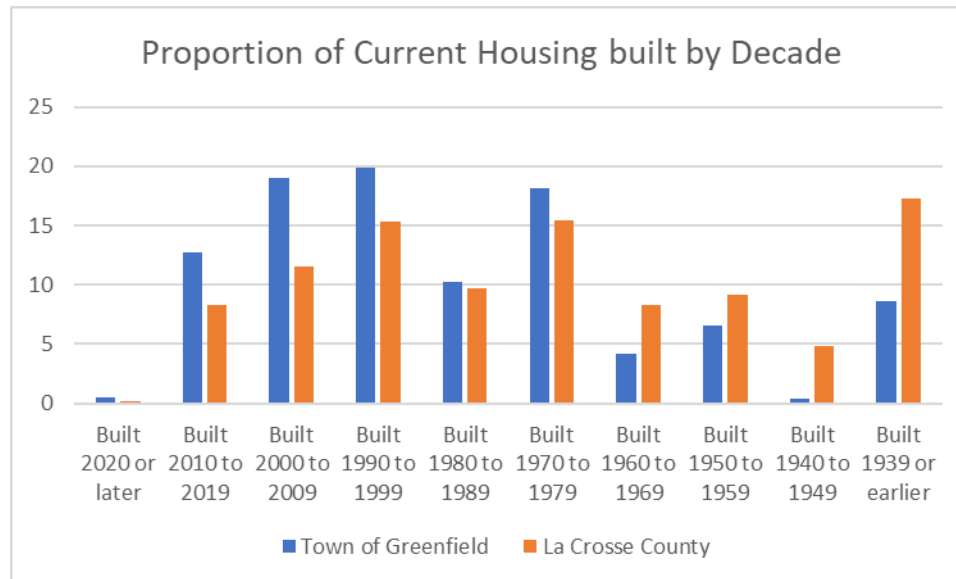
Housing Structure Type	Town of Greenfield	%	La Crosse County	%	Wisconsin	%	United States	%
1-unit, detached	629	75.2	31,801	60.9	1,808,977	66.5	86,003,036	61.6
1-unit, attached	8	1	3,399	6.5	115,708	4.3	8,429,035	6
2 units	12	1.4	2,727	5.2	170,039	6.3	4,864,430	3.5
3 or 4 units	2	0.2	2,268	4.3	97,856	3.6	6,046,577	4.3
5 to 9 units	17	2	1,999	3.8	132,693	4.9	6,434,687	4.6
10 to 19 units	0	0.0	2,763	5.3	95,452	3.5	6,060,053	4.3
20 or more units	0	0.0	5,220	10	210,212	7.7	13,480,195	9.7
Mobile home	168	20.1	2,042	3.9	86,592	3.2	8,182,612	5.9
Boat, RV, van, etc.	0	0.0	6	0.0	840	0.0	146,395	0.1
Total Housing Units	836		52,225		2,718,369		139,647,020	

Source: American Community Survey 2021 5-Year Estimates - Table DP04 Selected Housing Characteristics

The Town's housing structures were mostly built later than that of the County, State, and Nation. This should not be a surprise based on the dramatic growth in housing units seen recently in the Town – all the new homes are new! But this is still a dramatic difference – 32.2% of homes in the Town were built after 2000, while only 21.2% of homes in the entire country were built after 2000. Although the current housing crisis is a well-known and discussed issue

throughout the country – in large part driven by lack of house building following 2008 – the Town has fared better than other places.

Chart 3.1 Proportion of Current Housing built by Decade



Source: American Community Survey 2021 5-Year Estimates - Table DP04 Selected Housing Characteristics

The above chart helps illustrate this – housing structures only last so long, and throughout much of the country the bulk of housing structures are aging to the point where they experience significant issues. The Town of Greenfield, with its more recent development, will fare much better in these respects over the next decades.

Table 3.3 Housing Structures by Year Built

Year built	Town of Greenfield	%	La Crosse County	%	Wisconsin	%	United States	%
Built 2020 or later	4	0.5	81	0.2	2,706	0.1	261,398	0.2
Built 2010 to 2019	106	12.7	4,358	8.3	145,182	5.3	10,164,107	7.3
Built 2000 to 2009	159	19.0	6,027	11.5	331,651	12.2	18,958,193	13.6
Built 1990 to 1999	166	19.9	7,995	15.3	372,427	13.7	18,930,786	13.6
Built 1980 to 1989	85	10.2	5,061	9.7	262,162	9.6	18,494,657	13.2
Built 1970 to 1979	151	18.1	8,025	15.4	394,778	14.5	20,706,671	14.8
Built 1960 to 1969	35	4.2	4,350	8.3	263,031	9.7	14,433,420	10.3
Built 1950 to 1959	55	6.6	4,799	9.2	288,415	10.6	14,008,416	10.0
Built 1940 to 1949	3	0.4	2,503	4.8	149,150	5.5	6,584,726	4.7
Built 1939 or earlier	72	8.6	9,026	17.3	508,867	18.7	17,104,646	12.2
Total housing units	836		52,225		2,718,369		139,647,020	

Source: American Community Survey 2021 5-Year Estimates - Table DP04 Selected Housing Characteristics

Housing Characteristics

The median value of a home in the Town was \$225,000, which is about \$25,000 more than the median value of homes in the county and State, although about \$20,000 lower than the median value of homes nationally. This is likely due to the town's rural setting – rural homes tend to have more acreage, which increases property values.

Table 3.4 Median Value of Owner-Occupied Housing Units

Town of Greenfield	La Crosse County	Wisconsin	United States
\$225,500	\$197,000	\$200,400	\$244,900

Source: American Community Survey 2021 5-Year Estimates - Table DP04 Selected Housing Characteristics

Occupancy Characteristics

The town has essentially no vacancy – whether in owner-occupied housing or in rental housing. What this means is that there are more people who want to live in the town than available rentals or homes for sale, with the current supply of housing. All the housing available is taken. The town is not the only place in the country with these issues right now – again, the housing crisis makes this a familiar issue. But a 0.0% vacancy rate is unheard of – a 5% vacancy rate is considered a healthy balance for communities, and anything under 3% is considered to represent a housing shortage. While the wishes of the town to remain, a rural community devoted to agriculture are valid – and likely contribute to the desire of so many people to live in the town – the fact that many people want to live there should be considered as well.

Table 3.5 Housing Unit Occupancy Rates

Vacancy Rates	Town of Greenfield	La Crosse County	Wisconsin	United States
Homeowner vacancy rate	0.0	1.1	0.9	1.2
Rental vacancy rate	0.0	3.4	4.9	5.7

Source: American Community Survey 2021 5-Year Estimates - Table DP04 Selected Housing Characteristics

Affordability of Housing

Affordability of housing is a major issue today. A cutoff of 30% of household income being spent on housing is a commonly given figure for what constitutes housing unaffordability. By this metric, only 9.9% of town residents with a mortgage are under financial strain – about half as many as in the County and the State. When it comes to residents without a mortgage, the story is about the same – 7.2% in the town, 12.1% in the County, and 11.9% in the State. So even though median home values are higher in the town, town residents are having a better time finding affordable housing than residents of the County as a whole and of the State. One possibility is that due to these higher median home values, fewer low-income residents – who by the mere fact of their income in relation to even the cheapest homes will always be under financial strain – are able to afford little housing in the town, so live elsewhere.

When it comes to renters, the situation is even better for the town. Only 14.1% of renters pay more than 30% of their household income on housing – while in the County it is 43.2%, and the State 42.6%. The Town is doing better in this regard by a factor of three! While this does not mean the situation is perfect – any amount of housing unaffordability or financial strain is a problem – it indicates that it is not as large of an issue in the town as it is in other places. This is likely due to several reasons. For one, in urban areas there is a greater concentration of very low-income individuals, for whom housing is an undue financial strain. There is also the possibility that due to the town's rural location, rental prices are cheaper than seen in other areas.

Table 3.6 Percent of Household Income Spent on Owner-Occupied Units

	Town of Greenfield	La Crosse County	Wisconsin
Housing units with a mortgage	476	18,956	1,016,013
Less than 20.0 percent	63.4%	50.6%	51.9%
20.0 to 24.9 percent	10.7%	18.9%	16.1%
25.0 to 29.9 percent	16.0%	10.5%	10.2%
30.0 to 34.9 percent	1.1%	5.3%	5.8%
35.0 percent or more	8.8%	14.6%	16.0%
Housing units without a mortgage	222	11,874	594,356
Less than 10.0 percent	34.7%	42.6%	42.7%
10.0 to 14.9 percent	37.8%	23.5%	21.9%
15.0 to 19.9 percent	9.5%	11.5%	12.1%
20.0 to 24.9 percent	8.1%	7.6%	7.0%
25.0 to 29.9 percent	2.7%	2.7%	4.4%
30.0 to 34.9 percent	0.9%	1.9%	2.9%
35.0 percent or more	6.3%	10.2%	9.0%

Source: American Community Survey 2021 5-Year Estimates, DP04 Selected Housing Characteristics

Table 3.7 Percent of Household Income Spent on Renter-Occupied Housing Units

	Town of Greenfield	La Crosse County	Wisconsin
Occupied units paying rent	92	17,872	735,869
Less than 15.0 percent	23.9%	14.9%	17.2%
15.0 to 19.9 percent	17.4%	16.2%	15.1%
20.0 to 24.9 percent	35.9%	14.2%	13.7%
25.0 to 29.9 percent	8.7%	11.5%	11.4%
30.0 to 34.9 percent	0.0%	8.5%	8.4%
35.0 percent or more	14.1%	34.7%	34.2%

Source: American Community Survey 2021 5-Year Estimates, DP04 Selected Housing Characteristics

Housing Tenure

Housing tenure, or how long residents have lived at their current residence, is an important factor for community planning. Higher housing tenure is associated with higher community cohesion, which in part encourages residents to stay. Comparing housing tenures between communities is of little use, due to how variable the character of a community may be. A college town with high community cohesion may have very low housing tenure due to college students occupying a large proportion of housing in the town and moving every few years. Therefore, comparing the same community over time makes more sense.

From 2011 to 2021, there were few noticeable changes in the pattern of housing tenure. The most noticeable change was the percentage of householders who had moved there within the last decade – a decline from 50.6% in 2011 to 44.2% in 2021. Correspondingly, a higher proportion and absolute count of residents moved 2 to 3 decades ago (from 10.8% to 13.8%) and more than 3 decades ago (from 7.8% to 13.7%). What does this tell us? That more home

purchasing occurred in the period before 2011, than in the period before 2021. In other words, fewer people are buying homes in the town today than there were a decade ago. But among people who have bought homes in the town, they are staying longer today than they did a decade ago. This shows that the community has a high amount of social cohesion, which is a strength. It does indicate that the town has work to do to encourage more new prospective homeowners to choose to live in the town.

Table 3.8 Year Householder Moved In (Owner Occupied Units)

Housing Tenure	2011	2021
Moved within last decade	50.6%	44.2%
Moved 1 to 2 decades ago	30.9%	28.2%
Moved 2 to 3 decades ago	10.8%	13.8%
Moved 3 or more decades ago	7.8%	13.7%

Source: American Community Survey 2011 and 2021 5-Year Estimates, B25026 Total Population in Occupied Housing Units by Tenure by Year Householder Moved into Unit

Cluster and Conservation Subdivisions

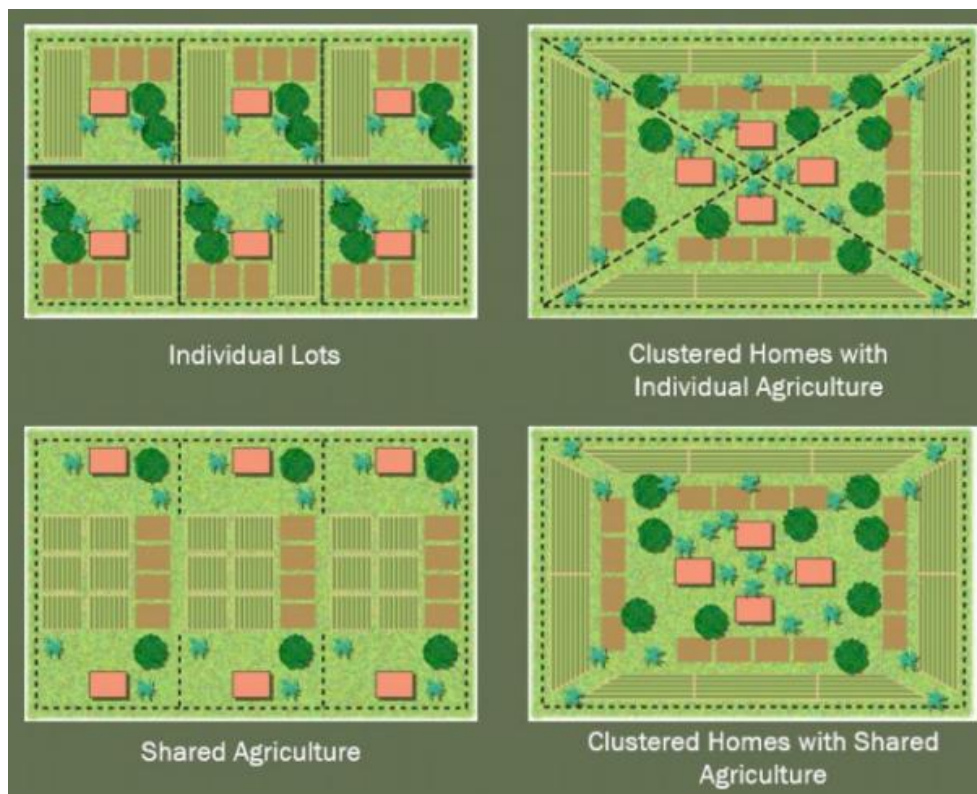
Cluster and conservation subdivisions are smart ways to develop land that will help to protect open space, natural resources, and the rural feel of an area while still allowing for population growth. These subdivisions are designed to group homes close together in a small area, which leaves large portions of the land untouched and available for farming, recreation, or simply preserving nature. Cluster subdivision could be accomplished with a 3% rezoning in Base Farm Tracts or through rezoning to Planned Unit Development (PUD) in La Crosse County.

The main idea behind these subdivisions is to keep as much open space as possible. By clustering homes in a smaller area, the rest of the land can remain natural or be used for other purposes like agriculture. This approach not only helps protect the environment but also keeps the scenic beauty of the area intact.

There are also practical benefits to this type of development. Since homes are closer together, the roads and utility lines needed are shorter, which can reduce the cost of building and maintaining infrastructure. This can make housing more affordable and reduce ongoing expenses for the community. Additionally, these subdivisions often have a more attractive appearance because they blend well with the natural surroundings.

Living in a cluster subdivision can also create a stronger sense of community, as residents have access to shared green spaces, trails, and recreational areas. This setup encourages people to connect with each other and enjoy the natural environment around them.

In short, cluster and conservation subdivisions are a smart way to build neighborhoods that support population growth while protecting the environment. By grouping homes in one area and leaving the rest of the land open, these developments offer a balanced approach that benefits both people and nature (University of Wisconsin Madison).



Source: Cluster & Planned Development Housing Guidebook – City & County of Honolulu, Honolulu.gov



(Cyburbia.org)

Conservation Communities

A conservation community is a type of neighborhood designed to preserve nature while still providing housing for people. These communities are usually built around natural features like lakes, wetlands, or forests. They have fewer roads, and the ones that are there are used efficiently to reduce impact on the environment. Instead of large, spread-out lots, homes are built close together on smaller plots of land. This allows the rest of the area to remain as green space, parks, trails, or even agricultural land.

The goal of a conservation community is to protect as much of the natural environment as possible while still offering a place for people to live. These communities often include housing for people of all income levels, which helps create a diverse and inclusive environment.

While this type of community may not work everywhere, it has been very successful in some areas. A great example is Prairie Crossing, a conservation community that showcases how well this concept can work in practice. You can learn more about it at <https://prairiecrossing.com/>.



Issues and Opportunities

Issues

1. Affordable Housing: Ensuring an adequate supply of affordable housing for all income levels.
2. Sewer: The sewer district is in debt; the cost may need to be updated
3. Aging Population: Addressing the needs of an aging population, including healthcare and accessible housing.

Opportunities

1. Cluster Development: Encouraging cluster development to preserve open space and reduce sprawl.

Housing Goals

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

Goal B - Promote cluster housing developments.

Goal C - Encourage higher density single-family development/multi-family development to areas served by public sewer and water systems.

Transportation

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To begin to understand these concerns the existing transportation system needs to be understood. This section of this report inventories all the various modes of transportation that exist in the Town or that are readily available to Town residents and businesses.

Public Road Inventory

Public roads are classified as arterial, collector and local based on functionality. Arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors. Collector roads provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. Local roads provide the lowest level of mobility and provide direct access to collectors and arterials.

Within the Town of Greenfield there are 53.36 miles of public road that are under the jurisdiction of La Crosse County or the Town of Greenfield. The Town of Greenfield maintains 31.09 miles of public roads, of which all are classified as local roads. La Crosse County has 22.27 miles of collector and local roads (County Trunk Highways).

The Town of Greenfield participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Greenfield by jurisdiction, classification, and number of miles. These reports are available from MRRPC or the County. A map of the Town roads as inventoried in the WISLR system follows.

Traffic Counts

During recent years, traffic counts in and near the town have remained relatively stable. Due to changes in WisDOT's methodology and data reporting over the period, the accuracy of this data may differ between time periods. An average daily traffic count of 2,000 is found on State Highway 33.

Interstate Highways

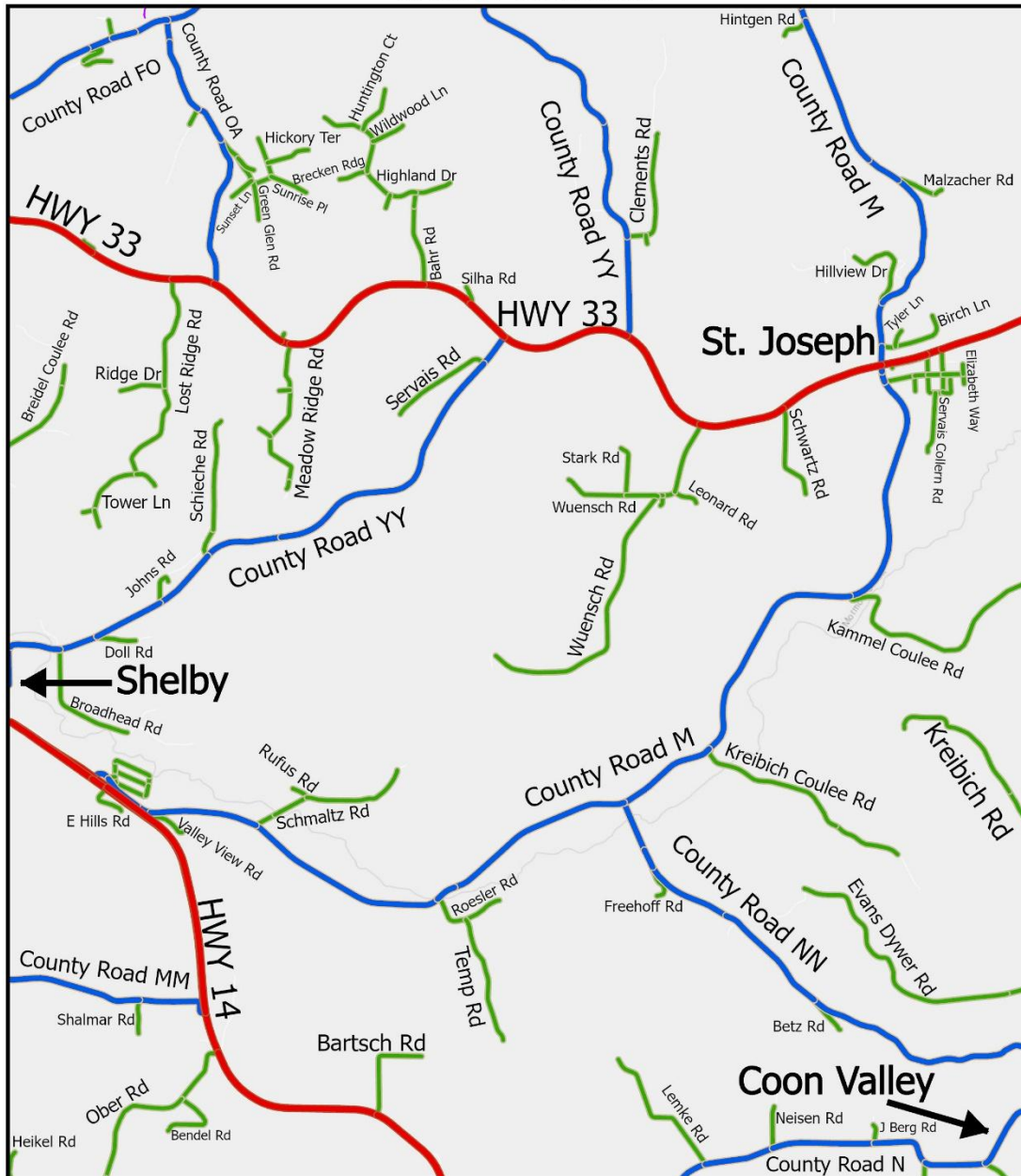
There are no Interstate Highways in the Town of Greenfield. Interstate 90 travels through La Crosse County (east/west) and is located north of the Town of Greenfield. Access to Interstate 90 for Greenfield residents is via USH 14 to STH 16 or STH 35, STH 33 to STH 16, STH 33 to 162, or STH 33 to CTH M to CTH C. Interstate -90 is classified as a Principal Arterial-Interstate and its function is to serve as a high-speed large traffic volume expressway.

Highways

State Highway 33 passes through most of the Town of Greenfield in a geographic east-west orientation. U.S. Highway 14-61 also passes through the southwest section of the Town. State Highway 33 travels from the City of La Crosse through the Town of Shelby and into the Town of Greenfield, through St. Joseph Ridge, through the Town of Greenfield, and into Monroe County. U.S. Highway 14/61 travels from the City of La Crosse in La Crosse County, through the Town of Shelby, through the southwest section of the Town of Greenfield and on into Vernon County.

Roads

Town of Greenfield



Data Source: WIDNR Open Data (Roads)

Road Types

- State
- County
- Municipal
- Private



0 1 2 Miles

Non-Driving Population

The Wisconsin Department of Transportation defines the non-driving population as “can include aging adults, students, low-income individuals, those with physical, mental or intellectual/developmental disabilities, those ineligible to drive, those with no access to a vehicle, or those who prefer not to drive.” The non-driving population in the Town of Greenfield is estimated to be between 0-10% of the total population, due to its demographics.

Intercity Bus Service

No Intercity bus service is provided to the Town of Greenfield. Jefferson Lines provides daily scheduled bus service to the La Crosse area. The La Crosse MTU Transit Center is located in the City of La Crosse at 314 Jay Street. The bus line connects to Greyhound’s National service network in Madison and Minneapolis/St. Paul.

Para Transit

The Aging and Disability Resource Center (ADRC) of La Crosse County contracts with ABBY VANS to provide transit services for seniors and physically or cognitively challenged individuals unable to utilize conventional transportation means. The La Crosse County Veteran Services also provides limited transit in the area. There are also other private para transit providers that serve the area.

Taxis

There are three taxicab companies operating in La Crosse County that will provide chauffeured taxi service from or to anywhere in the County, or to or from other destinations, with a La Crosse County starting or ending point, at market rates. There is also a growing fleet of ride hailing services like Uber and Lyft but they remain centered in the La Crosse area so rates may reflect that as they come out to the Town.

Freight Rail Service

There are no railroads or railroad grade crossings in the Town of Greenfield. The Class I Canadian Pacific Railway travels east/west through La Crosse County to the north of the Town of Greenfield. The Canadian Pacific Railway connects the area to Milwaukee and Minneapolis/St. Paul. Additional Class I rail companies provide service to the La Crosse County area; the Union Pacific Railroad, the Burlington Northern Santa Fe, and the Iowa, Chicago, and Eastern Line.

Passenger Rail Service

Two daily passenger trains (AMTRAK) service La Crosse, Wisconsin. The AMTRAK Empire Builder Line and the new Borealis Train between St. Paul/Minneapolis and Chicago provides passenger service between Chicago and Minneapolis/St. Paul, with Empire Builder continuing to the Pacific Northwest. Two westbound and two eastbound trains stop at the La Crosse terminal daily.

Airports

There are no public airports located in the Town of Greenfield. The La Crosse Municipal Airport is located 12 miles to the west of the Town of Greenfield. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and, in some cases, wide body jets and military transport. The La Crosse Municipal Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year-round by American Airlines.

Water Transportation

The Town of Greenfield is not located on a commercial waterway. The nearest water transportation is located at the Port of La Crosse, in La Crosse, Wisconsin. 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.).

Trucking

Truck transportation for hauling consumer goods is an important part of the regional, state, and national economy. Through trucking in the Town of Greenfield primarily takes place on US Highway 14/61 and State Highway 33. Trucking of local goods (non-metallic minerals, agricultural products), for the most part, takes place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the Spring thaw.

Delivery Vehicles

The rise of e-commerce and on-demand services has led to a significant increase in delivery vehicles on local roads. This surge has brought both benefits and challenges to local roads in the community. This will need to be considered in future design and road improvements as well as current parking, bike-pedestrian, and traffic planning.

Pedestrian and Bicycle Trails

There are no designated pedestrian or bicycle trails in the Town of Greenfield. The La Crosse River State Bicycle Trail, the Great River State Trail and the Sparta-Elroy State Trail are all located within minutes of the Town of Greenfield. In addition, over 30 miles of low volume-hard surface local roads are located in the Town of Greenfield. The Department of Transportation La Crosse County Bicycling Conditions Map listed County Roads YY, N, NN, and M as best conditions for bicycling. These roads provide residents and tourists with excellent biking and walking opportunities.

La Crosse County has six snowmobile clubs that jointly cooperate to offer over 130 miles of safe, groomed trails. One of those clubs is in the Town of Greenfield, the Ridge Runners Snowmobile Club. Snowmobile trails travel from St. Joseph Ridge to the Town of Barre, from St. Joseph Ridge to U.S. Highway 14/61 at Vernon County and St. Joseph Ridge (Corridor 29 Trail) to Timber Coulee in Vernon County.

State and Regional Transportation Plans

The following transportation plans were reviewed as part of the Town of Greenfield planning process. The plans were reviewed to ensure consistency with other governing jurisdictions regarding future transportation improvements.

Active Transportation Plan 2050

The ATP will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate active transportation opportunities and needs, resulting in policies and actions that will align with and further Connect 2050, Wisconsin's statewide long-range transportation plan.

Wisconsin State Airport System Plan 2030

Wisconsin State Airport System Plan 2030 and its accompanying System-Plan Environmental Evaluation (SEE) is the statewide long-range airport transportation plan. The 20-year plan builds off the policies and issues identified in Connections 2030; Wisconsin's statewide long-range transportation plan adopted in October 2009.

Wisconsin State Freight Plan

The Wisconsin Department of Transportation (WisDOT) is updating the state Freight Plan, which was adopted in 2018. The State Freight Plan is a long-range multimodal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program for the next eight years.

Connect 2050

Connect 2050 is a vision plan, setting an overall direction for our transportation system and establishing goals and objectives based on transportation-related issues and trends. The plan is multimodal - it sets goals and objectives that apply to all modes and means of transportation in Wisconsin including roads, transit, biking, walking, rail, aviation, and water transport.

Wisconsin Rail Plan 2050

Wisconsin Rail Plan 2050 will replace Wisconsin Rail Plan 2030 as the statewide long-range rail transportation plan. The entire planning process was completed in 2023. Wisconsin Rail Plan 2050 will focus on freight rail, rail crossing safety, and passenger rail, through the year 2050. The Rail Plan will support WisDOT's vision for Wisconsin's transportation system, as identified in Connect 2050.

Beyond Coulee Vision 2040

The Town of Greenfield is in the planning boundary for the La Crosse Area Planning Committee (LAPC), which is the Metropolitan Planning Organization (MPO) for the La Crosse Area. However, it should be noted that the Town of Greenfield is not located in the Adjusted Urbanized Area for the MPO. The MPO is required to prepare a 20-year Transportation Plan. In 2020 the MPO updated its 20-year Transportation Plan which includes long range and short-range strategies and actions that lead to an integrated intermodal transportation system for the planning area. The plan also identifies anticipated projects for the planning area. The plan did not identify any projects that would impact on the Town of Greenfield.

MRRPC Regional Freight Study

The Mississippi River Regional Planning Commission (MRRPC) provides planning and economic development services to improve the environment, economy, and quality of life of the nine-county region in Southwest Wisconsin including Buffalo, Crawford, Jackson, La Crosse, Monroe, Pepin, Pierce, Trempealeau, and Vernon Counties. This study identifies freight transportation issues and planning issues in the Region.

Issues and Opportunities

Issues

1. **Aging Infrastructure:** Existing roads and utilities may require significant upgrades to meet future demands.
2. **Limited Public Transportation:** Lack of public transport options could limit mobility for non-driving residents, particularly the elderly and disabled (20-30% of Greenfield residents do not drive-WIS DOT).

Opportunities

1. **Transportation Improvements:** Exploring the feasibility of more “park and ride” lots and carpooling programs.

Transportation Goals

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

Goal B - Continue joint cooperation with the County Highway Department and Wisconsin Department of Transportation on public road projects.

Goal C - Support State and County programs that provide transportation options for the elderly and disabled.

Goal D - Encouragement of neighborhood designs that support a range of transportation choices.

Economic Development

This element provides a baseline assessment of the Town of Greenfield economic development and contains the information required under SS66.1001. Information includes labor market statistics, economic base statistics, strengths and weaknesses for economic development, analysis of business and industrial parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Greenfield.

Employment Characteristics

In the Town of Greenfield, the employment landscape is characterized by its diversity across various sectors. The civilian employed population aged 16 and over totals 1,133, with the majority (62.1%) being employees of private companies. Notably, the sectors with the most employees are manufacturing (182 workers), educational services, health care, and social assistance (291 workers), and retail trade (141 workers). These three industries not only employ the largest numbers but also display distinct employment patterns: manufacturing is predominantly comprised of private company workers (95.6%), while educational services, health care, and social assistance have a balanced mix of private not-for-profit wage and salary workers (33.0%) and government workers (30.2%). This data highlights Greenfield's economic diversity, with significant employment contributions from both private and public sectors.

Table 5.1 Employment by Industry and Class of Worker in the Town of Greenfield

Class of Worker	Total	Employee of private company workers	Self-employed in own incorporated business workers	Private not-for-profit wage and salary workers	Local, state, and federal government workers	Self-employed in own not incorporated business workers and unpaid family workers
Civilian employed population 16 years and over	1,133	62.1%	4.8%	12.5%	15.8%	4.8%
Agriculture, forestry, fishing and hunting, and mining	10	40.0%	0.0%	0.0%	0.0%	60.0%
Construction	86	65.1%	8.1%	3.5%	10.5%	12.8%
Manufacturing	182	95.6%	4.4%	0.0%	0.0%	0.0%
Wholesale trade	28	100.0%	0.0%	0.0%	0.0%	0.0%
Retail trade	141	85.8%	5.7%	2.1%	0.0%	6.4%
Transportation and warehousing, and utilities	67	25.4%	0.0%	9.0%	44.8%	20.9%
Information	7	100.0%	0.0%	0.0%	0.0%	0.0%
Finance and insurance, and real estate and rental and leasing	120	90.0%	7.5%	2.5%	0.0%	0.0%
Professional, scientific, and management, and administrative and waste management services	70	68.6%	0.0%	0.0%	20.0%	11.4%

Class of Worker	Total	Employee of private company workers	Self-employed in own incorporated business workers	Private not-for-profit wage and salary workers	Local, state, and federal government workers	Self-employed in own not incorporated business workers and unpaid family workers
Educational services, health care and social assistance	291	34.0%	2.1%	33.0%	30.2%	0.7%
Arts, entertainment, recreation, and accommodation and food services	29	75.9%	24.1%	0.0%	0.0%	0.0%
Other services, except public administration	64	31.3%	14.1%	48.4%	0.0%	6.3%
Public administration	38	0.0%	0.0%	0.0%	100.0%	0.0%

Source: American Community Survey 2021 5-Year Estimates, S2407 Industry by Class of Worker for the Civilian Employed Population 16 Years and Over

Poverty and Income

The town has a lower rate of poverty than La Crosse County, Wisconsin, and the United States (See Table 5.2). The median household income of the town (\$103,900) is also higher than La Crosse County (\$68,731), and Wisconsin (\$72,458).

Table 5.2 Poverty Rate

	Town of Greenfield	La Crosse County	Wisconsin
Poverty Rate	8.3%	11.8%	10.7%

Source: American Community Survey 5-Year Estimates, S1701 Poverty Status in the Last 12 Months

Table 5.3 Household Income

	Town of Greenfield	La Crosse County	Wisconsin
Less than \$10,000	0.9%	4.3%	4.0%
\$10,000 to \$14,999	2.7%	3.6%	3.4%
\$15,000 to \$24,999	4.3%	7.1%	6.6%
\$25,000 to \$34,999	7.3%	8.3%	7.9%
\$35,000 to \$49,999	5.2%	12.5%	11.4%
\$50,000 to \$74,999	12.1%	18.5%	18.2%
\$75,000 to \$99,999	15.7%	14.4%	14.2%
\$100,000 to \$149,999	25.9%	16.9%	18.4%
\$150,000 to \$199,999	16.5%	7.0%	8.2%
\$200,000 or more	9.4%	7.4%	7.6%
Median income (dollars)	103,900	68,731	72,458

Source: American Community Survey 2022 5-Year Estimates, S1901 Income in the Past 12 Months (In 2021 Inflation-Adjusted Dollars)

Commuting to Work

Most workers drove alone at 84.1%, while 5.4% carpooled, and 7.9% worked from home. Most of the town's workforce are likely commuting to the urban centers of La Crosse County for work.

Table 5.4 Means of Commuting to Work

Means	Number	Percent
Car, truck, or van - drove alone:	944	84.1%
Car, truck, or van - carpooled:	61	5.4%
Public transportation (excluding taxicab):	0	0.0%
Walked:	7	0.6%
Taxicab, motorcycle, bicycle, or other means:	21	1.9%
Worked from home	89	7.9%
Total	1,122	100.0%

Source: Latest ACS 5-year estimate

Industry Projections

Industry projections are available for the Western Workforce Development Area, which includes La Crosse County from the Wisconsin Department of Workforce Development. Table 5.5 indicates that over the next several years the largest projected employment increases will take place in professional and business services and financial activities industries.

Table 5.5 Industry Projections for Western Workforce Development Area

Industry	Projected Change from 2016 to 2026
Goods Producing	2.7%
Natural Resources and Mining	7.9%
Construction	10.3%
Manufacturing	-0.1%
Services Providing	8.4%
Trade, Transportation, and Utilities	9.2%
Information	-11.7%
Financial Activities	12.8%
Professional and Business Services	13.1%
Education and Health Services	8.7%
Leisure and Hospitality	9.8%
Other Services (except Government)	6.1%
Government	2.5%
Self-Employed	8.9%

Source: Western Wisconsin Workforce Development Board, WIOA Local Plan 2020-2023, Table 1

Environmentally Contaminated Sites

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying the contaminated sites in Town of Greenfield.

There are four such sites in the Town of Greenfield. All the contaminated sites are of minor spills, consisting of manure and natural gas. All activities are currently closed.

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the state. There were no disposal sites listed in the DNR's Registry of Disposal Sites for the Town of Greenfield.

County, Regional, and State Economic Development Programs

Numerous County, Regional, and State economic development organizations exist to aid rural communities like the Town of Greenfield. The following is a list of selected organizations and programs that could be beneficial to future economic development.

County Organizations

- [La Crosse County Community Development](#)
- [La Crosse Area Development Corporation](#)

Regional Organizations

- [Mississippi River Regional Planning Commission](#)
- [7 Rivers Alliance Tri-state Leadership Council](#)
- [Western Wisconsin Workforce Development Board](#)
- [Wisconsin Small Business Development Center at UW-La Crosse
Couleecap Business Development](#)

State Organizations

- [Wisconsin Economic Development Corporation](#)
- [Wisconsin Housing and Economic Development Authority](#)

Federal Programs

- [USDA Rural Development](#)
- Rural Business Development Grants
- Community Facilities Direct Loan & Grant Program
- Rural Energy for America Loans & Grants

Issues and Opportunities

Issues

1. Economic Diversification: Reliance on agriculture and small businesses without sufficient diversification can make the economy vulnerable.

Opportunities

1. Small Business Support: Encouraging the development of small niche businesses and home-based businesses.

Economic Development Goals

Goal A - Continue to support, encourage, and promote agriculture as a viable economic industry.

Goal B - Protection of economically productive areas, including farmland and forests.

Utilities and Community Facilities

This element provides a baseline assessment of the Town of Greenfield's utility and community facilities and contains information required under SS66.1001. This information includes forecasted utility and community facility needs and existing utility and community facility conditions. This provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility and community facilities in the Town of Greenfield.

Utilities

Sanitary Waste and Water Supply

The St. Joseph Sanitary District #1 is in the Town of Greenfield and serves the unincorporated community of St. Joseph. The St. Joseph Sanitary District #1 sewage treatment facility is located at N1697 Hess Road. The facility discharges to Mormon Creek Tributary and groundwater.

All other businesses and residences in the Town are served by private on-site wastewater treatment systems. Enforcement of private on-site wastewater treatment system standards (Wisconsin Administrative Code: COMM 83) is enforced by the La Crosse County Health Department. Any form of residential or business development in the Town needing water or sewer service is dependent upon providing their own private onsite wastewater treatment system.

Solid Waste/Recycling

The Town of Greenfield Town Recycling Center is located at 2870 Kreibich Coulee Road. Summer hours are April 1st to October 31st, Tuesdays 4 p.m. to 7 p.m. and Saturdays 8 a.m. to 1 p.m. and Winter hours are from November 1st to March 31st, Tuesdays 2 p.m. to 5 p.m. and Saturday 8 a.m. to 1 p.m.

Storm Water Management

The Town of Greenfield lies within the Bad Axe-La Crosse River Basins and is in the Coon Creek and Lower La Crosse River watersheds. Mormon Coulee Creek, a cold-water creek is in the Town of Greenfield. These watersheds collect the storm water via roadway ditches or streams and carry the waters out to the La Crosse River and Mississippi River. La Crosse County's Construction Site Erosion Control Ordinance is a tool that is used to control erosion and manage storm water volume and pollution of storm water. The Town also manages storm water through routine maintenance on their culverts, bridges, and road ditches by keeping them free of debris.

Community Facilities

Town Government Structure

The Town of Greenfield has five elected officials serving the public. They are the chairman, two supervisors, town clerk and town treasurer. There is one County Board Supervisor for District 20. A Town Planning Commission was also formed to help develop the Town Plan.

Town Facilities

The Greenfield Town Hall is currently located at 1800 Town Hall Rd, La Crosse, WI 54601.

Fire Protection, Police Protection, and Emergency Management

The Town of Greenfield does not have a fire department, however the Town contracts with the Town of Shelby for fire protection, which covers most of the Town. Coon Creek Fire Department covers the remaining portion of the Town. Town residents also serve as volunteer first responders and fire fighters.

Emergency Medical Services

Tri-State Ambulance Service based out of La Crosse provides emergency medical services for Town residents. The La Crosse County 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in La Crosse County. The Dispatch Center uses an enhanced 911 system that provides emergency communications to all providers allowing quick and accurate emergency assistance.

Healthcare and Daycare Facilities

There are no health care or adult day care facilities located in the Town of Greenfield, but residents are within several miles of quality health care facilities available in the La Crosse area. These facilities include: 1) Gundersen/Lutheran Medical Center located at 1900 South Avenue, La Crosse and 2) Mayo Health Systems, 700 West Avenue South, La Crosse. There are also two clinics associated with these hospitals: 1) Gundersen/Lutheran, 1900 South Avenue, La Crosse and 2) Mayo Health Systems, 700 West Avenue, La Crosse. Both health care institutions also have clinics in the City of Onalaska. Several state licensed private daycare facilities are available for residents in La Crosse County.

Educational Facilities

The La Crosse, West Salem and Westby School Districts serve the Town of Greenfield. Post-secondary education opportunities are readily available for town residents through the University of Wisconsin La Crosse, Western Technical College, and Viterbo University, all located in the City of La Crosse.

Libraries

There are no public libraries located in the Town of Greenfield. The libraries readily accessible to town residents include: the City of La Crosse's La Crosse Public Library (Main), 800 Main Street; the Knutson Memorial Library, 500 Central Ave., Coon Valley; and West Salem's library (Hazel Brown Leicht Memorial Library), 201 Neshonoc Road.

Parks and Recreation Facilities

The Town of Greenfield has one public park, the Town of Greenfield Park, which is located at St Josephs Ridge. The park has a lighted ball field with bleachers, tennis court, shelter house, basketball court, restrooms, children's play area, picnic facilities and municipal water and sewer system. In addition, the Wisconsin Department of Natural Resources owns property and maintains easements for fishing access in numerous locations throughout the Town.

Churches and Cemeteries

There is one church in the Town of Greenfield, the St. Joseph's Catholic Church located in St. Joseph's Ridge at W2601 on State Highway 33. There are several cemeteries located in the Town of Greenfield. There is only one active cemetery in the Town, St. Joseph's Catholic Cemetery, a 4.6-acre cemetery located on State Highway 33 in Section 12. Inactive cemeteries in the Town include Meyer Family Cemetery in Section 24, Bennet Family Cemetery in Section 3, Starch/Kunert Family Cemetery in Section 20, and the Ritschel-Hiekel Family Cemetery in Section 32.

Electricity/Telephone and Cable/Internet Services

There are no electric power stations in the Town of Greenfield. Town of Greenfield residents receive electrical service from Xcel Energy and Vernon Electric Cooperative. Coon Valley Farmers Telephone Company, Spectrum and Brightspeed provide telephone and internet/cable service.

Communication Towers

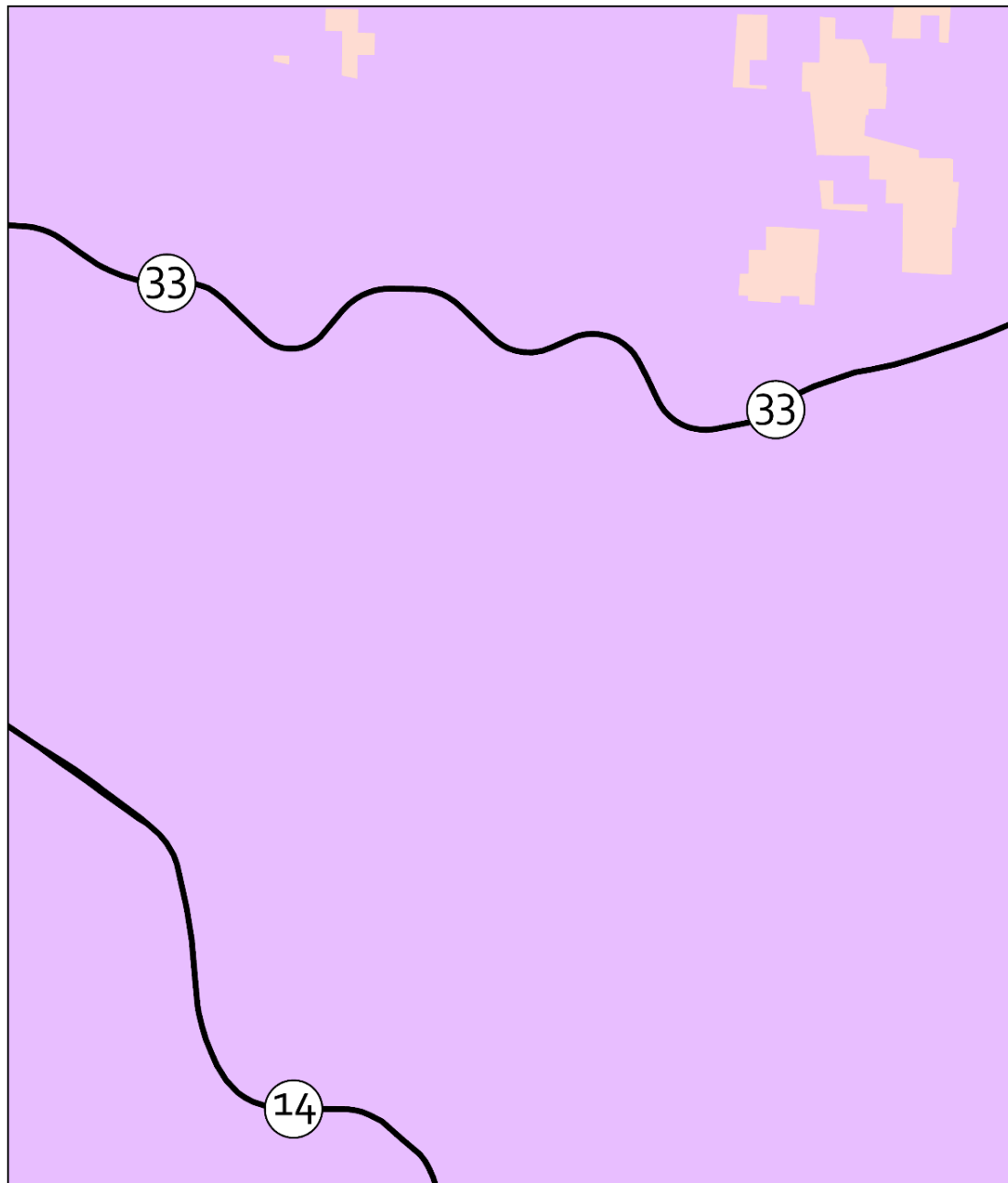
There are 2 communication towers located in the Town of Greenfield. Both are located on Tower Dr. La Crosse County has an ordinance that regulates the height and location of communication towers. The ordinance details a public process that must be followed by parties interested in constructing a communication tower. The ordinance does apply to land areas in the Town of Greenfield.

Future Expansion of Utilities and Community Facilities

Population growth is projected to occur in the Town of Greenfield during the planning term. Greater growth is expected in the next twenty years than has occurred in the last twenty years. Though an increased population is expected, current facilities should continue to be sufficient in supplying town residents with necessary utilities. This plan will be renewed every ten years; if projections applied during planning are inaccurate, adjustments to the plan can be made to provide greater accuracy.

Common Internet Service Providers

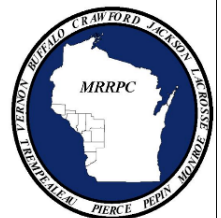
Town of Greenfield



U.S. Cellular
Corporation

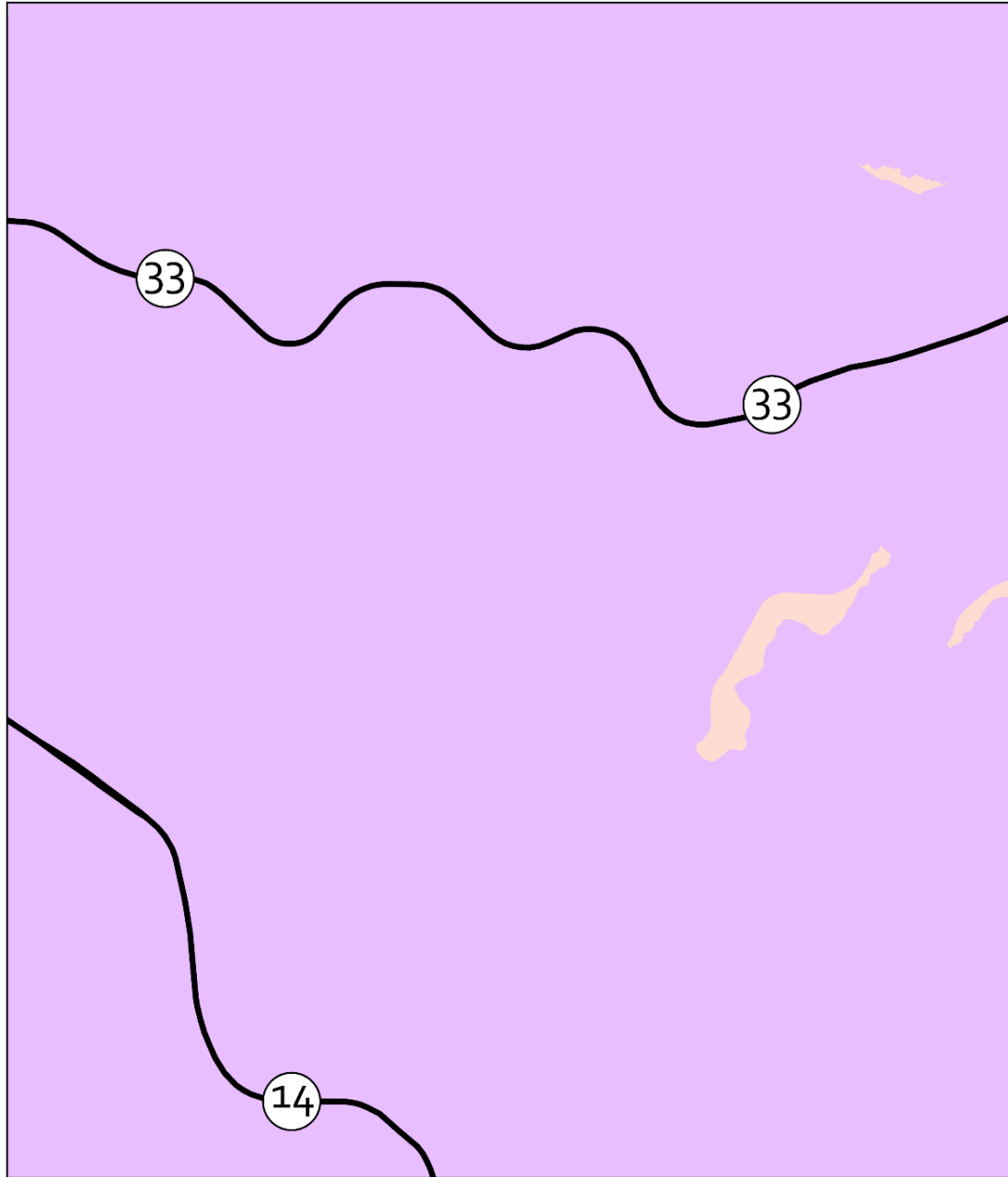
Verizon
Wireless

— State Roads

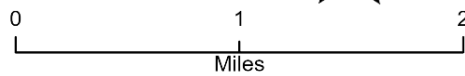


Maximum Internet Download Speed

Town of Greenfield

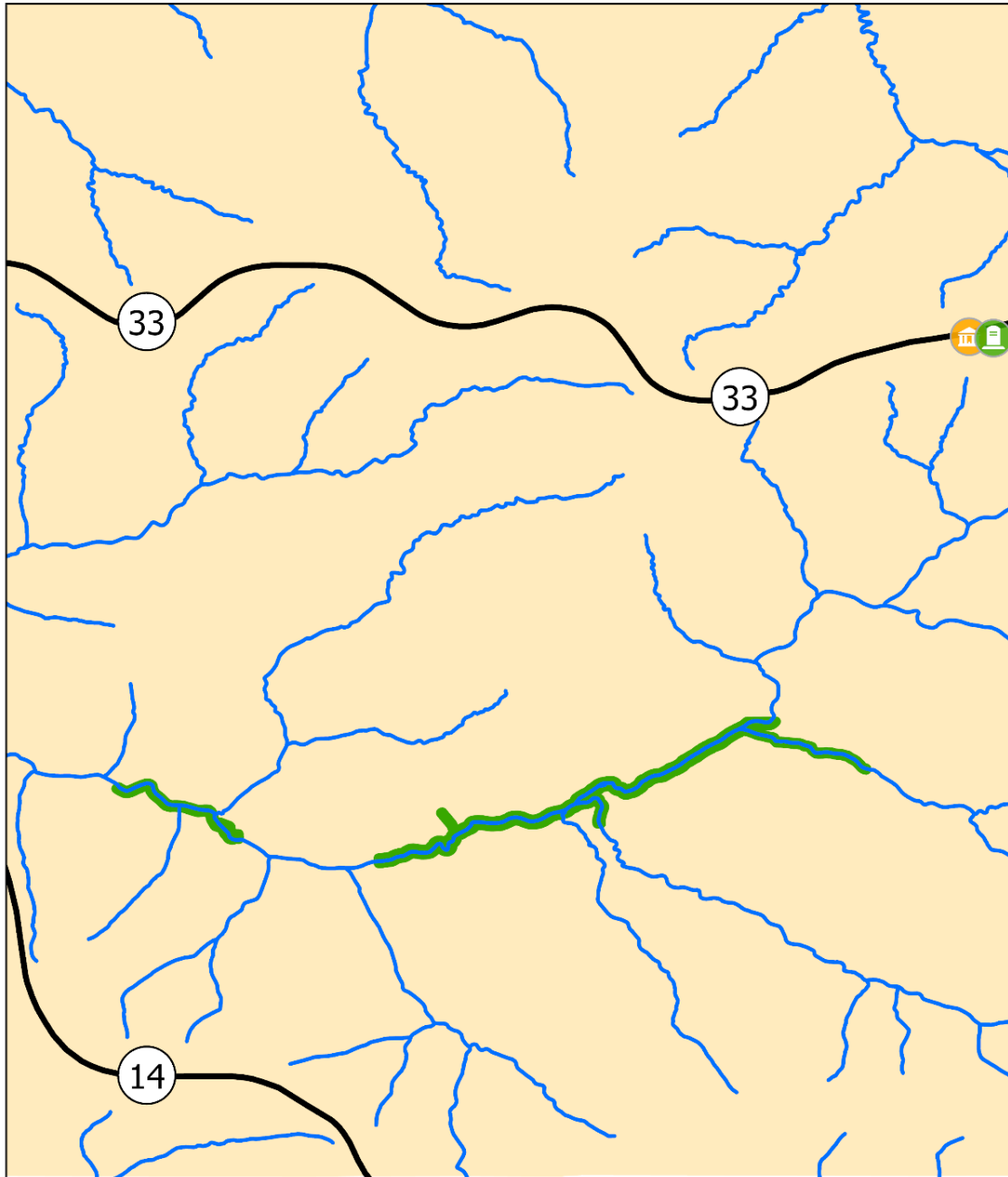


- 2 Mbps
- 0 Mbps
- State Roads



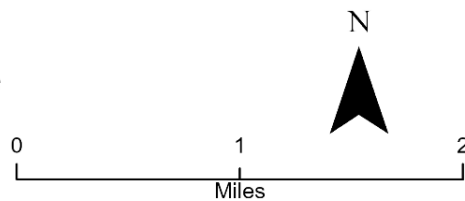
Community and Recreation Facilities

Town of Greenfield



-  Community Center
-  Cemetery
-  Rivers

-  State Roads
-  La Crosse
-  Comprehensive Fishing Area



Issues and Opportunities

Issues

1. Emergency Services: Ensuring adequate fire protection and emergency services in a mostly rural area.
2. Stormwater Management: Effectively managing stormwater to prevent flooding and water pollution.
3. Sewer: The sewer district is in debt; the cost may need to be updated.

Opportunities

1. Infrastructure Grants: Securing state and federal grants for infrastructure improvements.
2. Recreation and Trails: Developing recreational trails and parks to enhance quality of life.
3. Recycling

Utilities and Community Facilities Goals

Goal A - Maintain the existing level of public services (road maintenance, garbage/recycling center, Fire/EMS.)

Goal B - Monitor the changing needs of the Town of Greenfield and provide adequate community facilities as needed.

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

Goal D - Encourage development of commercial, residential, and industrial development connected to existing infrastructure.

Intergovernmental Relationships and Coordination

This element provides a baseline assessment of intergovernmental relationships in the town and contains information required under SS66.1001. Information includes existing and potential areas of cooperation and existing and potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide future intergovernmental cooperation activities in the Town of Greenfield.

State and Federal Agencies

- Wisconsin Department of Natural Resources (WDNR): The Town of Greenfield has experienced little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Greenfield and maintains floodplain regulations that are enforced through the County Zoning Office.
- Wisconsin Department of Transportation (WDOT): The Town of Greenfield participates in the WDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Greenfield by jurisdiction, classification, and number of miles. This program assists in the facilitation of state funding for town road maintenance.
- Federal Emergency Management Agency (FEMA): The Town of Greenfield normally has minimal interaction with federal agencies. However, after the flooding event of 2008, the Town received \$73,000 in FEMA funding to fix roadways that were damaged by floodwaters. FEMA is the federal agency that assists communities with relief efforts after natural disaster events such as (flooding, tornadoes, etc.). The Town of Greenfield recognizes this and has participated in the development of the La Crosse County All Hazards Mitigation Plan.

Towns Association

Town of Greenfield is a member of the Wisconsin Towns Association (WTA). The WTA is a non-profit, non-partisan organization comprising town and village governments statewide. Their mission is to empower and support their members through education, legal guidance, and legislative advocacy to enhance leadership in their communities.

Regional Planning Commission

The Town of Greenfield and La Crosse County are in the service region of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin: Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau, and Vernon. The MRRPC maintains the region's eligibility as an Economic Development District and eligible for Economic Development Administration funding. They also provide planning and development assistance to local governments including comprehensive planning and zoning assistance, economic development assistance, geographic information system mapping, and grant writing.

La Crosse County

The Town maintains positive relationships with numerous County agencies and departments. The La Crosse County Sheriff's Department provides police protection services to the Town. The La Crosse County Highway Department maintains county and state roads in the Town. The Town also has adopted the La Crosse County Zoning ordinances, so the County enforces zoning within the Town. It is expected that these services will continue to be provided by the County. La Crosse County has updated its Comprehensive Plan to meet the requirements of Section 66.1001, Wisconsin Statutes. The plan, entitled "Envision 2050," was prepared by La Crosse County and does not state any specific intergovernmental conflicts with the Town of Greenfield. The towns and their residents collaborated with La Crosse County during its plan update to ensure alignment between county and town planning objectives. Proposed

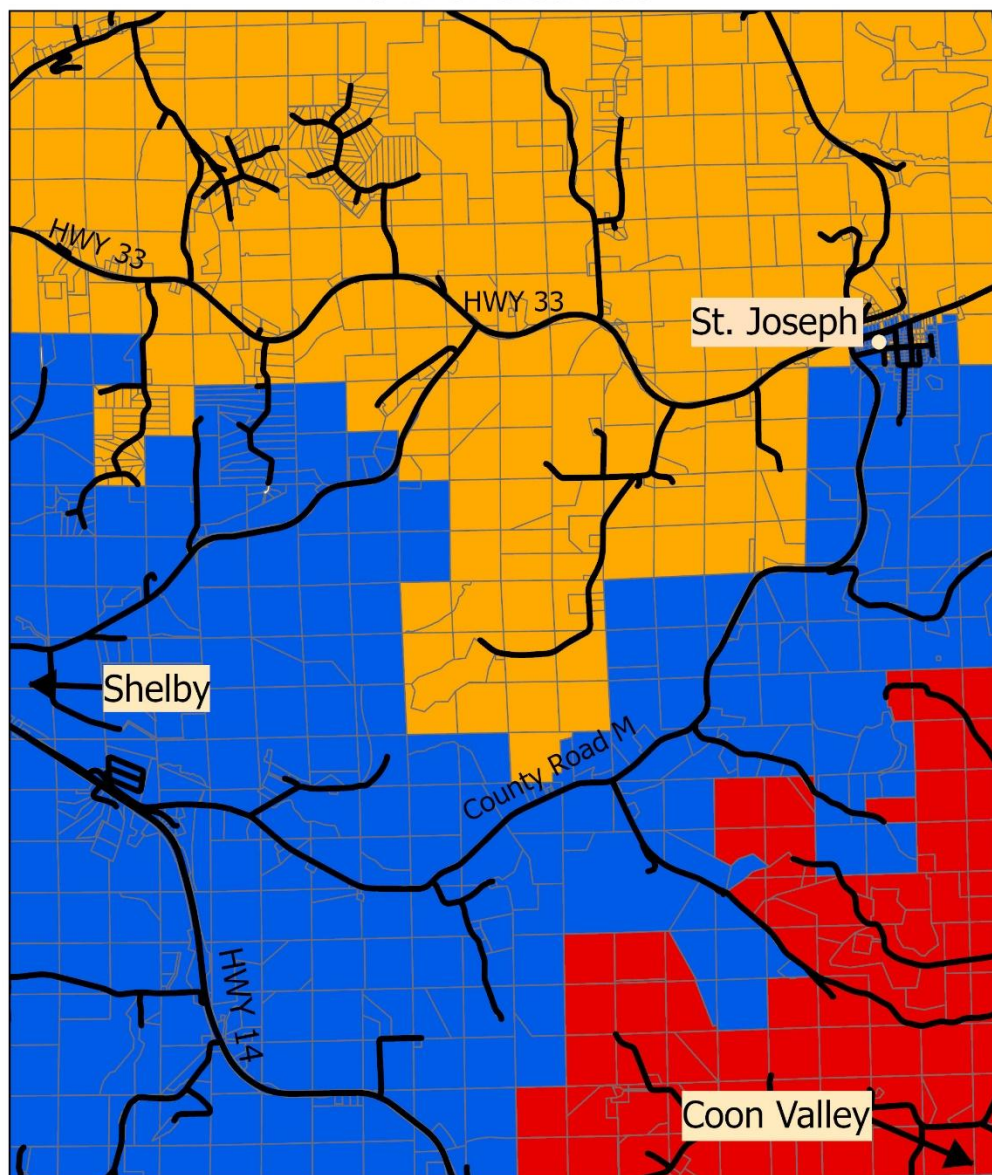
rezonings in areas under County zoning jurisdiction must be consistent with the future land use map designations in La Crosse County's Comprehensive Plan.

Other Local Governments

The Towns of Shelby, Barre, and Bangor border the Town of Greenfield in La Crosse County and the Towns of Coon and Hamburg border the Town in Vernon County. La Crosse, West Salem, and Westby School District boundaries also include parts of the Town. St. Joseph's Ridge is a small-unincorporated community located in the town. The Town has a fire service agreement with the Coon Creek Fire Department and the Town of Shelby Fire Department. The Town has maintained very favorable working relationships with most of its neighboring local governments and school districts. La Crosse, West Salem, and Westby School Districts serve the Town of Greenfield. During the planning process no intergovernmental conflicts or planning concerns were identified with the school districts.

School Districts

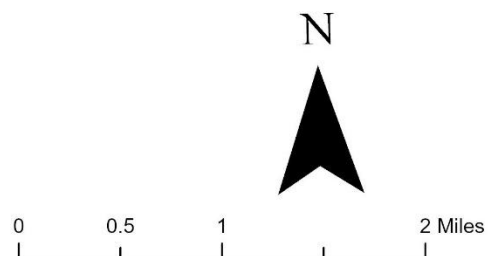
Town of Greenfield



School Districts



-  Roads
 Lacrosse School District
 West Salem School District
 Westby Area School District



Issues and Opportunities

Issues - none

Opportunities

1. Intergovernmental Cooperation: Strengthening cooperation with neighboring municipalities for shared services and infrastructure projects.

Intergovernmental Relationships and Coordination Goals

Goal A - Maintain the Town's written documentation pertaining to shared roads.

Goal B - Maintain cooperative agreements for fire protection and emergency services with adjoining units of government.

Agricultural, Natural, and Cultural Resources

Agricultural Resources

Agriculture and woodlands dominate the landscape in the Town of Greenfield. Agriculture and the topography of the Town have had the greatest influence on the development of the Town. The importance of agriculture to residents has led to a modest amount of housing development in the Town allowing the Town to maintain its rural appearance. St. Joseph Ridge, an unincorporated community located on State Highway 33, is in the Town of Greenfield. Historically, agriculture played a key role in the Town of Greenfield and La Crosse County. The Town of Greenfield has many steep coulees and slopes making farming and development difficult in some areas.

Natural Resources

Soils

The Town of Greenfield is entirely comprised of silty soils on dolomite uplands. Fayette and Dubuque soils are on the rounded ridges that are separated by rock escarpments from the steep side hills. The La Crosse County Soil Survey designated approximately 30% of the soils in La Crosse County as “prime” soils. Prime soils were defined as being Class I, Class II, or Class III soils. These soils are typically on or near the Valley floors or on or near ridge tops. The following Soil Types Map illustrates the different soil classes in the Town of Greenfield.

Groundwater

Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Greenfield most geological formations contain water. On ridge tops water can be obtained from dolomite while on the valley bottoms water can be obtained from the sandstone bedrock. Groundwater reservoirs are recharged by direct precipitation mainly in the form of heavy rainfall and melting snow. Generally, all ground water is free of bacteria and safe to drink. Soft water is often found in the valley alluvium while hard water is often found in the upland bedrock.

Surface Water

There are several streams and creeks within the Town of Greenfield. There are three streams classified by the Wisconsin DNR as trout streams: 1) Fishback Creek, 1.5 miles in length, is classified as a Class II and III trout stream; 2) Johns Coulee Creek, 1.8 miles in length is classified as a Class I trout stream; 3) Mormon Coulee Creek, 14.6 miles in length located in the Towns of Shelby and Greenfield is classified as a Class II trout stream. There are no natural or man-made lakes within the Town.

Topography and Watersheds

The Town of Greenfield’s landscape can be characterized as ridge and valley topography. The Slope Map depicts the rolling topography. This terrain in the Town of Greenfield consists of a large central ridge running through the Town from east to west. This entire ridge is approximately fifty miles long, ending at the City of La Crosse on its western end.

The Town of Greenfield is in the Bad Axe –La Crosse River Basin in the Lower La Crosse River and Coon Creek Watersheds. Fishback Creek, Johns Coulee Creek, and Mormon Coulee Creek are located within the Coon Creek Watershed and are all classed as trout streams.

Woodlands

Farmed ridges and valleys with woodlands on the steep valley walls characterize the Town of Greenfield's landscape. Woodlands make up 30.1% of the entire Town.

Floodplains/Wetlands

There are two creeks within the Town that have been mapped as being in the FEMA 100- year floodplain. These are Mormon Creek and Johns Coulee Creek a tributary of Mormon Creek. The FEMA floodplain boundary along Mormon Creek is from the western town boundary east to CTH M. The FEMA floodplain boundary along Johns Coulee Creek begins at Mormon Creek and goes northeast to the center of Section 16. Digital mapping of wetlands is not yet completed for La Crosse County. Wetland maps are available for viewing at the La Crosse County Zoning and Planning Department. Potential wetland areas can be viewed online using the Wisconsin Department of Natural Resources Surface Water Data Viewer. (<https://dnrmaps.wi.gov/H5/?Viewer=SWDV>)

Open Space

Open spaces are one of the Town of Greenfield's greatest attributes. The town's landscape is made up of 88.6% of forested, agricultural, undeveloped, or public lands.

Wildlife Resources

Agricultural fields, scattered forestlands, and streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are found in the Town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons, and a wide variety of songbirds also make their home in the Town of Greenfield. The Town has several miles of Class 1, 2 and 3 trout streams.

Air Quality

The Town of Greenfield has a total population of 2,187 and limited commercial/industrial businesses. Because of the Town's rural nature, the air quality is excellent. Potential threats to air quality in the future that will have to be evaluated include unregulated outdoor burning and urban municipalities in proximity to the Town of Greenfield.

Stream/Environmental Corridors

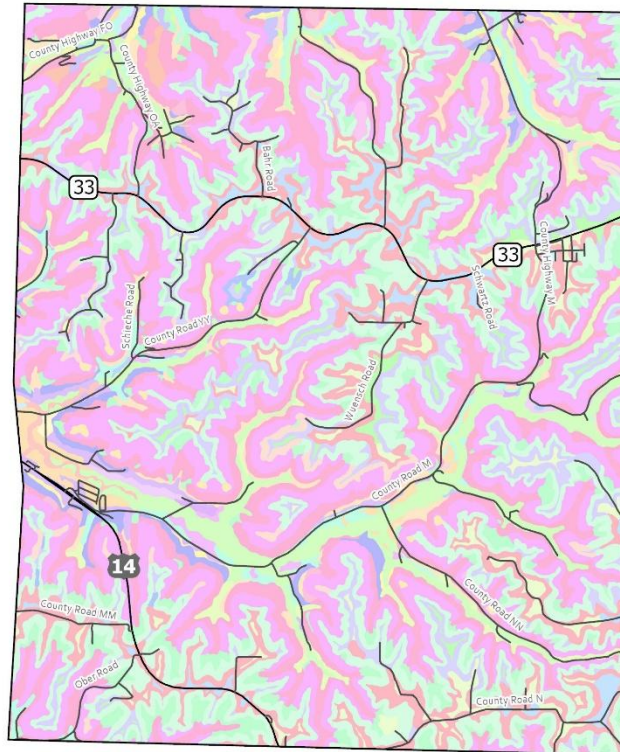
The Mormon Coulee Creek Natural stream environmental corridor and surrounding wetlands are located within the Town of Greenfield. Wooded uplands cover the higher elevations of the valley walls in the Town and are examples of natural occurring environmental corridors that provide important wildlife habitat.

Threatened and Endangered Species

In accordance with the Federal Endangered Species Act (ESA), Wisconsin has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. The lists include species of plants and wildlife that are legally designated as "Endangered" (a species is in danger of extinction throughout all or a significant portion of its range), "Threatened" (a species is likely to become endangered within the foreseeable future), and of "Special Concern" (a species about which some problem of abundance or distribution is suspected but not yet proved). Within the Town of Greenfield, there are a total of 14 species of plants and wildlife that fall under these categories. A few examples of which are the Hooded Warbler, the Blanding's Turtle, and the Jeweled Shooting Star.

Soil Types

Town of Greenfield



116E2	132B2	20A	628A
1125F	132C2	213D2	629A
1145F	133B2	253D2	676A
114B2	133C2	254D2	743C2
115vC2	133D2	312B2	N1155G
115vD2	134C2	318A	W
115vE2	134D2	336B	State Roads
116C2	1743F	424E	Local Road
116D2	2014	601C	
116E2	202D2	625A	
126B	2030	626A	



Cultural Resources

Archeological and Historic Resources

A search of the Wisconsin National Register of Historic Places revealed 72 registered buildings or sites in La Crosse County. The register included historic houses, churches, mounds, historic camps, and burial sites. There are no places or sites listed in this register that are within the Town of Greenfield.

The Wisconsin Historical Society's Register of Historic Places Architecture and History Inventory (AHI) shows that there are 26 historic structures in the Town of Greenfield. This organization's mission is to connect people to the past by "collecting, preserving, and sharing stories." The historic structures within the town include houses, schools, an agricultural complex, all with differing architectural styles and building dates ranging from 1895 to 1977.

Recreational Resources

County Parks

There are no county operated public parks in the Town of Greenfield. The Town does operate a park, the Greenfield Community Park. It is a 6.4-acre community park, with a lighted softball field with bleachers, tennis court, shelter house, picnic facilities, children's play area, basketball court and restrooms.

Brownfields

A brownfield is a parcel of land where the expansion, development, or redevelopment may be complicated by the presence of hazardous substances, pollutants, or contaminants. These sites can range from former industrial sites to abandoned gas stations, and their contamination issues can pose significant challenges to redevelopment efforts. The U.S. Environmental Protection Agency (EPA) has established assistance programs to help revitalize land that is considered a brownfield. The goal of these programs is to clean up and support the area, identify practical uses for the land, and remove barriers and obstacles to site utilization. There are no identified Brownfield or Superfund sites on the U.S. Environmental Protection Agency (EPA) or the Wisconsin Department of Natural Resources (DNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS).

The EPA offers various types of grants under the Brownfields Program. Assessment grants provide funding for developing inventories of brownfield sites, prioritizing sites, conducting community involvement activities, and conducting environmental site assessments and cleanup planning. Cleanup grants provide direct funding for cleanup activities at specific sites. Revolving loan fund grants enable recipients to provide loans and subgrants to carry out cleanup activities at brownfield sites. Finally, job training grants help communities recruit, train, and place workers for employment in the environmental field, promoting job creation and economic development.

For example, a community with an abandoned industrial site may apply for an assessment grant to determine the extent of contamination. Once the site has been assessed and the cleanup needs identified, the community can apply for a cleanup grant to address the contamination. After the site is cleaned up, the community might attract developers to build new housing, businesses, or parks, thereby transforming a blighted area into a vibrant, economically productive space.

Additionally, the EPA provides technical assistance to brownfield stakeholders to help them navigate the complex regulatory landscape and to identify and implement best practices for site assessment, cleanup, and redevelopment. This assistance can include help with community outreach, grant writing, and the development of long-term redevelopment plans that ensure the sustainability and economic viability of the project.

By removing the barriers and obstacles associated with contaminated sites, the EPA's Brownfields Program helps to mitigate environmental risks, reduce urban sprawl, preserve green spaces, and promote economic development. Communities that successfully rehabilitate brownfields often see a range of benefits, including increased property values, improved public health and safety, and enhanced quality of life for residents.

In summary, brownfields are lands with potential contamination that complicates development efforts. The EPA's assistance programs aim to clean up these sites, support redevelopment, and remove obstacles to their use, ultimately transforming them into safe, productive community assets. Through grants, technical assistance, and collaborative efforts, the Brownfields Program plays a crucial role in revitalizing these areas, promoting economic growth, and improving environmental health.

Groundwater

Groundwater is the water that exists beneath the Earth's surface within the pores and fractures of soil, sand, and rock formations. This underground water is a critical component of the hydrologic cycle and plays a vital role in supplying fresh water for drinking, irrigation, and industrial uses. Groundwater is stored in and moves through aquifers, which are geological formations that can store and transmit water. The water table is the upper surface of the saturated zone of groundwater, and it can fluctuate based on factors such as rainfall, drought, and human extraction.

Infiltration

Infiltration is the process by which water on the ground surface enters the soil. This process is essential for recharging groundwater aquifers. When precipitation falls, some of it flows over the surface as runoff, while the rest infiltrates the soil. The rate and amount of infiltration depend on various factors, including soil type, soil moisture content, vegetation cover, land slope, and the intensity and duration of rainfall. Soils with high permeability, such as sandy soils, allow more water to infiltrate, while clayey soils with low permeability have slower infiltration rates.

Groundwater Contamination Susceptibility

Groundwater contamination susceptibility refers to the likelihood that a given groundwater source will become contaminated by pollutants. Several factors influence this susceptibility, including:

1. **Soil and Rock Permeability:** Highly permeable soils and rocks allow contaminants to move more freely and reach the groundwater more easily.
2. **Depth to Water Table:** Shallow water tables are more susceptible to contamination from surface activities.
3. **Type and Nature of Land Use:** Urban, industrial, and agricultural activities can introduce pollutants into the soil that can eventually reach groundwater. Common contaminants include pesticides, fertilizers, industrial chemicals, and waste from landfills and septic systems.
4. **Hydrogeological Conditions:** The presence of confining layers (like clay) can protect aquifers from contamination, while fractured rock can provide pathways for rapid contaminant transport.
5. **Recharge Areas:** Areas where groundwater recharge occurs are particularly vulnerable because contaminants introduced at the surface can infiltrate and reach the aquifer.

Watersheds

A watershed, also known as a drainage basin or catchment area, is an area of land where all the water that falls as precipitation (rain, snow, etc.) drains or flows into a common outlet, such as a river, lake, or ocean. Watersheds are defined by topographical features such as ridges, hills, and mountains that determine the direction of water flow. Here are key aspects of watersheds:

1. **Structure and Boundaries:**
 - **Divides and Ridges:** The boundaries of a watershed are typically the highest points or divides in the landscape, such as mountain ridges or hills. Water falling on either side of these divides will flow into different watersheds.
 - **Stream Network:** Within a watershed, a network of streams and rivers collects and channels the water towards the common outlet. This network can include tributaries (smaller streams that feed into larger ones), which converge to form the main river or stream.
2. **Hydrological Processes:**

- Precipitation: Water enters the watershed primarily through precipitation. The amount and distribution of precipitation affect the volume of water within the watershed.
- Infiltration and Runoff: Some of the precipitation infiltrates into the ground, recharging groundwater, while the rest flows over the surface as runoff. The balance between infiltration and runoff depends on soil type, vegetation, land use, and weather conditions.
- Evapotranspiration: Water is also lost from the watershed through evapotranspiration, which includes evaporation from water surfaces and soil, and transpiration from plants.

3. Ecological and Environmental Importance:

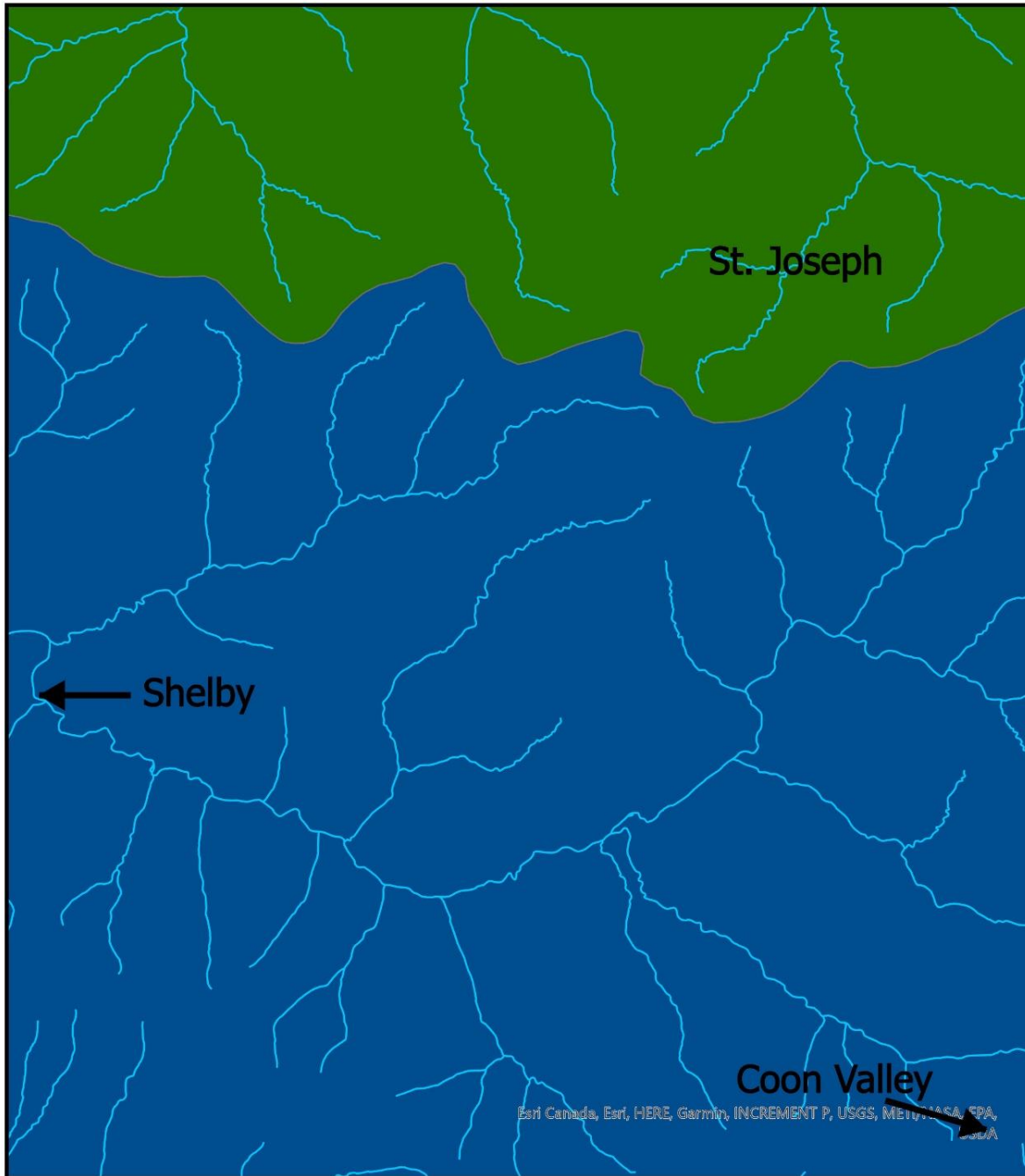
- Habitats: Watersheds support diverse ecosystems by providing habitats for plants, animals, and aquatic life. The health of these ecosystems depends on the quality and quantity of water within the watershed.
- Water Quality: Watersheds play a crucial role in determining the quality of water available downstream. Pollution from agricultural runoff, industrial discharges, and urban development within the watershed can affect water quality, impacting both ecosystems and human communities.
- Flood Control: Watersheds help manage and mitigate the effects of floods. Natural features such as wetlands, forests, and floodplains within a watershed can absorb and slow down runoff, reducing the risk of flooding downstream.

4. Human Impact and Management:

- Land Use: Human activities such as agriculture, urbanization, deforestation, and industrial development can significantly alter the natural hydrology of a watershed. These changes can lead to increased runoff, reduced groundwater recharge, and degraded water quality.
- Watershed Management: Effective watershed management aims to balance the needs of human activities with the preservation of natural resources. This includes practices such as sustainable land use planning, pollution control, reforestation, and the restoration of natural water courses and wetlands.

Watersheds

Town of Greenfield



Data Source: WIDNR Open Data (24k Hydro Flowlines 2024)



Legend

-  Streams
-  Lower La Crosse River Watershed
-  Coon Creek Watershed



0 1 2 Miles

Issues and Opportunities

Issues

1. Environmental Preservation: Balancing development with the need to protect agricultural lands, woodlands, and natural water resources.
2. Population Growth: Managing the effects of population growth on infrastructure, services, and the environment.
3. Water Quality: Protecting groundwater from runoff and other pollutants.
4. Villa: Eight acres are for sale at the Villa.

Opportunities

1. Families: Attract more families to move into the Town.

Agricultural, Natural, and Cultural Goals

Goal A - Preserve and enhance public lands and recreational opportunities in the Town.

Goal B - Continue to support agriculture conservation practices and programs in the Town.

Goal C - Attempt to preserve and enhance the environmental quality of the town – water quality, air quality, soils, etc.

Goal D - Preserve, protect, and enhance public and private lands including natural areas, wetlands, wildlife habitats, slopes and bluffs, lakes, private and public woodlands, scenic views, open spaces, and groundwater resources.

Goal E - Preservation of cultural, historic, and archaeological sites.

Implementation

Role of Implementation

Local governmental bodies (elected and appointed) make decisions that determine whether the plan can be realized. All of this affects how the plan relates to the future development of the Town of Greenfield. Over the twenty-year life of the plan, hundreds of decisions will be made which will impact its success. Therefore, it is important that each of these decision-making bodies accepts the basic recommendations of the plan and makes decisions and recommendations based upon it.

This element looks at those tools already in place to help decision-making bodies in their work. It should be stated at the outset that the plan can be implemented using existing tools and regulations. No new laws or regulations are required for the plan to be realized. What is required is the commitment of all the decision-making units to the ideals of the plan.

Management of Growth and Change

In lay terms, “growth” relates to the size of a community, measured by many different dimensions. “Change” relates to the character of a community, also measured by many different dimensions. Growth can influence change. Change can occur without growth, even with negative growth (e.g., loss of population).

The management of growth and change has been defined in a publication of the Urban Land Institute as: “The utilization by government of a variety of traditional and evolving techniques, tools, plans, and activities to purposefully guide local patterns of land use, including the manner, location, rate, and nature of development.”

Implementation Strategies

To purposefully guide the management of growth and change requires a clear vision of what the community desires to be in the future. Achieving the vision, or implementing the plan, almost always requires a community to take a “proactive” position rather than a “reactive” position. However, both proactive and reactive positions must be carried out within the parameters of federal and state constitutional law, and pursuant to local municipal ordinances or duly established procedures.

Plan Administration

An effective planning program should be continually reviewed and updated to reflect the processes of actual development and the changing attitudes and priorities of the community. Resource information should be gathered and studied to determine trends and reevaluate projections, forecasts, and plans. In five years, the comprehensive plan should be reviewed in depth to make any necessary policy and recommendation changes in relation to the direction and character of community development at that time.

The plan is based on variables that are dynamic and whose future direction cannot always be accurately predicted. Accordingly, such variables as population and urban development characteristics should be periodically compared against the plan’s assumptions and recommendations (at least every 10 years). The updating process should include gathering of most recent demographic information, updated building permit and land use data, analysis, and a public hearing before the Plan Advisory Committee.

The advisory committee plays a very critical role in the planning process and must be alert to the opportunities and needs of the community, bringing such needs to the attention of the elected bodies or other agencies within the community having direct responsibility for public improvements. The appraisal of local needs and the continuing

application of the planning principals set forth herein will assure maximum benefits from the plan and will result in orderly and economical achievement of the goals which have been established in preparation of this plan.

Implementation depends upon both private and public action. Public action includes administration of the zoning ordinance and subdivision regulations, long-range financial programming, and the review by the Plan Advisory Committee of proposals affecting the physical development of the community.

Administrative personnel and appointive boards and commissions will have a plan to guide them in decision-making. Close cooperation between the Town and neighboring jurisdictions is essential to proper administration and effectuation of the plan. Coordination with other governmental jurisdictions (i.e., neighboring towns, La Crosse County, school districts) and agencies is equally important to realization of planning goals.

The greatest number of decisions affecting local development are made by citizens through private actions. Thus, it is essential that the public understands and supports the plan. Through involvement of citizens in the development of the plan's goals and objectives, as well as additional input at various other stages of the planning process, it is the express intent of the plan to reflect the views of the community.

The effort expressed in the previous elements is the preparation of the comprehensive plan. The plan is the instrument that the Town of Greenfield will utilize to plan for and guide the growth and development over the next twenty years.

The comprehensive plan is a flexible guide to decision making rather than an inflexible blueprint for development. Amendments should be made only after a realistic evaluation of existing conditions and the potential impact of such a change is made. Amendments should not be made merely to accommodate the daily pressures of planning and/or government. It is important to recognize that planning is a process that should occur on a continuing basis if the community is to take advantage of new opportunities as conditions change.

Plan Adoption

The first official action toward plan implementation is adoption of the plan document by the Town Plan Commission. After the Plan Advisory Committee adopts the Plan by resolution, the Town Board must adopt the plan by ordinance. This action formalizes the plan document as the current basic frame of reference for general development decisions over the next 20 years. The plan, thereby, becomes a tool for communicating the community's land use policy and for coordinating various individual decisions into a consistent set of actions to harmoniously shape the area's continued growth in the desired manner.

Plan Use and Evaluation

The Town of Greenfield will base all its land use decisions against this Plan's goals, objectives, policies, and recommendations, including decisions on private development proposals, public investments, regulations, incentives, and other actions.

Although the Town of Greenfield is a community with a moderately low growth rate expected over the life of this Plan, future conditions cannot always be accurately predicted. Accordingly, such variables as community character and transportation safety and mobility should be periodically compared against the Plan's assumptions and recommendations.

This Plan should be evaluated every two to three years to determine the progress toward implementing the Plan and identifying areas that need to be updated. A joint meeting of the Town Board and Plan Advisory Committee should be

conducted every two to three years to perform the evaluation. The evaluation should consist of reviewing actions taken to implement the plan, including their successes, failures, and costs. It should also include an updated timetable of actions not yet taken and their projected costs.

Plan Amendments

This Comprehensive Plan may be amended at any time by the Town Board following the procedures set forth in Wisconsin Statutes § 66.0295(4). Amendments are generally defined as minor changes to the plan maps or text. Amendments may be needed for a variety of reasons including:

- Changes in goals, objectives, policies, and recommendations
- Unique opportunities presented by private development proposals
- Changes in programs and services
- Changes in state or federal laws

Any proposed amendments should be submitted to the Plan Commission for their review and recommendations prior to being considered by the Town Board for final action.

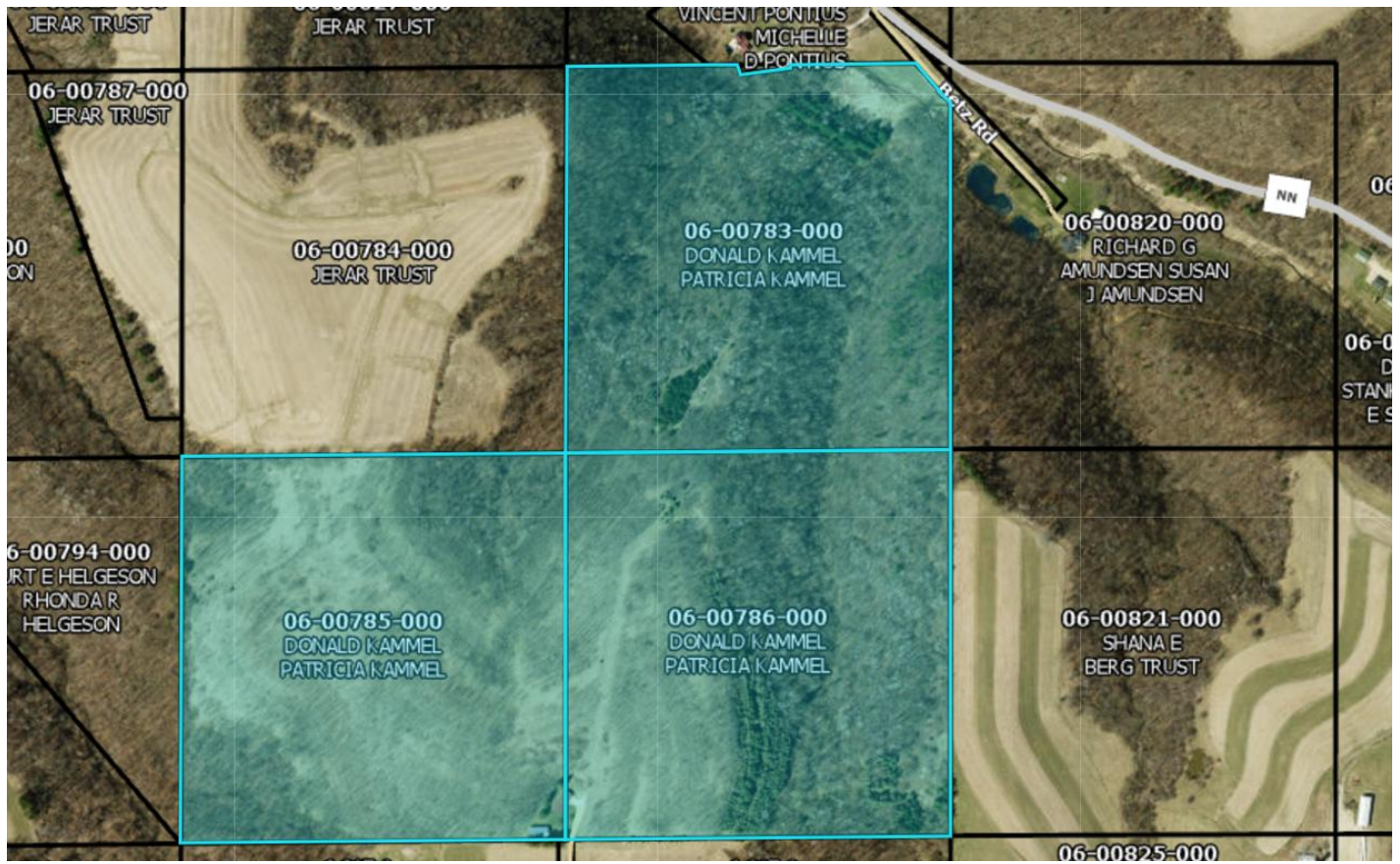
Plan Update

Wisconsin's Comprehensive Planning Law requires that the comprehensive plan be updated at least once every 10 years. An update is different than an amendment because the update is often a substantial rewrite of the plan document and maps. In addition, on January 1, 2010, "any program or action that affects land use" must be consistent with locally adopted comprehensive plans, including zoning and land division ordinances. The Town should continue to monitor any changes to the language or interpretations of the State Law over the next several years.

Public Engagement

On January 14, 2025 at 6:00 pm the Town of Greenfield hosted a public open house to share the draft Comprehensive Plan. Twelve people attended the public meeting and learned about the plan goals and objectives and reviewed the Current Zoning Map and Future Land Use Map (FLU). Two residents in attendance explained their requests for alteration to the Future Land Use Map. The Plan Commission scheduled field visits to the parcels being considered for alteration on the FLU Map contained in the plan. The maps below illustrate the parcels which were under consideration. Further the Town held a public hearing at 5:00 pm on February 10, 2025 before the plan was adopted. A class one notification was issued by the Clerk at the Town of Greenfield on January 8, 2025.





Appendix A Survey Summary

Community Survey -Executive Summary

Respondent Demographics

- Majority of respondents fall into the 46-65 (36%) and 65-79 (46%) age brackets.
- Most respondents live in the Town of Greenfield, with notable numbers living in St Joseph.
- High rate of home ownership, with some owning agricultural and recreational land.
- Diverse employment statuses, with the majority being retired, but also many full-time workers.
- Internet and Cell Service: Predominantly using Coon Valley Telephone and Verizon for internet and cell services, respectively.

What Respondents Like About the Town of Greenfield

- Strong appreciation for the town's rural atmosphere and agricultural roots.
- Valued for its natural beauty and outdoor recreational opportunities.
- Positive feedback on the sense of community and local engagement.
- Benefits from being close to La Crosse for additional services and amenities.
- Highly rated for being a quiet, safe place to live with a family-friendly atmosphere.

What Respondents Would Like to See Change in the Town of Greenfield

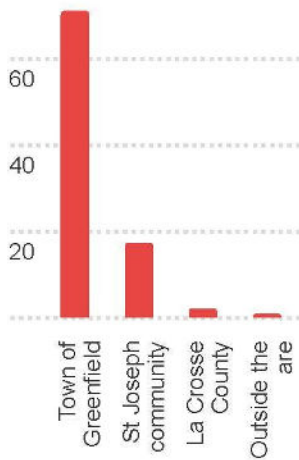
- Calls for better maintenance of roads, bridges, and culverts, with specific emphasis on addressing issues with Clements Road.
- Need for expanded and improved internet services in rural areas.
- Desire for more affordable housing options and better zoning enforcement.
- Interest in attracting new businesses like grocery stores, restaurants, and services for the elderly, with a focus on development in St. Joseph.
- Suggestions for improved public transportation options, particularly for the elderly and disabled.

Town of Greenfield Comprehensive Survey

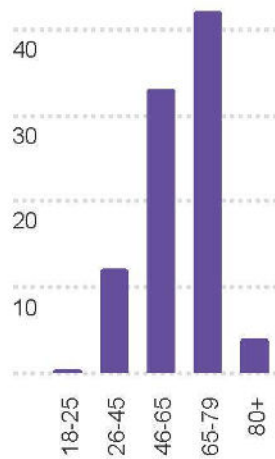


Demographics

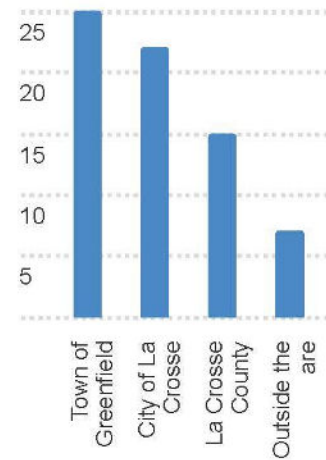
Indicate the Town, Village, or City where you live



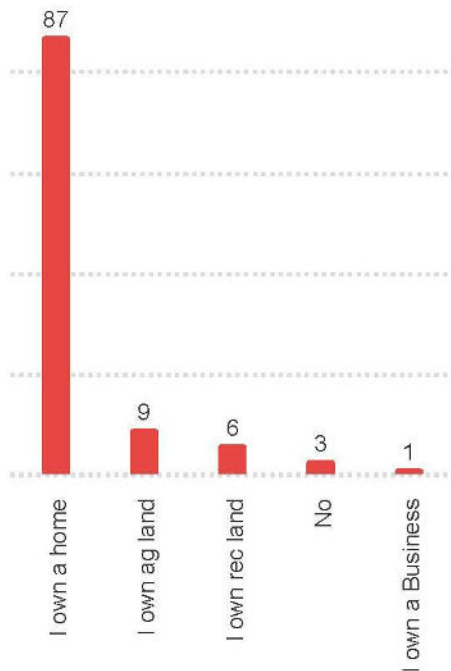
Please indicate your age bracket...



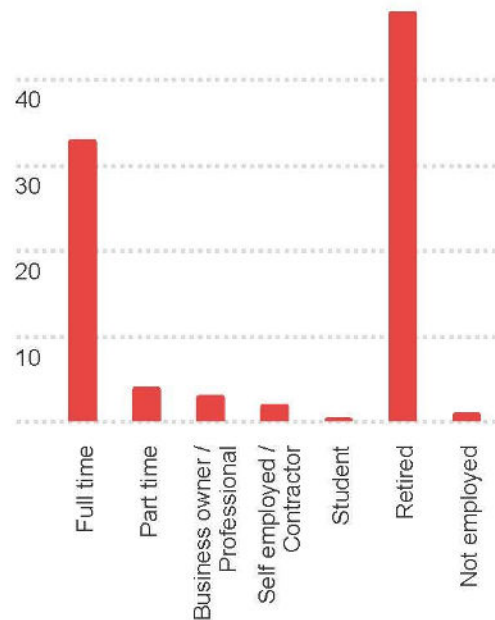
Indicate the Town, Village, or City where you work



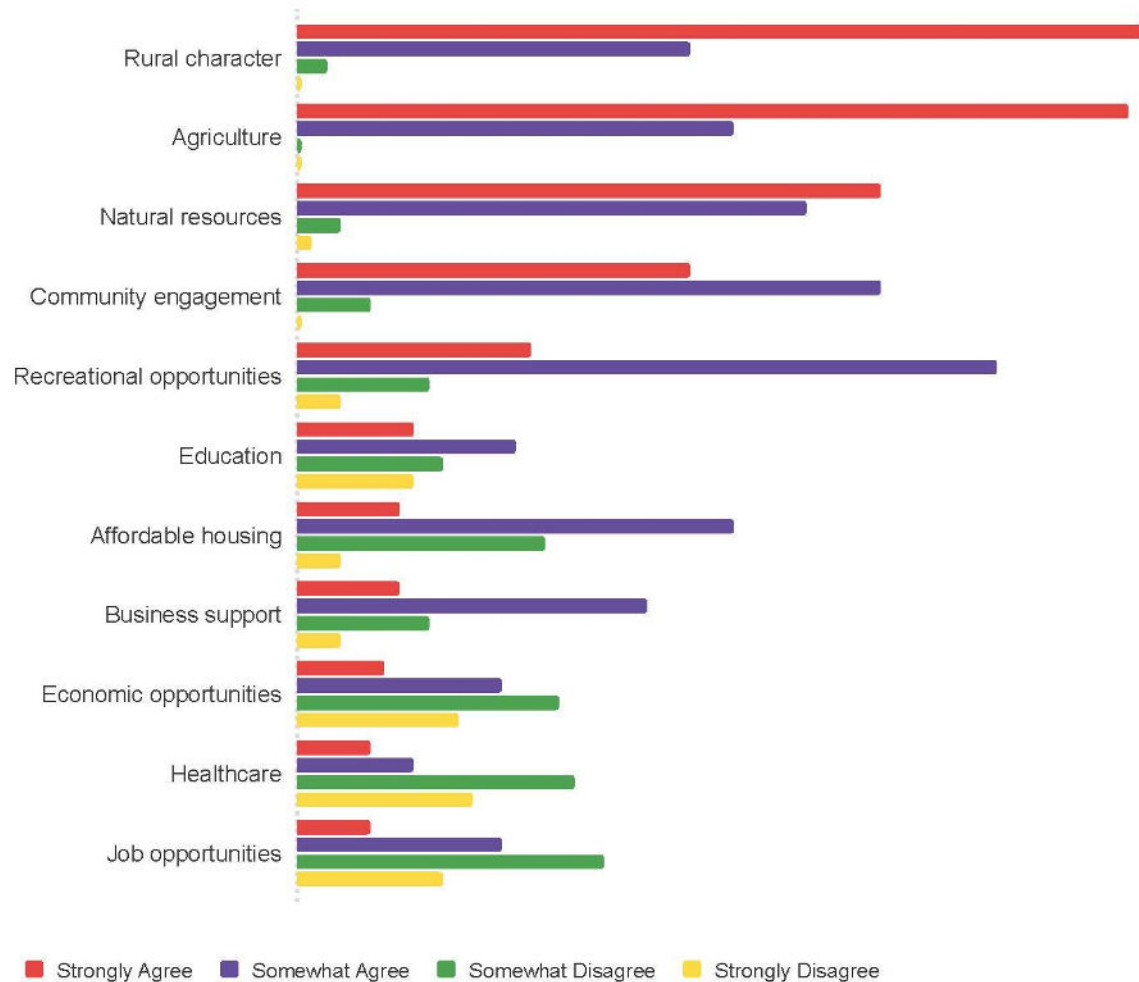
Do you own property in Town?



What is the status of your employment?



What are some qualities of the Town of Greenfield that you feel are important...



Other – please specify - Text

Proximity to characteristics lacking in Greenfiel (La Crosse)

0

I wish there was an option for "I don't know "that's when I used the option for neither agree or disagree.

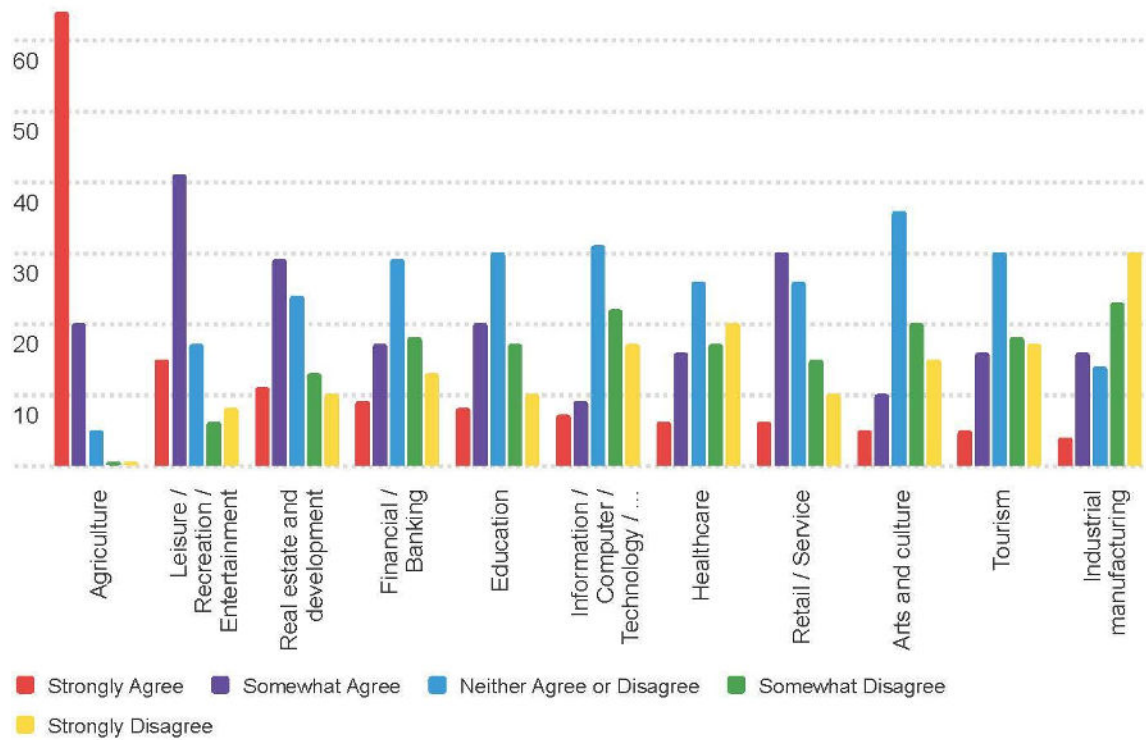
Senior living development

Property Taxes

Water and sewer

No large CAFO farms. Clean water.

Which of the following business sectors do you feel fit the Town...



Other – please specify - Text

0

recycle op

Sense of community/Good people

quiet community to live

Na

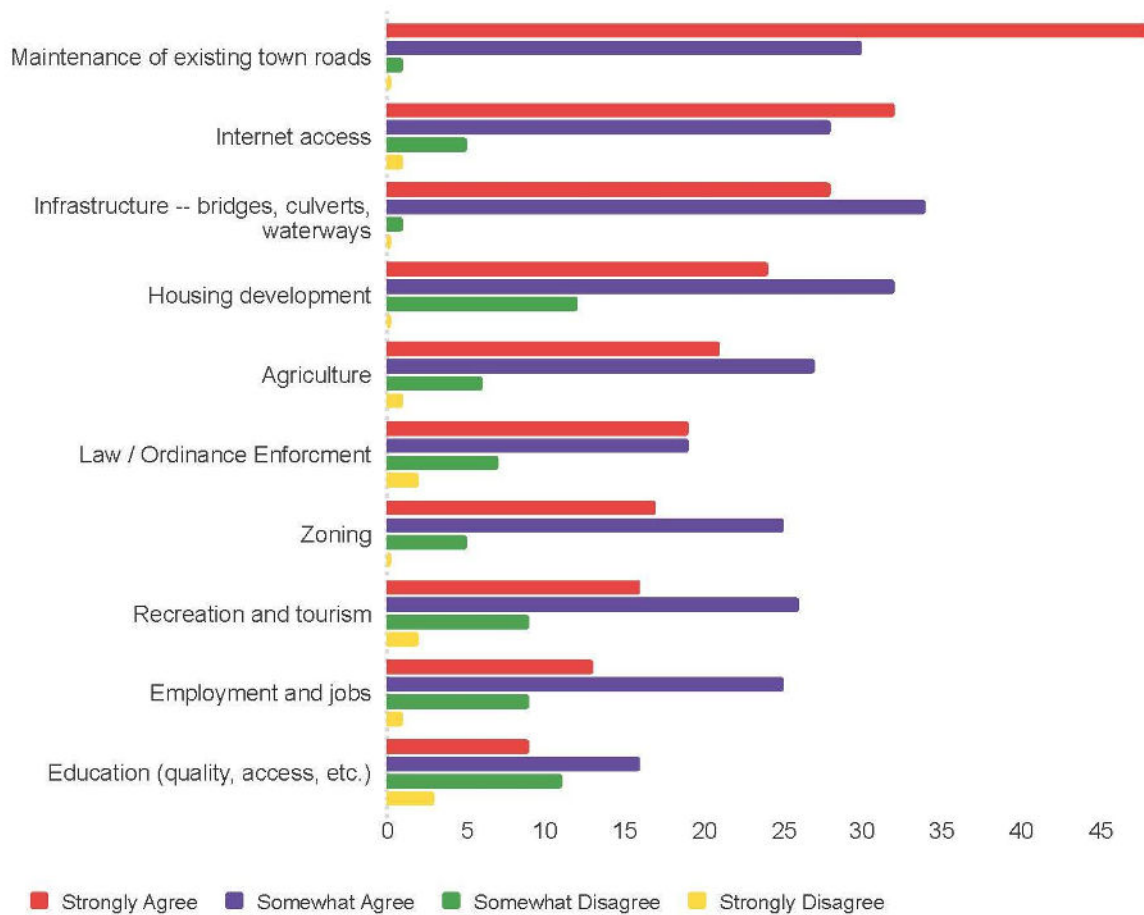
Police enforcement

Gun range

Wildlife preservation

DNR activities

What issues do you think need to be addressed in the near future?



Other – please specify - Text

State roads maintained

AFFORDABLE housing for seniors; road maintenance!!; street light at Hess/Clarence. Mailboxes on Hess have been hit twice and would be much safer for all the people walking.

0

Gun safety

Please expand on ideas or concerns from above choices.

I do not believe maintenance of infrastructure and roads is lacking but I do believe it must be a continuing obligation of the Township.

I also believe that some of Greenfield's 'assets or highlights' are the proximity to those goods and services in the La Crosse, WI. For example: It is not necessary for Greenfield township to provide support in Education, Legal Services and Medical services when all of those are so readily available next door (Greater La Crosse area)

Need Clements Road fixed

Roads are a major issue

The town is fairly well maintained. Services are available and responsive. The character of the town should not change.

Existing private roads that are petitioned to be turned over to the township must be made to meet township road standards by the petitioner prior to the township taking ownership of the road

0

law

Community education opportunities-post school

The internet situation desperately needs to be addressed! Please expand the coverage area for coon valley television into St. Joe's ridge

logical housing development, single vs multi home

We need to be smart with our tax dollars to keep our roads and infrastructure in good condition. Internet access in rural areas is extremely lacking in many areas and needs to be a priority in order to think about drawing in families or businesses. I feel safe in my community but feel that as the city of La Crosse continues to not address drug and homeless issues, the problems will spread to our township.

Believe need gun shooting restrictions. As town population increases residents need to be made aware of safety and noise of their actions. We are rural but not like we used to be.

Expanded programs for inmates coming out of jail

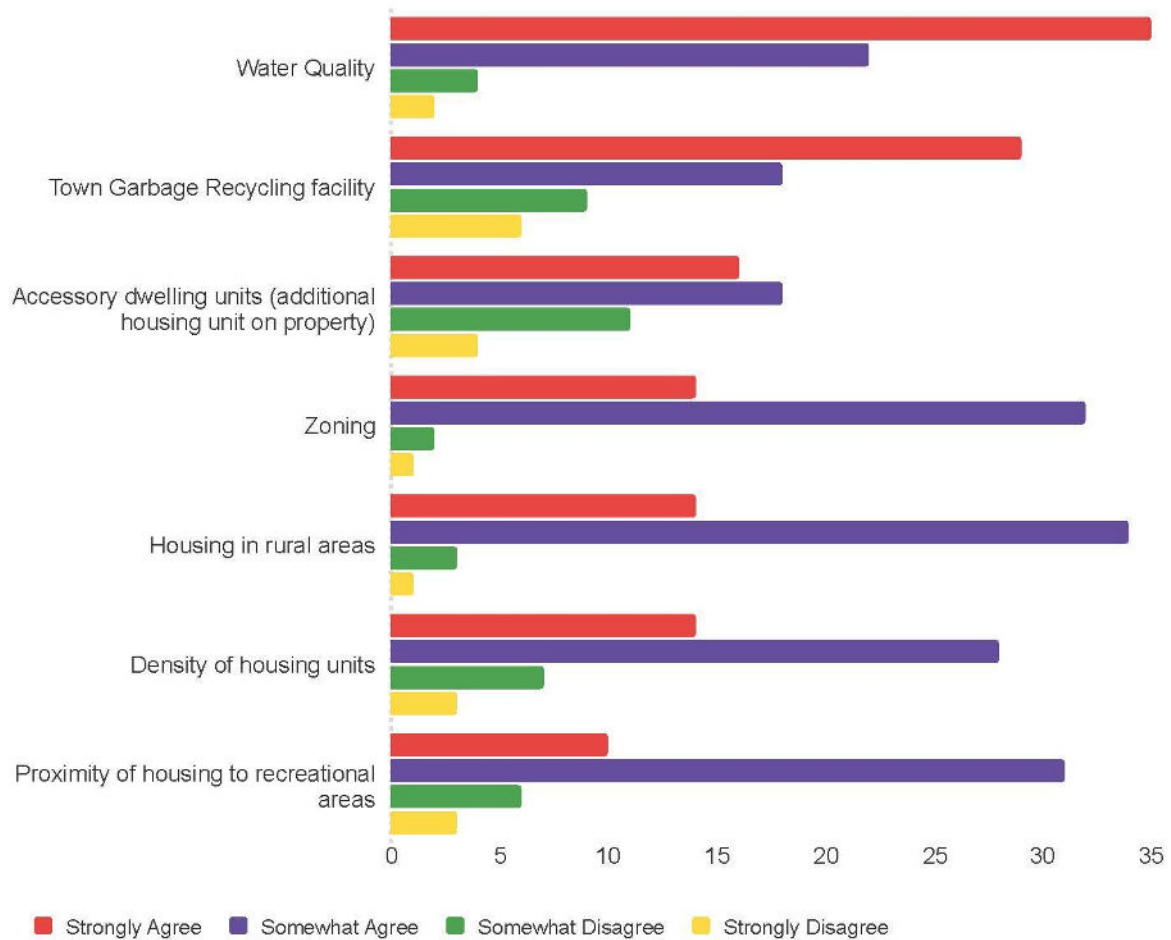
Affordable housing is a huge issue in the US and in La Crosse. Part of the reason is that Private Equity firms have bought close to 50% of single family units which means that the supply of affordable housing is severely limited. I would STRONGLY ENCOURAGE the Town of Greenfield to prevent private equity firms from buying up properties in the area. If you don't our small little town will be in the same shape as the City of La Crosse where renting an apartment costs more than my mortgage payment. Or, see if you can invest in affordable housing somehow. I saw that recently there was a progressive tax being put in place where the buyer of houses that were over a certain price (like \$500,000+) would have to pay an extra tax and then that extra tax was used to invest in low income housing. I realize this idea probably wouldn't work for such a small town but if we can come up with creative ways to keep the housing in our area affordable that would help out the residents a lot.

Sticking with housing for a minute, private equity firms often buy the houses and then use them as Airbnbs. Could we create an ordinance that would not allow for Airbnb use in our Town? I know that people will say "Don't tell me what to do with my private property" but the response to that is essentially they are being selfish. What they are saying is that their needs are greater than the needs of the community. In particular, if you are in a financial position where you are running a profitable Airbnb you are likely wealthy and are arguing that your DESIRE to acquire more wealth is more important than someone else's NEED for affordable housing.

In terms of internet access, I think the Town should have fought harder when Bug Tussel forced us to put up that giant, ugly tower. I am curious how many residents use Bug Tussel for internet? I don't know of any. If it is the case that hardly anyone uses Bug Tussel then we essentially have a giant eyesore on the horizon that only profits the family whose land it is on. Progress for the sake of progress should not be tolerated. We use CVFTC and they have reasonable prices, are local and so far have good customer service. Don't let those big companies push us around, they are just using tactics that have worked for centuries: bullying and threatening. If we don't push back against corporate bullying then they will just continue to bully us.

I think infrastructure in general needs to improve. When the state legislature decided to stop tying the gas tax to inflation in the early 2000s our roads just started going downhill. I know people don't like more taxes but if we want nice things the money has to come from somewhere. Is the town in any position to put a small tax on Saint Joe's market? Could we run a year long experiment to see if it affects their business and to see how much money we raise? I have no idea how those things work but just throwing something out there.

What issues regarding housing do you think the town government should address



Other – please specify - Text

zoning enforcement

I would support accessory dwelling units but I think the township should create zoning restrictions to ensure that adequate space and services are available to support them ---and also provide protections from negative impacts on neighbors

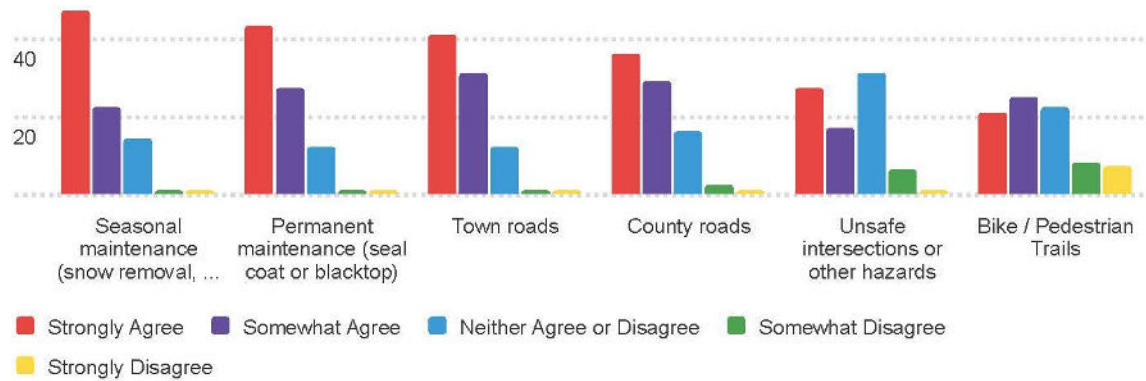
Crabby neighbors

Town garbage recycling should be closed. It's dirty, smelly, gross, and all the "workers" do is stand around and talk to all their buddies that drive in!

0

Affordable Housing

What issues relating to roads and trails do you think the town government should focus on...



Other – please specify - Text

Ensure if there is new development, that roads and service are paid by the developers

0

Consistency with plow of all town roads

Personally don't like atv/utv allowed on roads. There will be accidents and even though they are supposed to have liability insurance, many wont

Please expand on any concerns or issues from above. (Roads needing attention or dangerous intersections for example)

Plow really tore up yards this winter

Our snow plow service is not good

I think Safety must be paramount when considering restrictions related to ATV/UTV use of existing infrastructure.

Long term plans for township road development should include significant improvements to the access to Lost Ridge Addition (Strittmater Road)

Considering the economic constraints our town board deals with, they are doing the best they can to deal with the town road repairs and other financial issues that have pushed on from previous boards or that routinely pop up.

Some of the roads could use attention - especially in areas where the road meets driveways

At intersection of Clements Rd with YY, for travelers coming up the hill need to be alerted traffic entering from Clements Rd going south!!

Recurrent issues along OA hillside and extending into the Valleywood Springs zone. Some of the issues have been addressed in the past year so time will test these repairs. The water crossing within the neighborhood remains prone to recurrent wash-outs.

Clements road needs of fix/repair & is unsafe to travel on. Snow removal at times takes days

Clements Road needs to be a road. When the town allowed the developer to not bring the development up to county standards they made an epic mistake that they need to make right. The entire road needs new blacktop.

Most town and county roads are far too rough, not designed for the increasingly larger agricultural and commercial vehicular traffic and are not maintained adequately.

County Rd NN's vulnerability to storm water damage is significant. We offer no solutions yet hope formidable structures/diversions are in the future. Any support the township provides will be beneficial.

Set some land aside for trail/dog park rec

The only issue I'm aware of is the seal coating – it did not work well this last season with much loose gravel on top of the seal coat.

There are a lot of bicyclists and walkers that like to use highway 33, but it would be nice to have a larger shoulder for them to be on.

We shouldn't be paying for Clements Rd. It should be brought up to specs we assume responsibility

snow removal/sanding of roads on school days. Schools wouldn't have to delay as often if the towns would address snow removal earlier in the morning. Starting to plow and sand roads earlier. Don't use salt brine.

I feel that our roads for vehicles are being abused by the biking community and we continue to appease that demographic for no gain in our community. This is upsetting when you travel into La Crosse and you drive down Cass street where they are now placing more danger on pedestrians and bike traffic. When you continue to decrease the space for autos to travel on the road, you will likely cause more accidents.

We have some county roads in the area that continue to be patched but these are small bandaids that don't typically work. We need to be smarter about how we do this work.

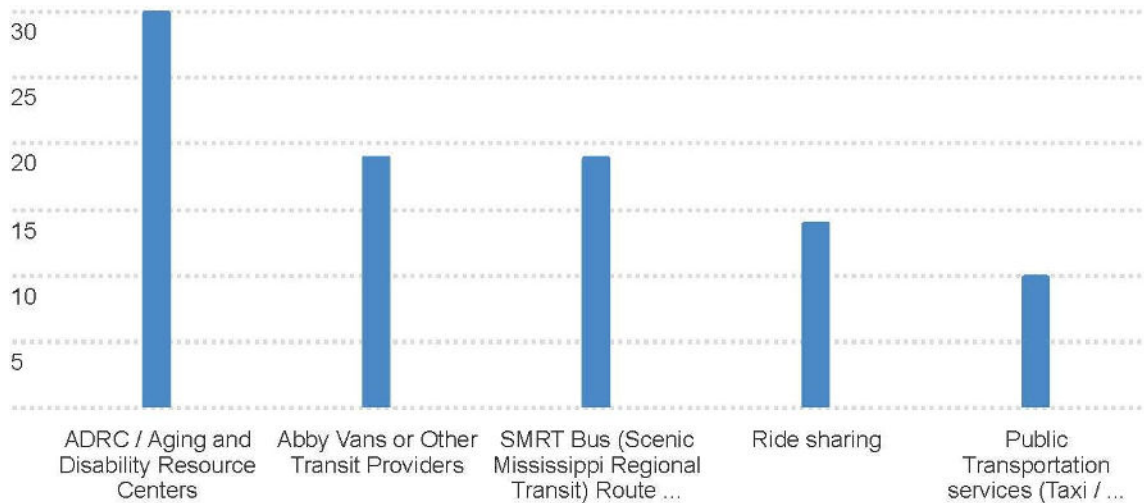
I also feel that we need people working at our county and township roadcrews that care about the community/township and how it looks. A person can tell that the township employees have a more caring approach to their work but the county employees tend to just show up for a paycheck and don't have a connection to our community.

Clements rd needs to be fixed and finished.

Clements Road potholes and unpaved road needs immediate attention!

Cry m bare mills to st Joe. 162 from 33 to Vernon cry line

What public transportation issues do you think the town government should focus on?



Other – please specify - Text

I'm not sure how Town Govt could or should influence transit services such as Abby Vans

On a limited basis We are a drive community and like the rural aspect of living here

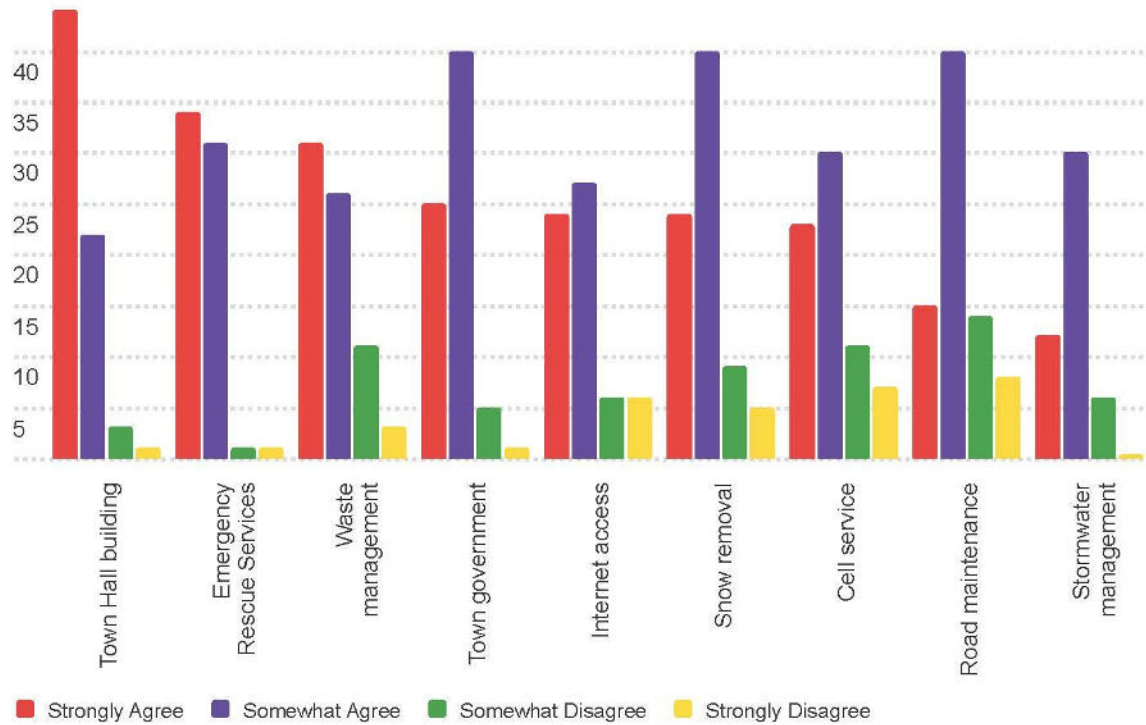
unsure

Open to all - not sure which would best serve our township.

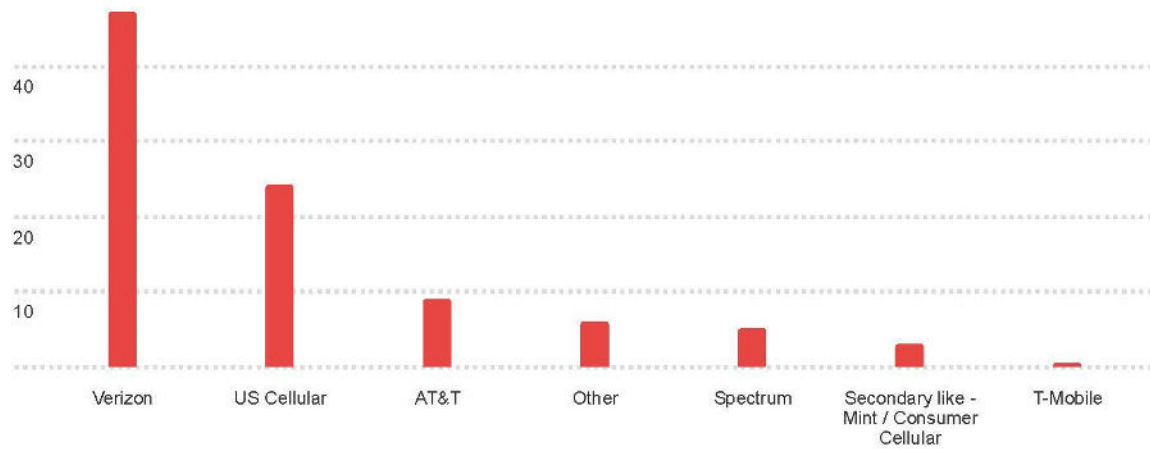
may be work with the Villa to create an elderly facility to keep the building and the site intact.

Curbside garbage pick up

How do you rate the following services and facilities in the Town...



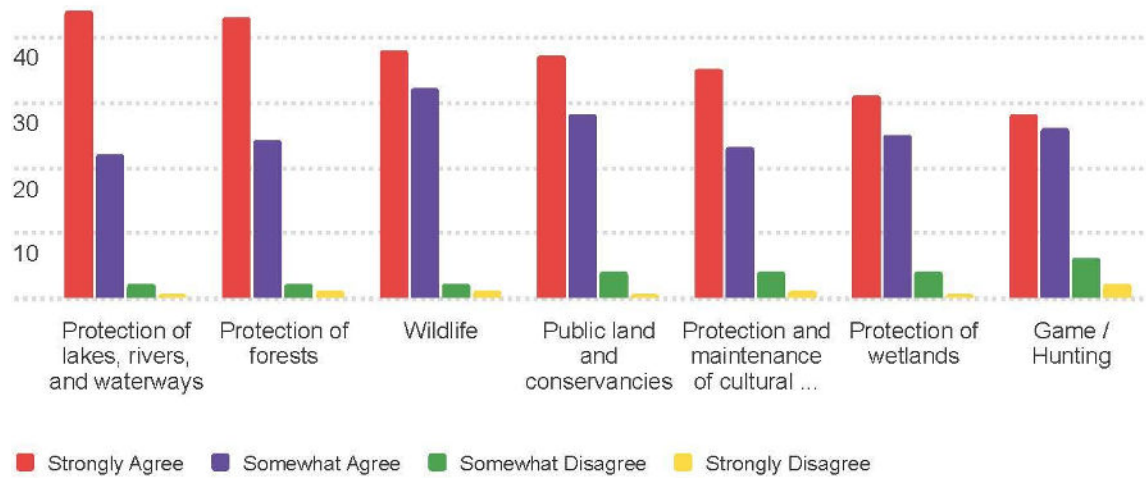
What cellphone service do you use?



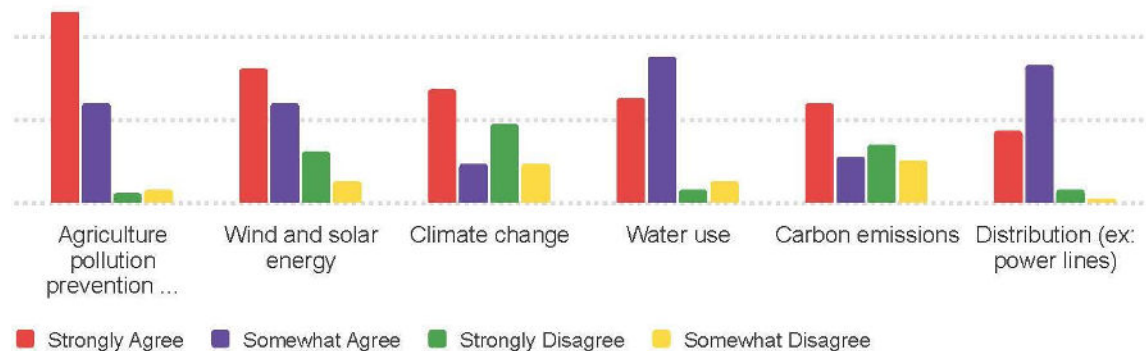
What internet service do you use:

Coon Valley Telephone
 CVFTC
 Spectrum
 Coon Valley
 Spectrum
 Coon valley farmers telephone co
 Charter
 Spectrum
 Brightspeed...soon to be Coon Valley Telecom
 Centurytel - hope to change to CVTV soon
 Coon Valley Tel
 Coon Valley
 Coon Valley
 Coon valley
 Coon Valley Farmers Telecom
 Century link
 Coon Valley Telephone FiberOptic network - huge improvement to WiFi
 Centurytel
 CCVTV
 Charter

What issues relating to natural resources should be addressed by the town...



Q20 - What topics regarding renewable energy and the environment do you feel the...



What "Big Idea" do you believe would benefit the community of Greenfield?

The Villa could be converted and used for senior or veteran housing, whether they be individual rooms or small apartments. The kitchen is already in place for meals, a Chapel is present for religious services for patrons. Employment could be available locally. Social activities could be included in the area.

I think the dynamic/culture we have here is really good and is drawing a lot of young families to the area. I think focusing on building houses and offering amenities (park/playground development, fireworks show, trick or treating, other community events, etc.) that would appeal to young families and the more advanced folks who live here would make for a strong future. I think a lot of these young families (like my own) really like the rural community culture and moved here because they didn't want to live in the city. Developments that would make it more "city-like" or less safe would be a mistake. I love that kids can play outside and feel safe. If something was built that drew a lot of traffic from outside of this community, or that brought in a lot of people who weren't stable members of this community (like a large apartment complex) that would erode that safe, rural community feel. People up here like knowing their neighbors. I hope that doesn't change.

Some Park and Rec programs at the Town Hall...yoga, cards, crafts, classes etc. Softball at the park.

Sustainable approaches and bringing in the community to be a part of them. True listening sessions

I will give this some thought and communicate with a Supervisor if I come up with something

Consolidation of some town road services with other townships for cost savings with both equipment and employee benefits.

The town of Greenfield covers a beautiful and scenic area of Wisconsin, however, virtually all the roads are very unsafe for biking. And to my knowledge there are no bike trails available...doing something in this area would be fantastic!

Control the rate of residential development

enforcement of covenants in housing developments

have an annual town social gathering!

Try to keep the farmland to stay farmland as much as possible

Work with our strengths- local agriculture, irreplaceable natural areas, the outdoors.

Improved safety for recreational activities (eg, bicycling) along county roads; Improve roads to provide safety margin of shoulders where feasible.

To stop major blasting in the Corey. A lot of damage is being done to water wells

The town ordinances should be reviewed and updated. Residents should be made aware of what is and isn't legal. For example, fireworks. Some St Joes residents indiscriminately shot off prohibited fireworks throughout the year, especially in the months surrounding the 4th of July. Some of these fireworks land on peoples roofs, and I have found them in my yard. They are fired off any time of the day without warning, affecting pets, wildlife, people with PTSD and autism. Also ATVs being driven by children on town roads.

Ordinances should be published in the newsletter and residents should know when and where they can report any infractions.

Working with landowners and pursuing public grants for flood control by maintaining existing flood control dams and weirs and construction of new flood control dams and weirs where existing dams and weirs have failed.

Big idea, no. Stable, comfortable, friendly, Greenfield is. Preserve those attributes.

Community Center with track, gym, convention space, hockey rink, swimming pool, and coffee shop...you said big

Sorry, I'm not great on big ideas but I certainly appreciate those that do. We have such a gorgeous Township/county- a true gift for being outdoors, hiking or bicycling. I would like to keep that as a priority. Keeping traffic low is one way to maintain our quality of life here. And renewable energy, climate change mitigation, water and air protection, public transportation are certainly good ways to promote this goal.

Doing a great job so far. Common sense should be your guide!

Appendix C Agendas, Minutes, Notices

Town of Greenfield Town Board Agenda



TOWN OF GREENFIELD
LA CROSSE COUNTY, STATE OF WISCONSIN
N1800 Town Hall Road, La Crosse WI 54601

Amended Town Board Meeting Agenda Monday, May 13th – 6:30 PM

1. Call meeting to order, Pledge of Allegiance
2. Approve Minutes of April 8 Town Board and Special mtg. minutes
3. Present and Approve Treasurer's April Financial Report
4. Shelby Fire Dept.
5. Mike Mihalek, certified survey map for approval
6. Mobile Home Park Renewals for 2024; make any changes/approve for 2025 if necessary
7. Jack Zabrowski, Mississippi River Regional Planning Commission; update on comprehensive plan's existing conditions
8. Flasher Hwy 33/Parish; upkeep \$20,000; await parish response. Letter signed from all parties to discontinue.
9. ATV/UTV Ordinance; sent to Lax DOT to look over, then >to main DOT office
10. Roads
11. Assessment report for Clements Rd. sent to attorney for validation
12. Citizen Concerns *
13. Adjourn; Pay Bills

Kevin Timm
Chairman

***CITIZENS' CONCERNS:** The Board may receive information from the public but reserves the right to limit the time that the public may comment and the degree to which members of the public may participate in the meeting.

PERSONS WITH DISABILITIES: If you need accommodation to attend this meeting, call the Town Clerk at 608-452-4700 as soon as possible.

DATE NOTICE EMAILED & POSTED: 5/10/2024 @ 10:00 a.m. Agenda subject to change. Check the Town Hall or Website posting for any changes or addendums***.

January Community Open House Sign-in

Office
DEPOT

Town of Greenfield Comprehensive Plan
Community Open House
January 14, 2025



Name	Township, Village, or City	Email
Kevin Timma	Greenfield	Ktimma101@gmail.com
Pat Manthey	Greenfield	Patmanthey@hotmail.com
DAVID KAMMEL	MADISON, WI	david.kammel@gmail.com
DAVID HANSON	GREEN FIELD	Dave Hansen
BOB KOTEK	CREEK FIELD	—
Ken Schlingens	La Crosse County	kschlingens@centurytel.net
Cathy Morris	Greenfield	cmorris2000@hotmail.com
CHAD MORRIS	Greenfield	CSmorrison@gmail.com
Todd Eber	Greenfield	teber65@gmail.com
Jill Murphy	Greenfield	classicjill@gmail.com
Dillon Constant Planner		
Daren Schieldt	greenfield	schieldt110@yahoo.com