

**Town
Of**

Waumandee

Land Use Plan

Adopted : March 11, 2014

**Prepared by: Town of
Waumandee Landowners**

**Town of Waumandee Land Use Plan
Buffalo County, Wisconsin**

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Definitions:

Bluff- A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

Dugway- A section of roadway extending from the top of a bluff to the bottom of a bluff, generally through the wooded portion of the bluff with a steep grade, often with sharp curves and/or switchbacks. We assume the term originates from construction by digging into a hill.

Prime Farmland Soils - Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding. Users of the lists of prime farmland map units should recognize that soil properties are only one of several criteria that are necessary. Other considerations include:

- Land use. Prime farmland is designated independently of current land use, but it cannot be areas of water or urban or built-up land as defined for the National Resource Inventories. Map units that are complexes or associations containing components of urban land or miscellaneous areas as part of the map unit name cannot be designated as prime farmland. The soil survey memorandum of understanding determines the scale of mapping and should reflect local land use interests in designing of map units.
- Frequency of flooding. Some map units may include both prime farmland and land not prime farmland because of variations in flooding frequency.
- Irrigation. Some map units include areas that have a developed irrigation water supply that is dependable and of adequate quality and areas that do not have such a supply. In these units, only the irrigated areas meet the prime farmland criteria.
- Water table. Some map units include both drained and undrained areas. Only the drained areas meet the prime farmland criteria.
- Wind erodibility. The product of I (soil erodibility) x C (climate factor) cannot exceed 60 to meet prime farmland criteria. A map unit may be considered prime farmland in one part of a survey area but not in another where the climate factor is different.

Works Cited

“Bluff.” The American Heritage Dictionary of the English Language, 4th ed. Boston: Houghton Mifflin, 2000.

“Dugway.” Brevick, Dave. Buffalo County Highway Commissioner. Personal Interview. 4 Oct. 2001.

“Prime Farmland.” Official definition. National Resource Conservation Services.

Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in 2001. The agent spoke on changes in agriculture and the effect of that change on land use. Waumandee Township was the tenth township to contact the Buffalo County Extension Office for help in developing a plan. Town of Waumandee officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Waumandee officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Waumandee.

9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the township. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of Waumandee. It lists a set of action plans to achieve these priorities and values.

Issues and Opportunities:

Population and Population Projections:

Population of the Town has decreased some over time from 649 in 1960 to 472 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to increase slightly to 586 in 2020. Residents felt that their population **would not reflect the projections** as indicated in the table below. They feel that the population will be flat at best. The Town does not currently have the jobs available to attract people to the Town to cause this large of an increase in population.

Town of Waumandee Population Statistics and Projections – U.S. Census Data

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Town of Waumandee	649	580	594	521	515	472	587	586
Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794

Population by Race:

The Town of Waumandee is predominantly white. This has been constant since records have been kept. There is an increasing population of Hispanic people (that may not be reflected in the census) due to employment opportunities on farms and other business entry level positions.

Town of Waumandee Population by Race – 2010 Census

Race	Population %
Total	472 people
White	97.2%
Hispanic	2.8
Black	0.0
Asian	0.0
Native American	0.0
Other	0.0

Population by Education Level:

The Town of Waumandee is similar to other neighboring municipalities except that they have a slightly higher percent of the population with high school and college graduate degrees in Buffalo County.

Town of Waumandee Population by Education – Am. Community Survey

Education Level	Population %
Total (>25 years old)	369 (people)
No High School Diploma	9.7
High School Diploma Only	44.4
Some College	20.9
Associates Degree	7.3
Bachelor’s Degree	12.7
Graduate Degree	4.9

Population by Age:

Population in the Town of Waumandee tends to be about the same age ratio as that of Buffalo County. The median age is 45.9, Buffalo County is 44.1.

Town of Waumandee Population by Age – 2010 Census

Age – years	Number	Percent
Under 5	22	4.7
5-9	27	5.8
10-14	33	7.0
15-19	33	7.0
20-24	17	3.6
25-34	38	8.0
35-44	59	12.5
45-54	89	18.9
55-59	43	9.1
60-64	28	5.9
65-74	48	10.3
75 and older	36	7.4

Per Capita Income:

Per capita income has increased in the Town of Waumandee slower than that of Buffalo County, and lags significantly behind both Buffalo County and the State of Wisconsin.

Town of Waumandee Per Capita Income – 2010 Census

	1990 per Capita Income	2000 Per Capita income	2010 Per Capita Income
Town of Waumandee	\$13,897	\$17,214	\$23,878
Buffalo County	\$10,947	\$18,123	\$39,019
State of Wisconsin	\$13,276	\$21,271	\$38,225

Town of Waumandee Planning Committee: Reasons for Living in Town of Waumandee (this is not a ranked listing)

Strengths:

- Natural beauty
- Productive farmland
- Ag Infrastructure
- Volunteerism
- Family values
- Small town values
- Constructive way of life
- Everyone knows everyone
- Available housing

Very little crime
Big Bucks – wildlife
Community organizations
Choice of religions
Strong work ethic
Local businesses, bank, general store, restaurant, church, equipment, etc. for everyday things people need

Weaknesses:

Location – can't get here without hills
Expensive roads to maintain
Quality of available housing may/is poor
Clay – related to roads
Job opportunity other than Ag
Absentee landowners – may not contribute to the local community
MFL and tax base
Deer hunter invasion
Land cost – All
Aging population
Small number children or young adults
Lack of social activities
Feeling of isolationism
Very sheltered community
Local inhabitants that don't contribute to community

Opportunities:

Have young families move into houses that are available
Alternative energy sources
Great internet
Good cell phone reception
Sand mining
Making use of natural beauty
Eco- tourism
Jobs – using technology to work from home – in a great place to live – telecommuting
Small farms – (land cost and absentee landowners) diversity (hops, fruit, other)
Retirement home
Apartments

Threats:

Eco-tourism

Absentee landowners buying land

Fewer people – don't live here

Outside influences converting land to recreation and not Ag

World economy and government intervention,

Access, ability to computer in southern part of Town

Rule makers not understanding what is going on (regional and state DNR)

Population centers in city – no voting power

Ag lacking respect – US

Local inhabitants that don't contribute to community

New cultures – limited – ownership in community

Low birth rates

New culture acceptance and adopting

Sand mining

Declining population growth, not enough people to maintain local businesses, and organizations such as the Fire and EMS services

HOUSING ELEMENT:

Wisconsin’s population density is 103 people per square mile, Buffalo County is well below that with only 20 people per square mile. Housing growth in Waumandee was the third fastest among Buffalo County Towns.

Housing Units in the Town of Waumandee and Buffalo County – Census Data

Area	1970	1980	1990	2000	2010
Town of Waumandee	165	193	193	198	217
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 217 total housing units in the Town of Waumandee. The housing density was 6.33 homes per square mile, which is higher than the average for Towns in Buffalo County. 87.6% (190) of the homes were occupied during the 2010 census. 69.5% of the homes (132) were occupied by families. 31% (59) had at least one individual 65 years or older living in the home. 10.5% (20) were renter occupied homes. Average household size was 2.55 persons. The median home value was \$121,000. 100% of all homes were single family dwellings (1.5% of those homes were mobile homes). 4.1% (9) of homes were seasonal or recreational homes this is the lowest percent among Buffalo County Towns.

Residents realize that there are less houses and less neighbors than is the past when small farms were numerous. Residents are concerned that housing developments will destroy the natural beauty of the Township. The town will encourage housing developments to build on land not classified as prime farmland and to encourage cluster development when possible. They also will encourage houses to be located along roadways, and in locations where houses (old farmsteads) once existed. Also, access to improvements (houses, cabins, sheds, etc) should be reasonable to allow for emergency response vehicles to reach property without risk to volunteers and equipment. Finally, houses should be setback from livestock facilities to avoid conflict between neighbors.

Goals and Actions:

- Encourage new housing in the unincorporated village of Waumandee. Currently there are available lots for 12 homes along with a community sewer service.
- A small assisted living facility for town residents would be desirable in the unincorporated village of Waumandee
- Low cost homes are needed for those people starting out. Mobile homes fit this need and should be allowed according to zoning rules. As with all housing, mobile homes should meet current standards for safety and health.
- Study the demand for apartments available for single individuals and young families.
- All mobile homes that are relocated in the Town of Waumandee must be 10 years old or less.

TRANSPORTATION ELEMENT:

Vehicular traffic is the major form of transportation in Waumandee due to limited other forms of transportation available. Recreational transportation is used including snowmobiles and bicycles.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to improve current roads high quality.

Waumandee has a total of 60.9 miles of road. 7.12 miles of state road, 11.95 miles of county roads and 41.83 miles of town miles. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Waumandee has 0.0 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Waumandee has 18.73 miles of collector miles. This includes County Roads E,O,U, and State Road 88.

Local roads provide access for travel over relatively short distances. These roads are classified Local Miles and includes all town roads and County Road EE. Waumandee has 42.17 miles of Local Miles. See map page 17.

Waumandee also has 12 bridges over 20 feet and 1 bridge under 20 feet.

State and Regional Transportation Plans:

At www.dot.state.wi.us the Wisconsin Department of Transportation home page under “Plans and Project”, then, “Planning Resources”, then, “Modal and Multimodal Plans”, the Town reviewed and considered the following State and Regional Transportation Plans that have potential affects or integration with the Town plan.

Connections 2030 - the current multimodal plan being developed for all forms of Transportation through the year 2030

Wisconsin State Highway Plan 2020 – the current strategic plan for all facets of the 12,000 miles of the State’s highways

Wisconsin Six-Year Highway Improvement Program – the more specific construction programs for the Wisconsin DOT through 2014

Wisconsin Airport System Plan 2030 – the plan for determining airport facility needs

Wisconsin Bicycle Plan 2020 – comprehensive bicycle plan

Wisconsin Statewide Pedestrian Policy Plan 2020 – the plan outlines State and local measures to promote safe pedestrian travel

Wisconsin Rail Plan 2030 – the rail plan being developed for integrated rail development through 2030

Buffalo County Highway Plans – Currently, there are no plans for major county road work, beyond general maintenance for any county roads within the borders of the Town of Waumandee.

Currently, the Town of Waumandee is not specifically identified for any recommendations or included in any projects with these plans.

Bus Service:

There is no bus service in the Town of Waumandee. The nearest commercial bus service is the Jefferson Bus Lines stopping in Winona, MN.

Freight Rail Service:

The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is located in the Village of Cochrane, WI.

Passenger Rail Service:

There is no passenger rail service to the Town of Waumandee. Daily passenger service (AMTRAK) is available in Winona, MN, with one train heading south in the am and one train heading north in the pm.

Airports:

There are no public or private airports in the Town of Waumandee that are included on official maps. Winona, MN has a private airport but no passenger air service. La Crosse, WI has the closet passenger air service which is about 40 minutes from the Town. Most residents traveling by air would fly out of Minneapolis/St. Paul which is about 120 minutes travel time. An airport shuttle service to the MSP Airport from Menomonie and Wabasha, MN is also available.

Water Transportation:

The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Some grain produced in the Town is transported by truck to Winona and sold to one of three grain buyers to be loaded unto barges. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to Winona and distributed throughout the region by truck.

Trucking:

Most commercial shipping in the Town is by truck, including a large amount of grain delivered by truck to Arcadia. Road bans may be implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

There are no designated biking trails in the Town of Waumandee.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Waumandee and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 18.

Road Improvement Plans

Year	Road Name	Miles of Road	Improvement
2013	Schoepps Valley Dugway		Blacktop
2013	Dobbert Road		Add crushed rock
2013	Gleiter Road		Add crushed rock
2013	Meier Road		Add crushed rock
2013	Henderson Road		Add crushed rock
2013	Rothering Road		Add crushed rock
2014	Schoepps Valley Road		Bridge replacement
2015	Blank Hill Road		Sealcoat
2015	Eagle Valley Road		Sealcoat
2015	Wojchik Road		Sealcoat
2015	Canada Ridge Road		Sealcoat

Cooperation with other Towns on snowplowing:

Waumandee/Belvidere

- Waumandee plows Yaeger Valley Dugway
- Belvidere plows Belvidere Ridge Road

Waumandee/Cross

- Waumandee plows Canada Ridge Road to Putz Road and plows Putz Road
- Waumandee plows Schaffner Valley Road until Richard Putz
- Cross plows Oak Valley Dugway until Neil Schaffner

Waumandee/Buffalo County

- Waumandee shares the town maintenance building with Buffalo County, Waumandee pays 35% and Buffalo County pays 65%

Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available and other factors.

Waumandee has some problems with vandalism of town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit.

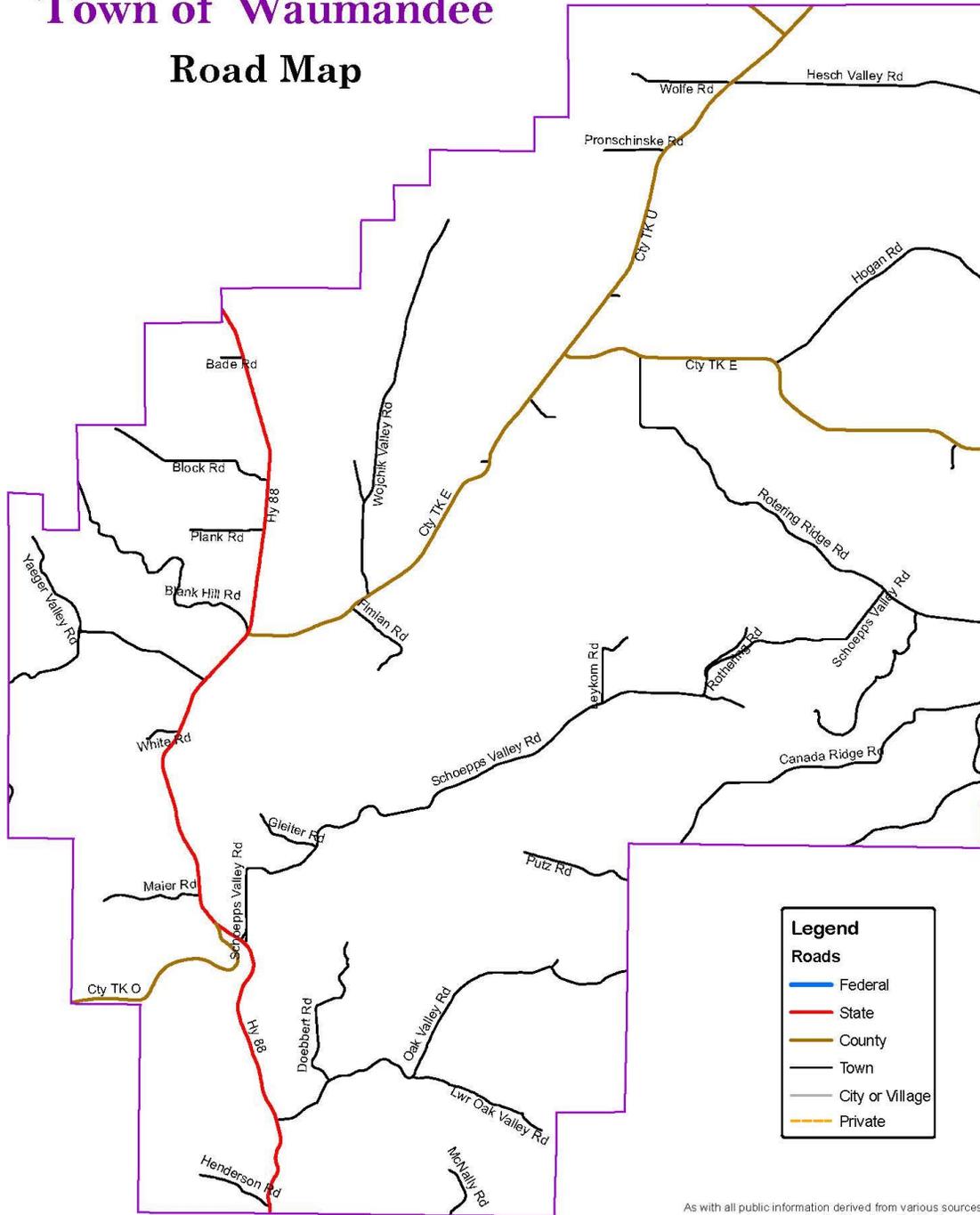
Bicycle usage in rural areas is on the increase. The planning committee expressed concerns about safety on town and county roads due to the amount of motorized traffic, farm traffic and bicycle traffic all sharing the same roads. Many visitors to the Town may not be aware of the amount and size of modern farm machinery.

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

Goals and Actions:

- Initiate a study of roads to determine if some town roads should be county roads.
- Initiate a study of towns and Buffalo County to determine if further intergovernmental cooperation on roads is possible.
- Improve the signage on roads where needed, i.e. Great River Milling needs better signs for the truck traffic they have, especially at night.
- More blacktop for high traffic roads (start with study and evaluation).
- Maintain snowmobile trail system. It is a good recreational activity with little effect on landowners.

Town of Waumandee Road Map



Legend	
—	Federal
—	State
—	County
—	Town
—	City or Village
—	Private

As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.



UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Waumandee. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

Sanitary Waste and Water Supply:

The Town of Waumandee has one concentration of residents in the unincorporated Village of Waumandee which has a community sewage treatment facility. All other citizens in the Town of Waumandee have private sewer and all citizens have private wells. There are currently no plans to develop other public services at this time. Buffalo County Land Resources Department issues all sanitary permits in the Town.

Solid Waste/Recycling:

Garbage disposal and recycling is available in cooperation with the Towns of Lincoln and Montana. Town citizens can bring their recyclables and garbage bags to the Recycling Center located at the corner of County E and U for disposal on Wednesday afternoons and Saturday mornings. Please contact a Town Board member or the Town Clerk about recycling locations and schedules.

Town Facilities: A new municipal building was constructed in 2012 and is connected at the east end of the Fire Station in the unincorporated village of Waumandee. It serves as Town Hall and meeting room for the Fire Department and First Responders. The Town of Waumandee also maintains the old Waumandee Public School building located at the corner of County Road E and County Road U. The Town also has an agreement with Buffalo County and shares the use of the Waumandee Shop.

Community Facilities:

Fire/First Responder/Municipal Building is located at S2004 County Road U. The Town also owns and maintains Harmonia Park in cooperation with the Waumandee LIONS Club.

Telephone/Electricity/Internet Services:

Cell phone service is good in 60% of the Town with poor service in the remaining 40% of the Town, especially in the valley areas. DSL internet service is excellent throughout the Town.

Riverland Energy Cooperative and Xcel Energy both supply electrical service in the Town of Waumandee. The citizenry find alternative energy sources such as wind, solar and methane production acceptable in the Town.

Natural Gas:

There are no natural gas services in the Town. Most people rely on Liquid Propane.

Libraries:

There are no public libraries in the Town. Residents rely on the Arcadia and Alma Public Library. The County pays a fee for each transaction for Town residents using Libraries outside of the county borders.

Education:

Students residing in the town attend Alma Area Schools, Cochrane-Fountain City Schools, Arcadia School District, and St. Boniface Catholic School. Taxpayers also support the Chippewa Valley Technical College and Western Technical College.

Fire Protection, Police Protection and Emergency Management:

The Scenic Valley Ambulance and Arcadia Ambulance provide ambulance services. Fire protection services and Emergency Medical Service are provided by Waumandee/Montana/Lincoln Volunteer Fire Department and First Responders. Police protection is provided by the Buffalo County Sheriffs Department.

Health Care and Long Term Care Services:

There are no health care providers in the Town of Waumandee. Medical Services are provided by services in Arcadia, La Crosse, Eau Claire, Whitehall, Wabasha, Independence, Alma, and Winona. Long term care services are provided in Whitehall, Winona, and Fountain City.

Public Parks:

Harmonia Park is approximately three acres and is owned by the Town and maintained in cooperation with the Waumandee LIONS Club. The Hall and park are rented to residents for events. The Hall at Harmonia Park is listed on the National Historic Register.

Goals and Actions:

- Fire Department services
 - How do we stay current and update
 - Equipment – need to put a long term plan in place for replacement and maintenance of equipment
 - Keeping young people involved and adequately staffing the fire and first responder services in the future
 - Locations of absentee landowners – EMS needs
- Wind Towers and wind farms should meet the requirements set up by Buffalo County Land resources Department.
- Any utility expansion should avoid the use and destruction of prime agricultural farmland.
- Cochrane Telephone Cooperative provides good service and supports the rural area where they are located.
- EMS personnel need a better way to communicate the location of absentee landowners (cabins and camp locations) to service emergency calls on a timely basis.

AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:

Agriculture:

The Town of Waumandee was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little value added agriculture is currently being used or explored in the Town.

The Town of Waumandee is in the driftless area of Wisconsin along the Mississippi River. The land is very steep and in some ways difficult to farm. The land is very productive and numerous cropping rotations are possible. Recently, there has been a switch from dairy production to row crop and some large poultry production farms.

Soils:

The Waumandee Creek is the major drainage area in Waumandee Township. Soils in this area are primarily very high in organic matter and are very productive. This is probably why the name of Garden Valley is used along the main channel of Waumandee Creek. Predominant soil is Richwood Silt Loam with Judson, Ettrick and Rowley being present. Most of these soils are currently used for the production of agricultural crops with corn and soybeans being the predominant crops.

The bluffs are mainly Fayette and Dubuque soils, with Fayette being the deeper, more productive of the two. Slopes of 0-12% are very common and require minimal amount of management to control sheet and rill erosion. Contouring and conservation tillage will maintain productivity and minimize erosion of these soils. However, area of concentrated flow must be managed and monitored to prevent gullies from forming.

Most valley sideslopes are mapped as Fayette Silt Loam and Dubuque Silt Loam. These series of Fayettes and Dubuques are different from the ridgetops in that they have a thinner topsoil and can be more susceptible to erosion with slopes up to 25%.

Overall, Fayette soils are more productive than Dubuque soils, but both are good for crop production.

In lower site positions Richwood Silt Loam and Judson Silt Loam are mapped and are very productive soils with slopes ranging from 2-10%, making them less susceptible to erosion, but are farmed more intensively with row crops.

The most abundant map unit in Waumandee Township is Steep and Stony Land which is mapped on almost 5,800 acres. This soil is mainly woodland and wildlife land because it is very steep and has very shallow, fragile soils. These areas also have severe limitations for roads, houses and many other uses.

Any drive in the Town of Waumandee will show the importance agriculture once had to the visual, economic and social landscape. Farmers settled the township and even though active farming in the township has declined, farming still remains the major economic activity. Agriculture has changed throughout the town's history going from wheat to livestock to dairy and now a trend back to cash grain. Most farms are larger in size, with the exception of an increase in part-time farming activities. See soils map on page 26.

Value-added agricultural products are produced in the township. The Town of Waumandee has a small organic flour mill with 7 – 8 employees. Raw product for this industry comes mostly from outside of the county. There are two or more vegetable producers in the Town as well as a few other value added businesses. Most milk and cattle are all shipped out of the township for processing. Very little lumber is processed in the area, with most being trucked to large mills for processing

Farms will most likely continue to grow in size, but small part-time farmers will also increase in number. More of these may consider value-added products as part of their activities. Marginal land was lost to agriculture due to modest returns and federal and state land management programs, but this trend has changed with current prices for corn and soybeans.

Natural Resources:

Wildlife Resources: The agricultural fields, scattered forestlands, and streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are found in the Town of Waumandee. Squirrels, rabbits, pheasants, ruffed grouse and raccoons also find suitable habitat. Bald eagles nest at several locations in the town. There also are populations of various species of hawks and owls. A wide variety of songbirds also make their home in the town and the woodlands provide valuable habitat for many migratory birds. The habitat consists primarily of upland timber, open fields, and wet areas in the floodplain of Waumandee Creek. Waumandee Creek and some of its tributaries support native populations of brook trout.

Waumandee has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer. This area has been identified for its tremendous potential for wildlife, threatened species and general natural habitat. Other important natural resources in the Town include:

- Private wetlands
- Streams throughout Town
- Wildflower and Native grass habitats

Groundwater

All drinking water in the Town of Waumandee is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicating very little contamination of wells within the Town of Waumandee, except for shallow wells in the unincorporated Village of Waumandee. Contamination that was found was in the form of elevated nitrates, and these problems were solved by drilling deeper cased wells to

replace the shallow sand point wells. A more recent study, but with a smaller number of samples, from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

Surface Water

There are numerous small streams in the Town of Waumandee some of which are intermittent streams. Waumandee creek has had numerous projects to be improved as a quality fishery. Other streams that have potential for improvement include Eagle Valley Creek and Little Waumandee Creek. See hydrology map on page 27.

Forests

Forest land makes up 37% of the land in the Town of Waumandee. Much of the high quality timber has been harvested, and most timber land is managed for both forest and wildlife. About 50% of the forested land has some quality timber remaining to be harvested. The forests are located on very steep slopes which are too steep to convert to farmland, or on land that is normally too wet to farm.

Wetlands:

Wetlands make up a smaller portion of the Town of Waumandee. The wetlands are found along some of the streams mainly along Waumandee Creek. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. A current wetlands map can be found on page 28.

Floodplains:

Development is discouraged by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Waumandee can be found on page 29.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This has been traditionally rock quarries in the Town of Waumandee for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the western Wisconsin area which also fall under the non-metallic mining category. There are currently 32 approved non-metallic mines in Buffalo County with three active mines in the Town of Waumandee. See map page 30.

Recreational Activities:

Recreational activities have been increasing in all of Buffalo County, and to a great extent in The Town of Waumandee. Most recreational uses involve some sort of hunting or fishing activity, but bicycling, snowmobiling, bird-watching, motorcycling, car clubs, the Waumandee Hill Climb, and sightseeing have all increased visitation to the township. Many people throughout the state and nation recognize Buffalo County either by its whitetail deer population, in association with the Mississippi River and most recently, with quality snowmobiling. Some people have been able to capitalize on opportunities from hunting and other wildlife activities. Cabins and outfitting are two such examples.

Conservation Easements:

Residents in the Town of Waumandee have been leaders in preserving natural resources through enrollment in land trusts. Currently, three landowners have enrolled 748 acres of land in land trusts which protects the land from most kinds of development in perpetuity. Conservation easements are voluntary and preserve land in its predominantly natural, scenic, and open space condition, and to prevent any use of the property that will adversely impact or interfere with its conservation values.

Cultural Resources:

A search of the Wisconsin National Register of Historic Places revealed one registered buildings or site in the Town of Waumandee. This is Harmonia Hall, located at S2119 County Highway E.

Wisconsin's Architecture and History Inventory (AHI) was searched and 19 historic properties in the Town of Waumandee were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, Queen Anne houses, and so on. It is a permanent record maintained by the Wisconsin Historical Society. Some of the structures identified in the database for the Town of Waumandee include: St. Boniface Church, the Foremost Farms milk plant on County U, and the Garden Valley School (the Waumandee Town Hall, located at S2053 County Highway E.

There is a conspicuous historic resource along State Highway 88 near the southern end of the Town of Waumandee. It is a stone chimney, all that remains of the Nelson Civilian Conservation Camp (CCC). The camp was built between June and October of 1935 by the 652nd Company of the CCC. The Civilian Conservation Corps was disbanded in 1942 with the start of World War II. The wooden barracks were dismantled by the army and moved to Alaska to serve as barracks during construction of the Alaskan Highway.

Goals and Actions – Agriculture

Agriculture is the key economic driver in the Town of Waumandee. Land and people are the key resources to this industry.

- Encourage the protection of farmland through the use of conservation easements and develop educational programs designed to educate town residents about using easements for farmland protection.
- Preserve prime farmland as farmland and restrict the development of non-farm uses.
- Support the preservation of farming and cooperate with other units of government to assist farms when possible.
- Manage development in such a way that large blocks of farmland can be protected.

Goals and Actions – Natural Resources

It is the objective of the residents of the Town of Waumandee to maintain natural resources located within the township. The following statements have been put in place to meet this objective:

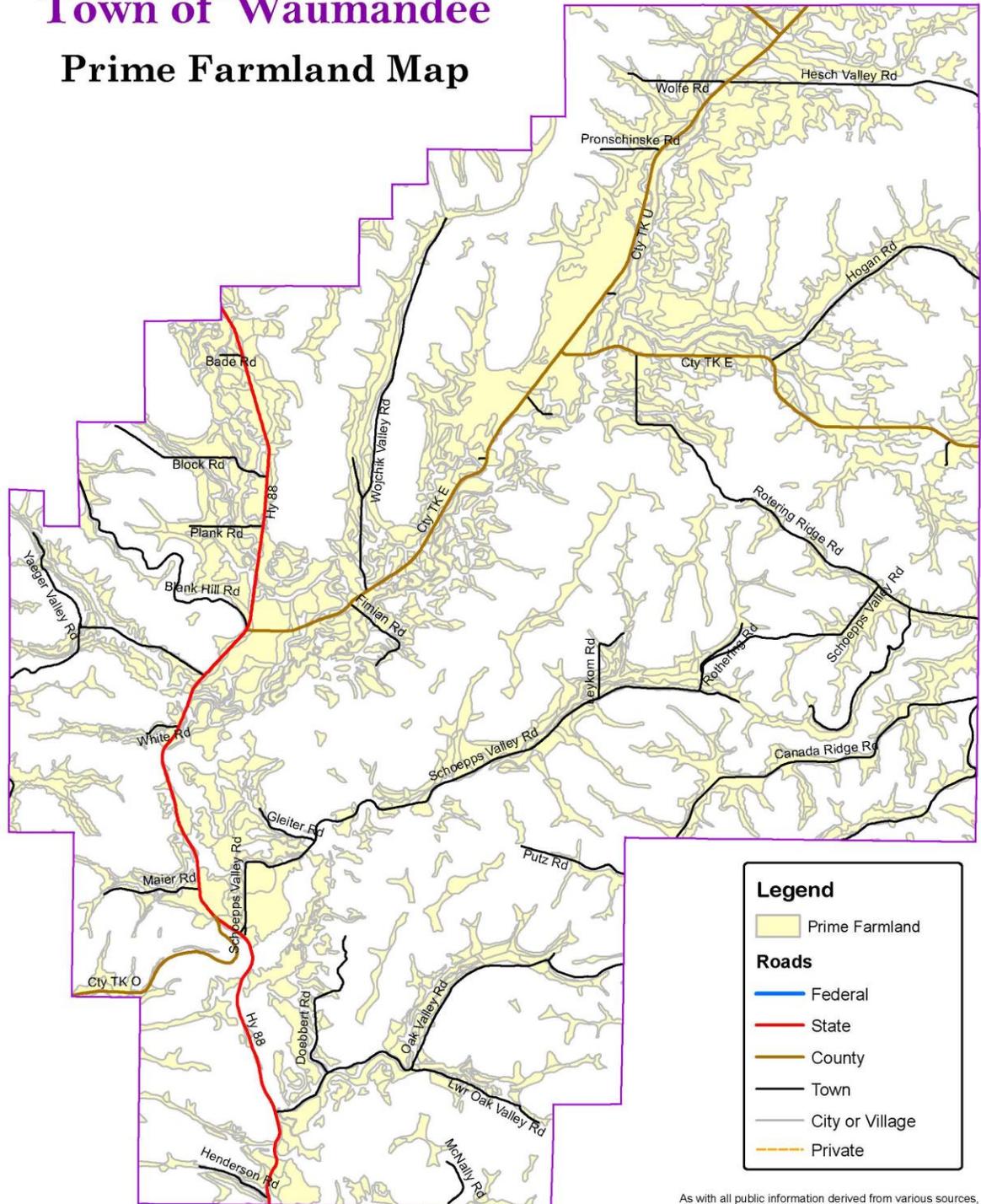
- Control invasive species.
- Set realistic wildlife goals that are good for the health of the wildlife and good for farm businesses living in harmony with wildlife.
- Non-metallic mines should be controlled and maintain the quality of the landscape while allowing non-metallic mines that benefit local citizens.
- Buffalo County Land Resources Department and Highway Department should study the effects of businesses and heavy road traffic and see what may be put in place to not discourage business, but maintain roads.
- Encourage stream easements for high potential trout streams in the Town.

Goals and Actions – Cultural Resources

Residents of the Town of Waumandee have a long history of maintaining cultural resources located within the Town. The following statements have been put in place to meet this objective:

- Continue to maintain the Hall at Harmonia Park.
- Study the feasibility of restoring the Waumandee public School.
- Support the Buffalo County Historical Society.

Town of Waumandee Prime Farmland Map

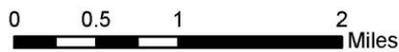


Legend

- Prime Farmland

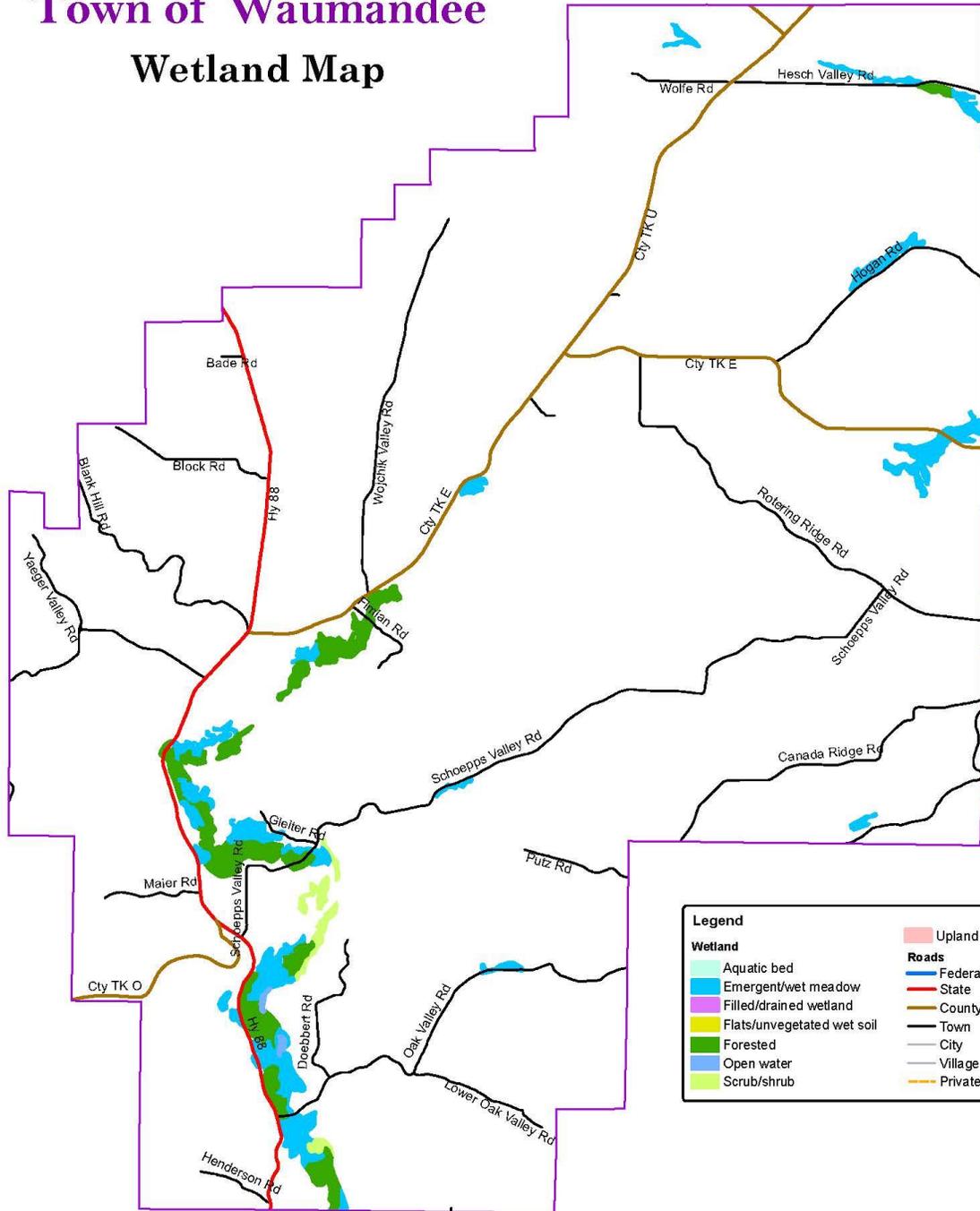
Roads

- Federal
- State
- County
- Town
- City or Village
- Private



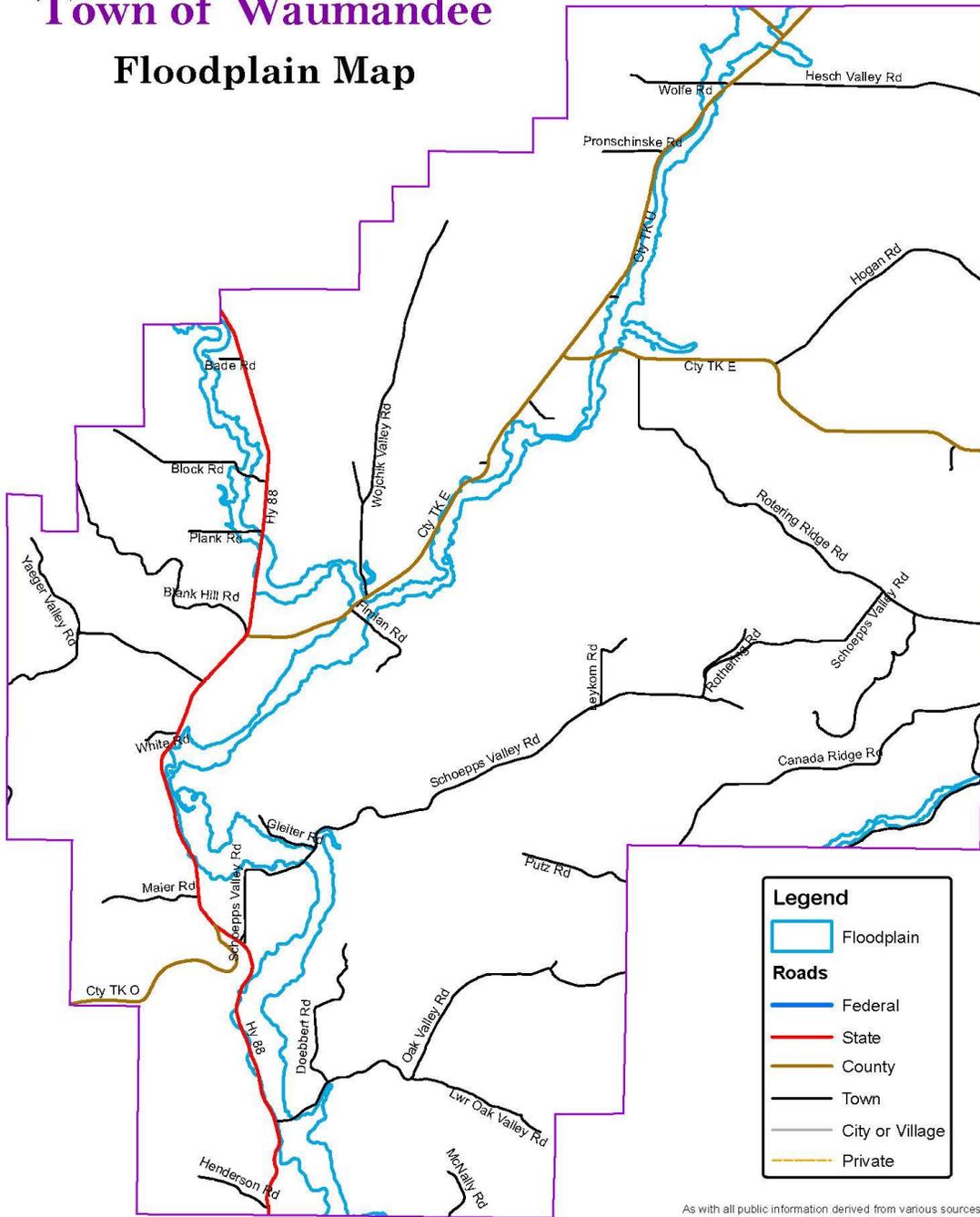
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Town of Waumandee Wetland Map



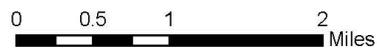
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Town of Waumandee Floodplain Map



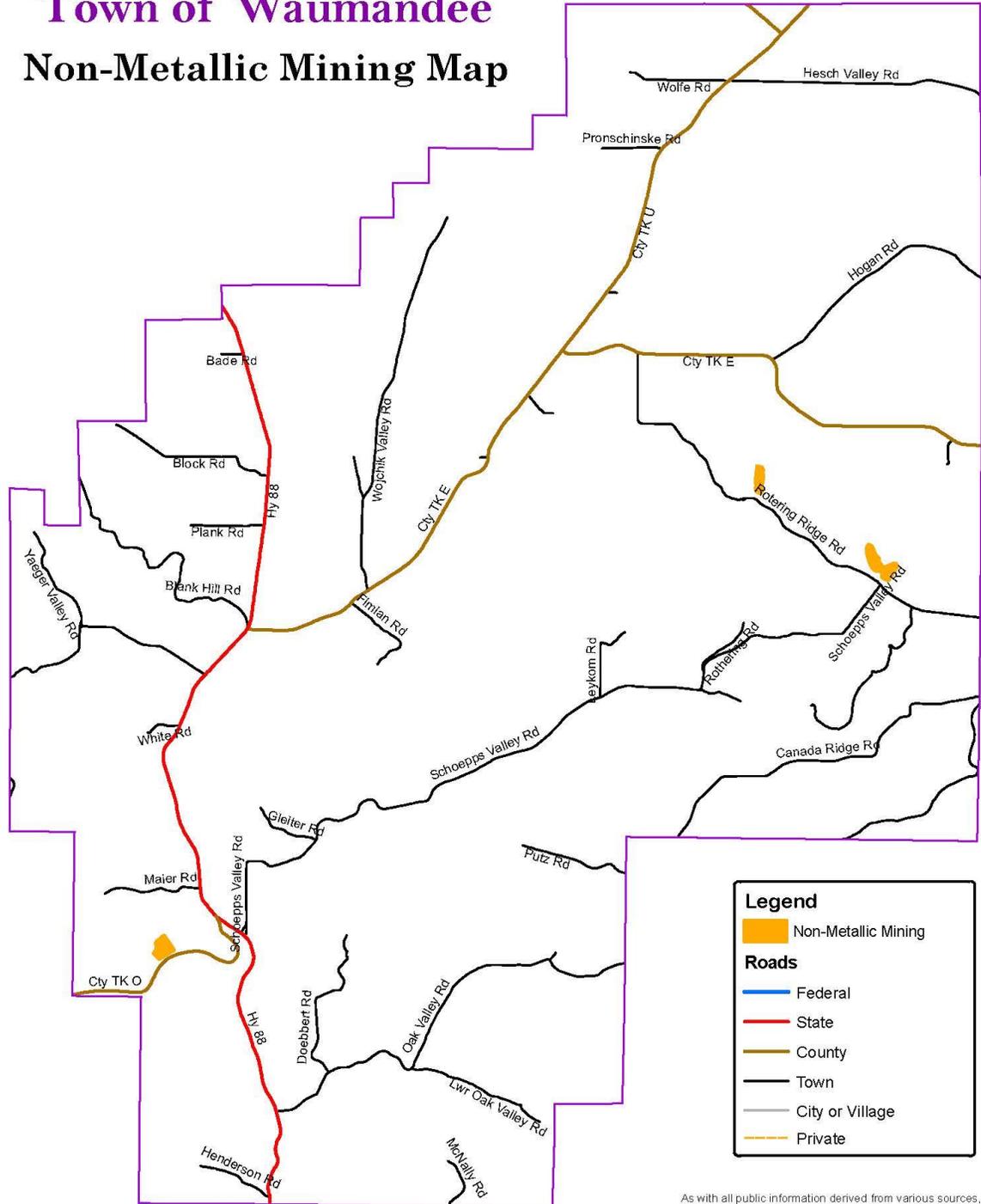
Legend

- Floodplain
- Roads**
- Federal
- State
- County
- Town
- City or Village
- - - Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

Town of Waumandee Non-Metallic Mining Map



Legend

- Non-Metallic Mining

Roads

- Federal
- State
- County
- Town
- City or Village
- Private

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ECONOMIC DEVELOPMENT ELEMENT:

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information were the Department of Workforce Development and citizens from the Town of Waumandee.

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Town of Waumandee. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Arcadia, Independence, Mondovi, Eau Claire, La Crosse, and Winona. The Town of Waumandee and all of Buffalo County tends to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Arcadia (Ashley Furniture and GNP).

Town of Waumandee Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	380	100
In Labor Force	281	74
Civilian Labor Force	281	100
Employed	269	95.7
Unemployed	12	4.3
Armed Forces	0	0
Not in Labor Force	99	26.0
Occupation		
Agriculture, Forestry, Fishing	72	26.8
Construction	17	6.3
Manufacturing	69	25.7
Retail Trade	22	8.2
Professional, management, etc.	20	7.4
Education, health care	38	12.1
All others	43	16.0
Class of Worker		
Private wage and salary	209	77.7
Government workers	21	7.8
Self-employed	39	14.5
Unpaid family	NA	

Commuting to Work:

Many employed residents of the Town of Waumandee, who do not work on their own farms, or are self-employed, commute out of the Town to work. Arcadia, La Crosse, and Winona, MN are within 60 minutes for all residents.

Town of Waumandee, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	68.5
Car, truck, van – carpooled	5.2
Public transportation	0
Walked	8.2
Other means	1.1
Worked at home	16.9
	Minutes
Mean travel time to work (minutes)	21.4

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one manufacturing industry, La Crosse Milling (oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Town or Buffalo County.

Buffalo County Top 10 Employers – WI DWD

Company	Service	Size
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

Environmentally Contaminated Sites in the Town of Waumandee:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Waumandee. There is one contaminated sites in the Town of Waumandee identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Waumandee. There are two waste disposal sites in the registry located in the Town of Waumandee.

County, Regional and State Economic Develop Programs:

County Programs:

- None

Regional Programs:

- Mississippi River Regional Planning Commission, Economic Development Program, Revolving Loan Fund

State Programs:

- USDA – Rural Development

Local Planning Effort:

Current businesses locations in the Town include:

- Bank
- Farm equipment dealer
- General store
- Bar/Restaurant
- Beauty shop
- Private elementary school
- Farm supply cooperative
- Cheese plant – currently not operating
- Excavating company
- Dairy farms
- Poultry farms
- Crop farms
- Compost/potting soil sales
- Cabin rentals
- Outfitters
- Organic flour mill
- Stone oven pizza/restaurant
- Sawmill/custom wood products
- CSA
- Construction contractor
- Septic pumping
- Tent rental
- Custom farm machinery
- Car/truck repair shop
- Tractor repair shop
- Equestrian training/lessons
- Bakery
- Soap making
- Tire recycling
- Non-metallic mining

The planning committee identified some characteristics of businesses that would be desirable to have in the Town of Waumandee.

Ideal characteristics of a desirable Town of Waumandee business:

- Employment opportunities with longevity
- Employee have benefits
- Employment that keeps youth in Town
- Local ownership – profit stays local
- Agriculture/farm friendly
- Recession proof
- Family businesses – employ multiple generations
- Good wages
- Add value to local products
- Tourist/visitor friendly

Goals and Actions:

- Plan to showcase where we live
 - LIONS Club “Plow Day” shows off Town – build on it
- Study funding resources
- Incentives for businesses that move here
- Encourage people to take advantage of USDA Beginning Farm Loan Program
- Chamber/Economic Development Committee(s) need leadership
- Educate people in regarding opportunities that are available for business development
- Develop a Town website
- Develop a Town brochure
- Partner with other Towns/Local Businesses/Buffalo County/Clubs/ State Tourism/Historical Society/etc. on grants and opportunities for economic development
- Develop a comprehensive County Economic Development plan
- Help develop a diverse base of businesses in the Town/County
- Maintain and support current businesses
- Develop a funding stream for economic development activities and opportunities

INTERGOVERNMENTAL COOPERATION ELEMENT:

State and Federal Agencies:

Wisconsin Department of Transportation:

The Town of Waumandee participates, in cooperation with the Buffalo County Highway Department, in the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Town of Waumandee has contact with FEMA following any natural disasters which affect the Town. The county works in cooperation with the Buffalo County Emergency Management when working with FEMA.

Buffalo County:

Cooperation between governmental units is a normal activity. Waumandee currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Waumandee maintains positive relationships with several Buffalo County agencies. They consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. They work with Buffalo County Emergency Management to have emergency plans in place. The Town of Waumandee is also under Buffalo County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and County comprehensive plans.

Waumandee is also an active member of the Buffalo County Towns Association and meets with them quarterly.

School Districts:

The Town is served by the Alma Area Schools, Arcadia Public Schools, and Cochrane-Fountain City Schools. The residents of the Town of Waumandee are very supportive of their schools.

The following agreements are currently in place:

- Roads
- EMS – fire, first responders, ambulance
- Recycling
- County/Town shop

Goals and Actions:

- Discussion on cooperation on snowplowing and road maintenance with Buffalo County Towns Association and Buffalo County Highway Department.

LAND USE ELEMENT:

Existing Land Use and Zoning:

The Town of Waumandee is a rural town. Agriculture is by far the predominant industry. The following table displays the breakdown of property within the town.

Town of Waumandee Property Assessment – Buffalo County Treasurer (2010)

Property Classification	# of Parcels	Total Value	Total Acres
Residential	165	10,601,800	195
Commercial	20	1,622,200	22
Manufacturing	2	1,167,700	7
Agricultural	758	1,519,800	16,186
Undeveloped	270	290,700	811
Productive Forest Lands	70	1,414,600	841
Agricultural Forest Land	272	3,019,700	3,580
Woodland Tax Lands	246	8,410,700	6,091
Other	114	10,093,900	273
Exempt Lands	59	0	93
TOTALS	1,126	29,730,400	28,098
Alma Area Schools	14	388,800	
Arcadia Public Schools	413	12,410,750	
Cochrane-Fountain City Schools	699	16,930,850	
Chippewa Valley VTAE	14	388,800	
Western Wisconsin VTAE	1,112	29,341,600	
Waumandee Sanitation District	83	3,528,150	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Waumandee. It will contain a description of the goals and objectives of the people in the town as to how they would like to see change and development.

Existing Land Uses:

The Town of Waumandee is very rural. It is mainly agricultural and forest land. There is limited residential housing, but some lots remaining in the Unincorporated Village of Waumandee. Most of the land is steep soils with very productive land in the valleys and along the bluff tops. See map on page 39.

Topography:

The Town of Waumandee can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm, or is in the limited areas of wetland found in the town.

Commercial/Industrial:

Only 5 properties in the Town are not currently zoned agricultural. See future land use map on page 40.

Population and Housing Densities:

Population density of the Town is people 10.8 per square mile. Housing density is 4.97 houses per square mile.

Land Demand and Prices:

Land sales values in Buffalo County have increased in the past 10 years. Until the last few years, this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increased the demand for farmland sales to equal prices of forestland. Average agricultural land sales in 2011 for Buffalo County were \$3,359 dollars per acre, the 3rd highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$2,857 per acre (2010 data) and forest land sales at \$3,346 per acre (2010 data). Both of these values were the 3rd highest reported in the North Central District.

Opportunities for Redevelopment:

The Town of Waumandee has had very limited development over history due to the Town's rural nature. No redevelopment opportunities were identified.

Land Use Projections:

The two major land uses in the Town of Waumandee are agriculture and recreation (hunting); both of these uses provide very little development pressure.

Housing has only increased by a few houses each year.

If current home building trends continue (as assumed by the planning committee) about 2 houses would be built each year or about 40 in 20 years. Committee members agreed that the average housing lot would be about 2.5 acres or a total of 100 acres of land taken out of other uses. If current trend continue 75% (112 acres) of these homes would be constructed on agricultural land, the remaining 25% (38 acres) on woodland or undeveloped lands.

Forest Land:

Forest land in the Town is generally land that is too steep for other uses. 37% of the land in the Town is forested. The committee sees very few, if any opportunities for land to be taken out of forest and put into row crop production. The exception is some areas that have been planted to trees through the Conservation Reserve Program (CRP).

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Waumandee has 10,511 acres of forest land with 6,091 acres enrolled in the MFL program; this accounts for almost 60% of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

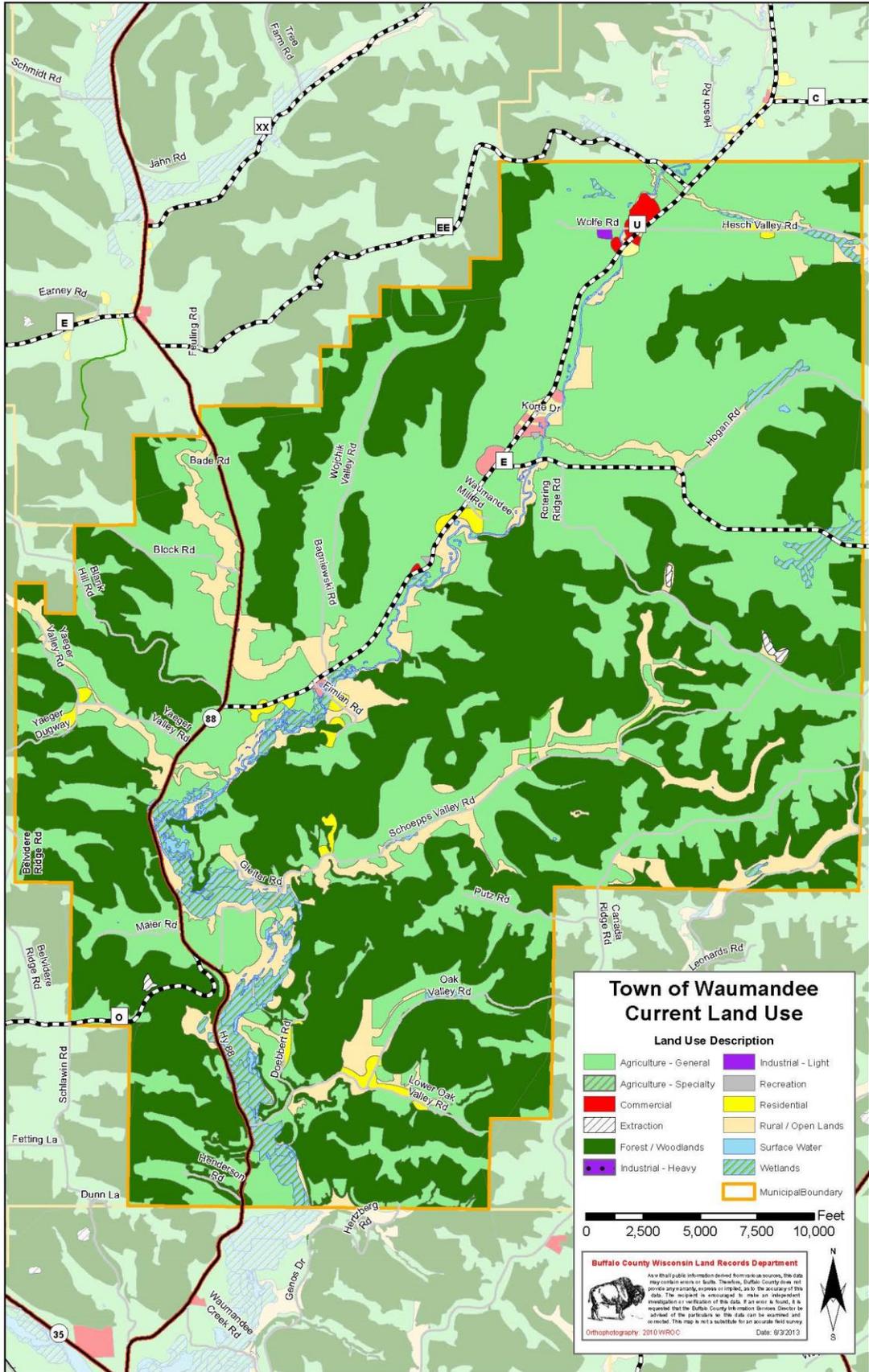
Current Zoning:

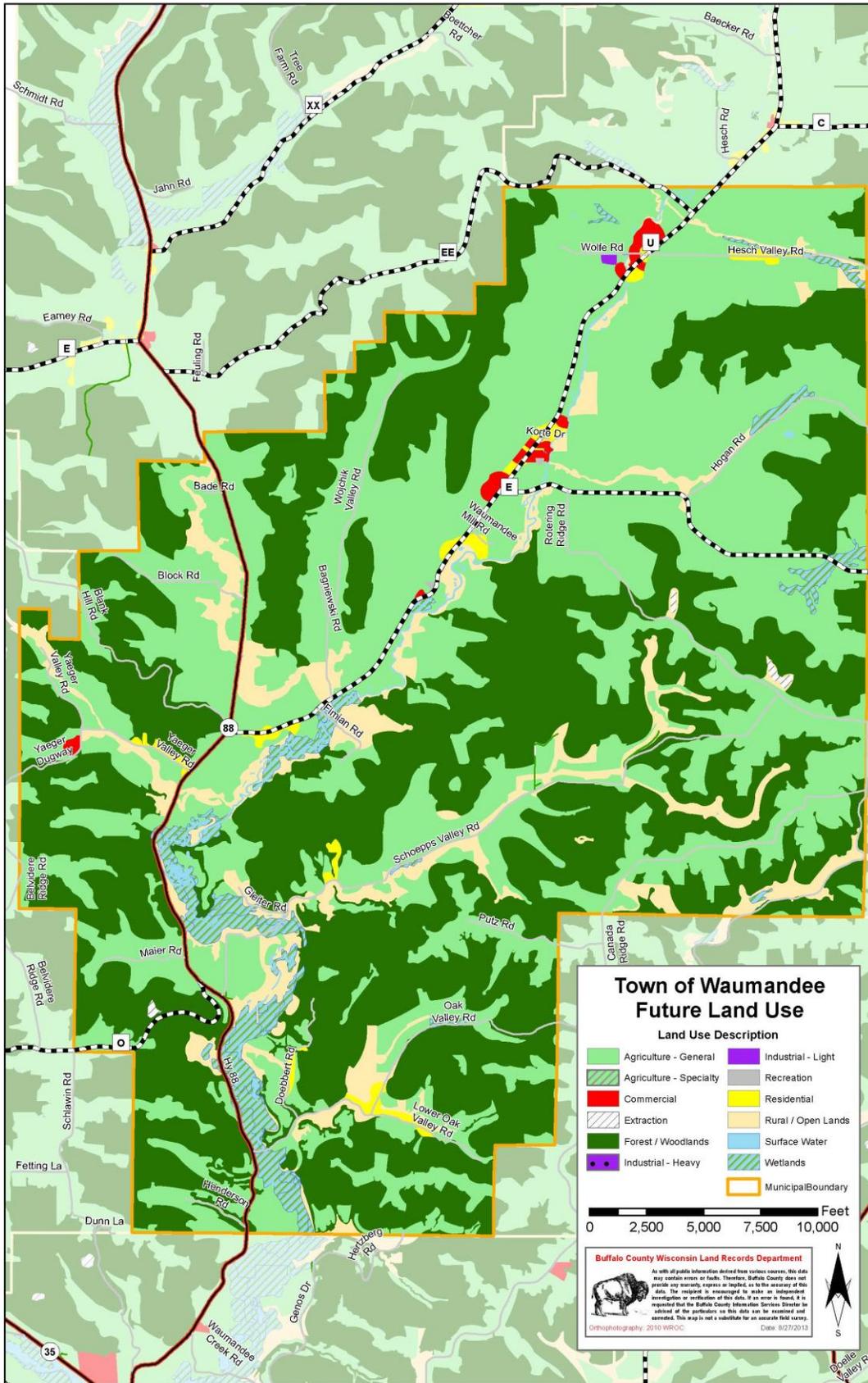
Currently, all Towns in Buffalo County are under the county zoning rules. Waumandee desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or any other land use area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as land conservancy organization.

The following statements should be considered in future land use decisions:

- Preserve prime farmland in the Town
- Preserve the rural character of the Town
- Preserve the natural resources of the Town

- **Actions and Plans:**
- Land to Develop:
 - Lots already established in Waumandee
 - Poor soils
 - Shallow topsoil
 - Sandy, rocky
 - Proximity to established roadways and utilities
 - EMS service accessibility
- Cluster development should be encouraged requiring an update to the Buffalo County subdivision ordinance.
- Building houses in the middle of fields removes considerable land from agricultural production. It is better to build along fence and property lines or close to existing roads.





IMPLEMENTATION ELEMENT:

Goals and Actions in Implementing Plan:

- The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town Board of the Town of Waumandee and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
- The plan will be updated at least every ten years.
- The implementation of the plan will be the responsibility of the Town Board of the Town of Waumandee, Buffalo County Zoning and the Buffalo County Board of Supervisors.
- The Town Board of the Town of Waumandee will work together with other Towns and Buffalo County to implement other portions of the plan.

BUFFALO COUNTY COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY

QUALITY OF LIFE

The following questions ask your opinion on the **quality of life in Buffalo County.**

1. What are the three most important reasons you and your family choose to live in Buffalo County ?					
44	Agriculture	11	Low Crime Rate	10	Quality Neighborhood
0	Appearance of Homes	36	Natural Beauty	5	Quality Schools
1	Community Services	39	Near Family and Friends	18	Recreational Opportunities
1	Cost of Home	13	Near Job (Employment Opportunity)	26	Small Town Atmosphere
3	Historical Significance	3	Property Taxes	10	Other:

COMMUNITY FACILITIES AND SERVICES

These questions ask your opinion about the **community facilities and services in your town, city or village**

2. Rate the following local services :	Excellent	Good	Fair	Poor	Not Applicable
a. Ambulance	34	35	8	0	5
b. Fire Protection	27	38	7	0	1
c. Garbage Collection	7	19	5	1	41
d. Municipal Water System	3	6	3	1	60
e. Park and Recreation Facilities	9	36	12	1	16
f. Police Protection	15	40	13	1	3
g. Public Library	4	17	12	3	35
h. Public School System	9	40	16	2	5
i. Recycling Programs	12	40	17	3	3
j. Sanitary Sewer Service	9	15	3	0	47
k. Snow Removal	14	32	11	5	12
l. Storm Water Management	5	17	13	1	37
m. Street and Road Maintenance	11	34	24	3	2

COMMUNICATION

3. What are the **two** most effective ways **your local jurisdiction** could provide Comprehensive Planning information to its landowners and residents.

Direct Mailings	County Web Page	Radio	Newspaper Articles	Newsletters	Other
59	16	0	21	46	3

NATURAL AND CULTURAL RESOURCES

The following ask your opinion about the importance of natural/cultural resources **in your community**.

4. How important is it to protect the following:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Air Quality	45	26	0	0	1
b. Farmland	50	23	0	0	0
c. Forested Lands	38	31	3	0	0
d. Groundwater	52	20	0	0	0
e. Historic and Cultural Sites	19	41	7	1	5
f. Open Space	23	42	2	0	6
g. Rivers and Streams	47	25	0	0	1
h. Rural Character	33	36	1	0	3
i. Scenic Views and Undeveloped Hills / Bluffs	35	26	6	0	0
j. Wetlands	25	29	10	0	6
k. Wildlife Habitat	34	32	6	0	0

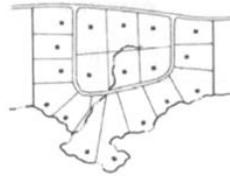
HOUSING

The following questions ask your opinion about the development of housing **in your community**.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
5. Your local jurisdiction should focus on improving existing housing quality	8	18	16	5	25
6. The following types of housing are needed:					
a. Single Family Housing	2	21	15	5	25
b. Duplexes (2 units)	1	10	20	11	25
c. Apartments (3 or more units)	2	5	25	10	26
7. Affordable housing is needed in your local jurisdiction	1	25	16	9	18
8. Elderly housing is needed in your local jurisdiction	12	28	13	1	17

9. Starter (first time buyer) homes are needed in your local jurisdiction	3	14	24	6	24
10. All subdivisions should be required to be plotted and approved prior to development	30	23	4	1	15

11. Would you prefer housing built in a traditional design (Option A) or a cluster design (Option B)? Check either Option A or Option B below to indicate your preference.



Option A 23

Option B 40

AGRICULTURE AND LAND USE

The following ask your opinion about the agriculture and land use in **Buffalo County**.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
12. Productive agricultural land should be allowed to be used for:					
a. Agricultural Use	63	6	0	0	3
b. Residential Use	4	17	25	21	5
c. Commercial Use	3	11	25	25	8
d. Any Use	4	4	25	30	6
13. Large scale farms (500 or more animal units) should be allowed to expand as long as they don't pollute water and air:					
a. Anywhere in Buffalo County	11	24	23	11	4
b. Nowhere in Buffalo County	13	10	26	11	0
c. Outside a 2 mile radius of incorporated areas	8	33	13	6	12
14. Landowners should be able to develop land any way they want.	4	21	31	10	8
15. The visual impact (view of the landscape) of development is an important consideration when evaluating proposed development.	21	42	3	1	6
16. It is important to require driveways that will meet standards for providing emergency services.	27	39	5	0	3

17. A neighboring farmer's right to farm is important to me, even if I am bothered by noise, dust and odors.	22	40	8	3	1
18. Regulated separation should be maintained between commercial farms and rural residents.	11	29	18	5	9

19. In your opinion, what should the minimum lot size be for rural residential development?					
Less than 1 acre	1 to 5 acres	6 to 10 acres	11 to 40 acres	41 or more acres	No Limitation
15	32	9	4	6	7

20. How many acres of land do you own in Buffalo County?	Less Than 1 acre	1-10 acres	11-100 acres	101 acres or more
	9	8	18	40
21. Do you actively farm the land you own?	Yes	No	Not Applicable	
	35	35	3	

TRANSPORTATION

This series of questions asks your opinion about transportation issues **in Buffalo County**.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
22. The overall road network (roads, streets and highways) in Buffalo County meets the needs of its citizens.	12	59	2	2	0
23. The condition of local roads and streets in your community is adequate for intended uses.	10	54	8	3	0
24. Biking and walking are important modes of transportation in your community	5	24	31	4	11
25. There should be more biking and walking lanes along public roadways.	7	23	28	3	12

26. Rate the following in your local jurisdiction :	Excellent	Good	Fair	Poor	Not Applicable
a. Roads	8	50	14	2	0
b. Sidewalks	1	11	7	1	54
c. Bike Trails	0	7	2	9	56
d. Airports	1	4	1	2	65
e. Bus Service	1	4	2	4	63
f. Shared Ride Van Services	0	5	4	8	56
g. Railroads	0	16	3	4	51
h. Other:	0	2	1	0	31

ECONOMIC DEVELOPMENT

The following questions ask how you view economic development **in your local community**.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
27. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:					
a. In an existing city or a village	10	37	14	0	9
b. Near a city or village	8	43	11	0	8
c. Anywhere in Buffalo County	6	18	25	16	7
28. Buffalo County should work to coordinate efforts to actively recruit new business and industry.	22	33	6	2	8
29. All Buffalo County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.	5	29	19	7	13
30. Development at the edge of cities and villages should be required to have municipal water and sewer services.	5	33	14	2	19

31. Rate the importance of the following:	Essential	Very Important	Important	Not Important	No Opinion
a. Agriculture Related Businesses	33	30	8	0	4

b. Commercial and Retail Development	7	19	36	6	6
c. Downtown Development - "Main Street"	6	12	33	12	11
d. Home Based Businesses	4	17	35	6	12
e. Industrial and Manufacturing Development	6	22	28	11	7
f. Tourism and Recreation	11	27	22	10	5

32. Buffalo County jurisdictions should pursue the following energy alternatives as a form of economic development:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Ethanol Plants	3	13	27	16	13
b. Solar Energy	25	40	2	2	6
c. Wind Energy	33	26	7	3	6
d. Biodiesel Production	9	26	18	7	15
e. Biomass Production	9	35	13	3	15
f. Other: _____	2	3	0	0	17

33. Is there anything about **living in Buffalo County** that you don't like?

34. If you could change one thing **in your community**, what would it be?

35. Other comments:

EMOGRAPHICS: Please tell us some things about you:

36. Gender:	Male 57	Female 22				
37. Age:	18-24 0	25-34 1	35-44 8	45-54 33	55-64 17	65 and older 17
38. Employment Status:	Full Time 34	Part Time 3	Self Employed 34	Unemployed 1	Retired 16	Other 1
39. Place of Residence:	Own 73	Rent 1	Other <input type="checkbox"/>			
40. Number of Adults (18 or older) in Household:	0	1	2	3	4	5+
41. Number of Children (under 18) in Household:	0	8	55	8	4	0
42. Household Income Range:	Less than \$15,000 1	\$15,000 - \$24,999 5	\$25,000 - \$49,999 28	\$50,000 - \$74,999 13	\$75,000 - \$99,999 9	\$100,000 or more 11
43. How many years have you lived in Buffalo County?	Less than 1 3	1 - 4 2	5 - 9 2	10 - 24 14	25+ 49	

44. Where do you live?

Town

- Town of Alma
- Town of Belvidere
- Town of Buffalo
- Town of Canton
- Town of Cross
- Town of Dover
- Town of Gilmanton
- Town of Glencoe
- Town of Lincoln
- Town of Maxville
- Town of Milton
- Town of Modena
- Town of Mondovi
- Town of Montana
- Town of Naples
- Town of Nelson
- Town of Waumandee

Village

- Village of Cochrane
- Village of Nelson

City

- City of Alma
- City of Buffalo City
- City of Fountain City
- City of Mondovi

Other

- Non resident