

STATE OF WISCONSIN

TOWN OF GLENCOE, BUFFALO COUNTY

Ordinance No. 25

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN OF GLENCOE, BUFFALO COUNTY, WISCONSIN

The Town Board of the Town of Glencoe, Buffalo County, Wisconsin does ordain as follows:

SECTION 1. Pursuant to sections (59.69(3) Wis. Statutes, the Town of Glencoe is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wis. Statutes.

SECTION 2. The Town Board of the Town of Glencoe, Buffalo County, 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 Wis. Statutes.

SECTION 3. The Planning Committee of the Town of Glencoe, Buffalo County, Wisconsin, by a majority vote of the entire committee recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF GLENCOE LAND USE PLAN", containing all of the elements specified in section 66.1001(2) of Wis. Statutes.

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

SECTION 5. The Town Board of the Town of Glencoe, Buffalo County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "TOWN OF GLENCOE LAND USE PLAN", pursuant to section 66.1001(4)© of the Wis. Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority of the members of the town board and as required by law.

ADOPTED this 11 day of March, 2013

Town Chair

Cletus Foezow

Attest:

Town Clerk

Anne Couiz

Posted 3-13-2013

**Town
Of**

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Land Use Plan

Adopted : March 14, 2013

**Prepared by: Town of
Glencoe Landowners**

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Town of Glencoe Land Use Plan Buffalo County, Wisconsin

Town Board: Cletus Foegen Chair
 Terry Sobotta Supervisor
 Dale Servais Supervisor

Town Clerk: Anne Cornish

Town Treasurer: Kathy Korrison

Assessor: Bill Briggs

Planning Committee: Cletus Foegen
 Terry Sobotta
 Dale Servais
 Kathy Korrison
 Anne Cornish
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 Historical info contributed by Darlene Boberg

**Town of Glencoe Land Use Plan
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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- Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

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.

UNDERSTANDING GLENCOE

(A summary of Comprehensive Land Use Planning thoughts and community philosophy)

For many citizens of Glencoe the way of life and our actions and activities have become commonplace. Individuals and families new to our community may not know about or understand the reasons we do what we do. This statement identifies, as neighbors, what we will have in common.

If you are planning on establishing a business, building a home or a vacation retreat, the Town of Glencoe welcomes you. But be advised that Glencoe is an agricultural community, and the family farm is the economic base. A rural community provides the opportunity to establish neighbors as friends and for a business, your customer base and potential employees.

Along with the beautiful landscape and wonderful country setting comes: livestock, livestock odors, manure handling practices and noise from agricultural equipment. Farming activities have a seasonal push and are greatly influenced by weather and the forecast. When the push is on for the planting crops, to take a harvest, to prepare for the next season or to get ahead for personal reasons, expect farming activities such as equipment on the road and the sounds of machinery to last into the night and on weekends. Rules of the road are more flexible. Neighbors do stop in the road and talk to each other from their vehicles. Milk trucks stop and back into driveways.

The family farm has a long tradition as stewards of the land. Sound farming practices have a current positive economic benefit and provide future generations the opportunity to continue the business activity. Farming activities such as tillage practices, manure management, livestock siting, forest and woodland management have guidelines established by Government and their agencies to protect the environment and our future.

Landowners/neighbors are responsible for line fences, also known as boundary fences. The responsibilities are shared equally and are outlined in Wisconsin Chapter 90 of the state statutes. Having a land survey completed before the purchase and knowing the lay of your land will minimize boundary issues. The line fence establishes property boundaries and allows for the contained grazing of domesticated livestock. Proper maintenance will minimize but not guarantee containment of livestock. With a livestock operation, comes the occasional and sometimes frequent escape of the animals. As a livestock owner it seems that their true mission is to find their way through a fence. The escapees can be found on the road, in a yard or garden or fields. We appreciate that after you see one or more unrestrained animals, stop in and let us know. Your help in rounding up the critters is also appreciated and a way we can catch up on community information. Remember that some animals are dangerous. Bulls (male bovines), Stallions (male equines) have restraining guidelines and when they escape can be very territorial and may attack. Do not act without the owner. There are three (3) Wisconsin Statutes (Chapters 172-174) on owner's responsibility for their animals. Buffalo County has established an ordinance to regulate the licensing of dogs and other animals for additional owner responsibility. Dog tags are required for all domestic dogs. The tags provide proof of vaccinations. The spaying and neutering animals is encouraged to reduce the number of feral animals and the over population of "pets". Tag fees assist in compensation for dog damage and to fund the humane shelter.

In addition to the domesticated animal, Buffalo County is noted for the abundance of wildlife. It is not only the whitetail deer that inhabits our hillsides. Expect to see the routine fox, skunk, raccoon, opossum, pheasant and turkey. The secretive woodchuck and badger can also be found in the woods but there are also coyote, wolf, and black bear. There are reports of cougars and

mountain lions, OH MY. Respect their habits to minimize risks. Any animal when threatened can be dangerous. For additional information contact the DNR because many of these animals are protected. Be aware they can be a ROAD HAZZARD. Large or small they can startle you and when hit can cause major damage to your vehicle, but they are not out to get you. At least we do not believe so, but just about everyone has a story that challenges that train of thought.

Wisconsin has "NO TRESPASSING" laws. (Wisconsin Trespass to Land Statute Sec, 943.13) In simple terms it means KEEP OUT. You cannot enter another person's property without consent. Be Respectful of their wishes when asking permission and you may find a valued friend in your neighbor.

Local governance is at the town level. The elected positions are Town Chairperson, 1st and 2nd supervisor, clerk and treasurer. Meetings are held monthly with agenda postings at the town hall in the bulletin board case. A Budget meeting is called to approve the annual budget. The Annual Meeting reviews the last year activities and establishes goals and guidelines for the next year. There is a caucus meeting every two years to nominate individuals for the elected positions. All residents are encouraged to come. The board members can assist in answering questions and providing direction for resolution of issues. The town board responsibilities are outlined in the statutes. The board established the tax levy to fund maintenance of operations within the town. Your tax statement identifies how your property tax funds the town and county operations, the local school district and the vocational school district and state. Issues concerning assessment of property value and tax liability are individually addressed at the Board of Review held annually. Special meetings are published in the Trempealeau County Times. Buffalo County Governance and services are detailed on their website: Buffalocounty.com

SERVICES

Emergency services are activated by calling 911.

Fire protection is provided by Arcadia Glencoe Fire Department with reciprocity agreements with surrounding fire department to assist in a major fire.

Ambulance service is provided by the Arcadia Glencoe Ambulance Company. In a medical emergency time is critical. Dedicated individuals within the community have been trained as first responders to assist while the ambulance is in route. Waumandee First Responders will also respond to calls in Glencoe to better serve those in need.

Buffalo County Law enforcement personnel patrol the county and will be dispatched by the 911 center for emergencies. Units and officers from the City of Arcadia and/or Trempealeau County may also be involved based on the situation.

Recycling and garbage collection is at the town shop on Saturdays from 9:00 AM to 10:30 AM. Only domestic garbage is accepted. Guidelines are available at the site. The Town of Glencoe sponsors general clean up days to provide disposal of items not routinely taken. There are restrictions and recycling is encouraged. Additional recycling services are available at Arcadia Recycling and at Buffalo County Recycling sites and programs. Improper disposal of materials is illegal and can be prosecuted.

Local road repair and maintenance activities are established by the Town Board. Road reconstruction is prioritized and affected by budget constraints and costs. The board recognizes the importance of maintaining the infrastructure of the local road system. Having paved roads is expensive, based on usage not all roads will be maintained paved. Dust and dirty vehicles will be a fact of life.

Winter maintenance, plowing of snow and sanding/salting of roads, is coordinated first to provide the safe transport of children to school as the first concern, followed by traffic flow. If you are going to move into an area with few residents, town road service will be later and you need to

plan for this occurrence. The school district and town coordinate efforts for safe bus travel. There are times when maintenance personnel are pulled from service. Only emergency 911 Dispatch will get the plows back on the road. Being snowed in is a possibility. Driveway maintenance is a paid for service. Contact the Glencoe Town Shop for details.

GROWTH AND DEVELOPMENT

As the community evolves, expect farms to expand, business to develop, additional residential growth and more recreational visitors and absentee land owners. As the farmer is a steward of their land and have the responsibility to maintain the environment, all property owners and residents have to be stewards of the community. Our actions can affect our neighbors and community.

Federal and State Statutes, County and local ordinances are there for our immediate and long term safety. When you are planning a building or an expansion project, utilize the County departments and local officials. There are restrictions when it comes to building sites, driveway locations, septic systems, etc. and approval can be affected by the location of nearest stream, slope, soil conditions, set back requirements, flood plain.

Failure to comply with the legal guidelines can turn your investment into a liability. Inaccessible or restricted driveways, building placement or locations will not provide the emergency service expected. Consider service access. Not all services will be extended or will be a major expense.

Check with the electric service providers and phone company. Not all areas have adequate cell phone, radio or TV antenna reception. Remember this is rural America.

Consider your neighbor. If your project could affect their quality of life are there compromise options to consider to protect your and their investment in home and business?

COMMUNITY

The Glencoe Hustlers, the local 4-H group, offers youth an opportunity to learn and participate. The Glencoe Snow Mobile club along with snowmobile clubs in the surrounding area offer maintained trails for recreational use. Snow mobile safety training is offered locally also.

The Glencoe Senior Citizens meet 2nd and 4th Tuesdays of the month for a meal and socialization.

The town hall is available for rent by residents for social events. Contact the Town Clerk for details.

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. Glencoe Township was the tenth township to contact the Buffalo County Extension Office for help in developing a plan. Town of Glencoe officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Glencoe 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 Glencoe.

Characteristics of Town of Glencoe

History:

The town was organized on January 8, 1857 and named in the spring of 1858 at a meeting at the school house near George Cowie's farm. The town was first named Cold Springs because of the fact that there were other towns by the same name, the Cold Springs name was dropped and the Glencoe name was adapted at the town meeting in the spring of 1859. The name was suggested by George Cowie, a local farmer. Glencoe is a Scottish name, named after a similar town by that same name in the highlands of Scotland.

One of the first settlers was Patrick Mulcarte, who arrived in 1854, and settled in section 33. In the spring of 1855, George Cowie, James Faulds Sr. and Henry Wirtemberger arrived and settled in Cowie's Valley, now known as Boland Valley. In 1856 William Muir, David J. Davis and J.P. Fernholz came to the community. James Bigham and Peter Case followed. Most of these early settlers were Scotch, Irish, Italian, Polish, Norwegian or German.

Some of the other earliest settlers Noah Cornstoch August 28, 1857, Surah Mc Master 1857, purchasing 3.43 acres, John Bingham May 27, 1857, purchasing 196.60 acres, Francis Choate October 28, 1858, purchasing 77.54 acres, Pliney H. Tucher September 8, 1858, John Fred Kreher 1877. Other early settlers included: Johanna Keller, George Bichsel, John Keller, Joseph Wieland, John G. Keller, George Keller, Rudolph J. Wieland, Wieland & Schollmeier, and Thomas Roskos.

In its earliest beginnings, there was a mill, a hall for meetings and a blacksmith shop, located on the corner of the intersection of Hwy 95 and River road, originally called Jackson's corner.

The first mill was built in 1871 by Wilhelm Sauer. It was built on the site that is now the Roskos farm. It operated until 1928 when it burned down and was not rebuilt.

The first school was built in 1857 on the George Cowie land. It was located on the North side of Hwy 95 and Boland Valley road intersection. By 1878 there were 6 schools built and in use in Glencoe. The first teacher in the area was a gentleman by the name of Mr. Stone

A hotel was located on the west side of the same intersection as the school and was owned by Thomas Courtney.

The Glencoe post office was established on September 4, 1858. It was built on the George Cowie farm. The first postmaster of Glencoe was George Cowie. Later, a second post office was built and located on what is now known as Bremer Ridge at the top of Ziegeweid dugway.

The first Catholic church in Buffalo County was built in Glencoe. The log church, named St Joseph Church, was built on 10 acres of land donated by John Gleason in 1854. The church was served by traveling priest, most of whom were German. The families of the parish were German or Irish which resulted in occasional conflicts within the parish, mainly due to the priests saying the mass in German and the Irish understanding very little of it. This church was used until 1868 when George Bichel donated land, south of Boland Valley road, on Cemetery road, and a larger church was constructed. This new church was used until 1952.

The Protestant cemetery and their first Protestant church were located on 3 acres of land donated by George Keller.

Along the lower river bridge road, close to the river, there was a Winnebago Indian camp for many decades. These local Indians made baskets and sold them in Arcadia.

The first gang plow used in Glencoe was bought by James and Thos Davis in September 1875.

The first marriage was William Ashton to Elizabeth Faulds on New Years Eve in 1857.

The first child born in Glencoe was George M Cowie, son of George and Margaret Cowie, on October 10, 1856.

The first death was Mrs. Cashel, wife of Andrew Cashel, in the summer of 1859.

In the spring of 1912, the Glencoe Co-operative Creamery Co. was organized and Allan J. Cowie was elected as its first secretary and manager.

As written by L. Kessinger in 1888 about the town of Glencoe: "The slopes are everywhere steep, but on top of the bluffs there is a rolling woodland, which in many places been cleared and is very well adapted for agriculture. The land in the valleys is rich and there is but very little poor farming land in the town."

The following is a description of Glencoe from the Historical Atlas of Buffalo County 1878.

Glencoe is bounded as follows; North by Montana, East by Arcadia and the Trempealeau River, South by the Trempealeau River and Cross, West by Cross and Waumandee.

The Western side is a high table land with small valleys. The East side extending from the Trempealeau River on the South to the northern boundary of the town, is Davis Valley; this valley is about 1 mile wide. Meandering through this valley is Davis Creek which originates from springs at the base of the bluffs. This stream supply's water power for the Glencoe mills located on section 36. Also, extending from the Trempealeau River in a NW direction is a fertile tract of land known as Cowie's Valley. This valley consists of about 6 sections with a stream of pure spring water flowing. The town is well watered, there is hardly a section that has not one or more springs on it. The soil in the valleys is clay loam; while the land on the bluffs is a whitish clay with a slight dressing of vegetable mold. Crops consist of wheat, corn, oats, barley, timothy and clover. The table lands produce the best wheat, but the valleys make up in quantity what they lack in quality.

Glencoe is well endowed by nature as an agricultural district. It has warm fertile soil, well watered and lies next to a convenient and ready market.

Nationalities represented are German, Scotch and Irish. They are thrifty enterprising citizens as shown by the vast improvements since the ones the first settlers made.

Glencoe ranks among the best of the agricultural towns in Buffalo County. Miscellaneous facts:

- The town of Glencoe is located within the unglaciated, Driftless area of Western Wisconsin.
- The township contains an area of 44.7 square miles.

- Until the organization of the Montana Township 22, range 10 also belonged to Glencoe.

The following are some of the first settlers, their occupation and where they came from;

1854	Patrick Mulcarte	Farmer	
4/14/1855	George Cowie	Miner, Farmer, Postmaster	Scotland
5/1855	August Finkelnburg	Farmer	Prussia
1855	Henry Wirtenberger	Farmer	Germany
1856	James Faulds Jr.	Farmer	Scotland
1856	James Muir	Farmer	Scotland
5/1856	Thomas Gasser	Farmer	Canton Grisons
1857	Christuph Roesch	Farmer	Germany
4/1857	Michael J Cashel	Farmer	Ireland
4/1857	Thomas H Courtney	Farmer, Inn keeper	Scotland
1858	Robert Burt	Miner, Farmer	Scotland
1858	Andrew Florin	Farmer	Canton Grisons
1858	Philipp Schwinn	Farmer	Germany
1860	Henry Herbert	Farmer	Pennsylvania
1860	Florian Danuser	Farmer	Canton Grisons
1861	James Mc Cabe	Farmer	Ireland
1861	Nicholas Philippi	Farmer	Prussia
1863	John Iberg	Blacksmith, Farmer	Canton Grisons

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

Population and Population Projections:

The population of the Town of Glencoe has decreased since a high in 1980 and projection indicate that the population will stay static. The planning committee felt that the population may increase slightly because of the availability of jobs in Arcadia and the building sites in the Town.

Town of Glencoe Population Statistics and Projections								
Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2030
Glencoe	528	515	558	502	478	485	591	487
Buffalo County	14202	13743	14309	13584	13804	13587	14794	15100

Population by Race:

The Town of Glencoe 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 Glencoe Population by Race – 2010 Census

Race	Population %
Total	485
White	92.6%
Hispanic	7.0
Black	0.0
Asian	0.0
Native American	0.0
Other	0.4

Population by Education Level:

The Town of Glencoe is similar to other neighboring municipalities and Buffalo County. All of Buffalo County lags behind the state in the number of people with college degrees with only 14.9 percent of the population having a Bachelor's degree or higher, whereas the state of Wisconsin is at 25.5 percent.

Town of Glencoe Population by Education – Am. Community Survey

Education Level	Population %
Total (>25 years old)	295 (people)
No High School Diploma	10.2
High School Diploma Only	56.6
Some College	12.5
Associates Degree	6.4
Bachelor's Degree	10.2
Graduate Degree	4.1

Population by Age:

Population in the Town of Glencoe tends to be similar to other towns in Buffalo County and the county as a whole. The median age is 43, Buffalo County is 44.1. All of Buffalo County is aging, partially due to the number of people that have moved to the county to retire. The aging population also may be due to many younger people moving to get better paying jobs than are available locally.

Town of Glencoe Population by Age – 2010 Census

Age – years	Number	Percent
Male	260	54%
Female	225	46
Under 18	128	26
18 & over	357	74
20-24	22	5
25-34	41	8
35-49	89	18
50-64	123	26
65 & over	71	15

Per Capita Income:

Per capita income has increased more slowly in the Town of Glencoe than that of Buffalo County, and is significantly behind the State of Wisconsin. The planning committee did not feel the income lag was still significant. Improved wages at local businesses should have increased per capita incomes in the Town of Glencoe to at least equal levels with Buffalo County.

Town of Glencoe Per Capita Income – 2000 Census

	1990 per Capita Income	2000 Per Capita income	% Change
Town of Glencoe	\$12,116	\$15,315	+26.4
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

Development of Goals for the Town of Glencoe

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 Town. 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 Glencoe. It lists a set of action plans to achieve these priorities and values.

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

Strengths:

- Strong Ag Base
- Good hard working reliable people
- Proximity to Arcadia
- Good school system
- Community ownership
- Abundance of outside activities available
- Adequate fire protection & EMS
- Close to grocery store
- Rural nature
- Good roads
- Natural beauty
- Good land
- Strong community bond
- Good neighbors
- Low crime
- Good water
- Good air quality
- Good scenery

Employment opportunities
Close to clinics
Varying faith opportunities

Weaknesses:

Business variety & opportunity
(integration of Hispanic culture)
Tax base
Tax laws – MFL
 Recreational land classification
Lack of housing
New comers don't understand responsibilities
 Fences
 Garbage/Recycling
 No "welcome wagon"
Decreasing number of dairy farms
 Increasing potential for erosion
 Increasing population
 Farm supply business – tough times
 Disappearing culture of family farms
Lack of growth opportunities
Lack of cultural events
Poor cell phone and internet services
Lack of interest in local government
People frustrated – can't make a difference

Opportunities:

Increase interest local government
Develop an educational program for Spanish speaking people (Mexican)
Local government – grant writer
Great work force for agriculture and other businesses
Develop businesses – home base – small
 Business – support existing business
Skilled labor – business – electrical – plumbing - etc
Bio fuels – wind energy
Solar energy
Very productive
Recreation – tourism \$
 Snowmobile, horseback riding, biking, walking, etc
Opportunity for better lease contracts
Multiple outlets for grain

Threats:

Declining Ag profits

Losing tax base – MFL

Dependence on 2 major employers

Absentee landowners – Fences, only support community – 2 weeks/year

Not good neighbors (for most part)

CWD

Annexation

Recreation – taking farmland out of production

Tree planting

Water contamination

Chemical use

Surface and ground

Manure

Change in conservation practices

Rented land – loss of control

Loss of Ag land – prime land

Top Rated Threats:

- **Declining Ag Profits – low product prices and increasing input prices**
- **Losing tax base through the shift from livestock farms to cash crop farms**
- **Absentee Landowners do not understand agriculture and the needs for best management farming practices**
- **Loss of Ag Land to other uses, i.e. houses, tree planting in ag lands, recreation land, etc.**

Top Rated Opportunities:

- **Increase interest and involvement in local government**
- **Currently we have a great work force**
- **Develop businesses within the Town**
- **Biofuels, solar, and wind energy development**
- **Very productive land**
- **Recreation – take advantage of tourism opportunities**

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 the Town of Glencoe was the fifth fastest among Buffalo County Towns.

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

Area	1970	1980	1990	2000	2010
Town of Glencoe	130	175	171	180	208
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 208 total housing units in the Town of Glencoe. The housing density was 4.6 homes per square mile, which is lower than the average for Towns in Buffalo County. 88.5% (184) of the homes were occupied during the 2010 census. 77% of the homes (142) were occupied by families. 18.4% (34) were renter occupied homes. Average household size was 2.55 persons. The median home value was \$140,000. 97.2% of all homes were single family dwellings (22% of those homes were mobile homes).

New housing starts have continued to increase in the Town of Glencoe, but residents realize that there are less houses and less neighbors than in 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.

All trailers and mobile homes must be kept in good repair and meet all requirements of the Buffalo County Land Resources Department. Sanitation permits must be obtained and be kept to standards.

Senior housing and assisted living found in Arcadia are adequate for citizens in the Town of Glencoe.

Goals and Actions:

- Encourage cluster development on less desirable Ag land (examples are Boland Valley and Montana Ridge).
- Update county trailer court ordinance to require dumpsters for garbage being located at trailer court sites, green space (including play grounds) need to be included, and rules regulating junk vehicles, trailer conditions, etc...
- Funding base for upgrading homes, low income loans, energy, clarify county contract
- The town will encourage housing developments to build on land not classified as prime farmland and to encourage cluster development when possible. 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.
- The Land Use Planning Committee recommends the development of an ordinance that restricts the building on the scenic blufflands. This ordinance would require that all new buildings built on bluffs not interfere with the natural beauty of the bluffs and be restricted by a county bluff view ordinance. The Town of Glencoe Planning Committee recommends that Buffalo County consider a countywide plan to restrict bluffland development.
- All trailers and mobile homes must be kept in good repair and meet all requirements of the Buffalo County Land Resources Department. Sanitation permits must be obtained and be kept to standards.
- All mobile homes that are relocated in the Town of Glencoe must be 10 years old or less.

TRANSPORTATION ELEMENT:

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

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

Glencoe has a total of 68.38 miles of road. 6.8 miles of state road, 12.82 miles of county roads and 48.76 miles of town roads. 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. Glencoe 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. Glencoe has 19.62 miles of collector miles.

Local roads provide access for travel over relatively short distances. These roads are classified as town roads. Glencoe has 48.76 miles of town roads. See map page 23.

Glencoe also has 10 bridges over 20 feet and 9 bridges 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 Glencoe.

Currently, the Town of Glencoe 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 Glencoe. The nearest commercial bus service is the Jefferson Bus Lines stopping in Winona, MN.

Freight Rail Service:

The Canadian National (CN) Railroad runs into Arcadia, just to the southeast of the Town of Glencoe. The CN has a spur located in the City of Arcadia. The CN is only for freight.

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

Passenger Rail Service:

There is no passenger rail service to the Town of Glencoe. 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 Glencoe. Winona, MN has a private airport but no passenger air service. La Crosse, WI has the closest 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. Some people will also use the Madison, WI and Rochester, MN airports. 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. Much of the grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded onto 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, with State Highway 95 being a major transportation route. 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 Glencoe.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Glencoe and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 24.

Wish list if funds become available:

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.

Glencoe 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.

The sport of snowmobiling brings a lot of tourism to Buffalo County. The trails, when adequate snowfall occurs, are second to none. Snowmobile trails, located through private land, are maintained by local snowmobile clubs. A county trail map is included at the end of this plan.

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.

The Town of Glencoe currently cooperates with the following units of government on transportation issues: Buffalo County, Town of Lincoln, Town of Waumandee, Town of Milton, City of Buffalo, and Wisconsin DNR.

Road Improvement Plans			
Year	Road Name	Miles of Road	Improvement
2013	Hesch Valley	2 miles	Blacktop
2014	Konkel & River Roads	2 miles	Sealcoat
2015	Pansy Pass and Sobotta	1.5 miles	Reconstruct
2016	Sobotta	1 mile	Blacktop
2017	Pronschinske Bridge		New

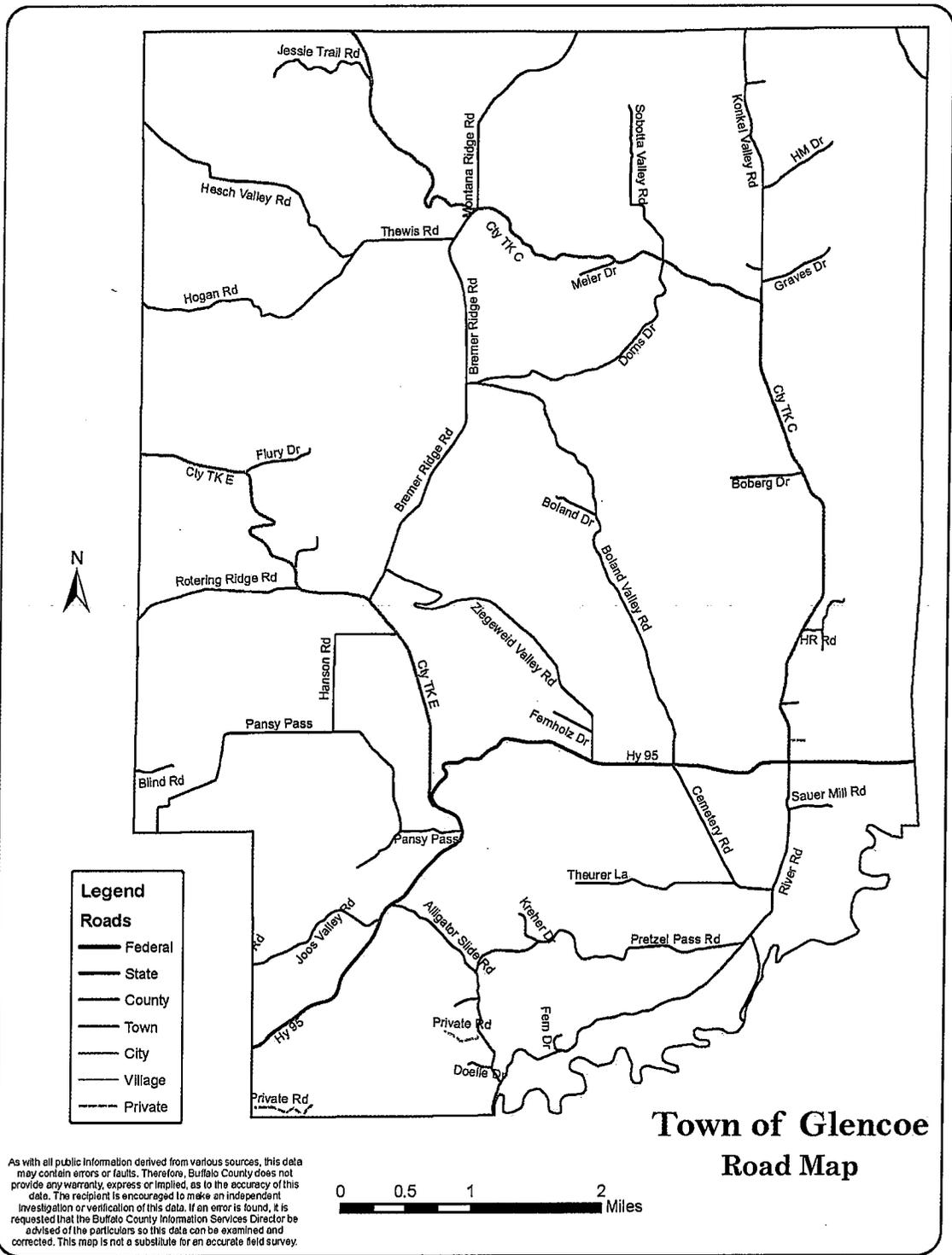
All roads are subject to change depending on the LRIP program and issues with another road.

Other future plans for transportation in Town of Glencoe

- #1 priority - Roads that should be widened and shoulders; Konkel Valley Roads, Rotering Ridge Roads, Hesch Valley Road, within 15 years
- #2 priority - All town roads that have permanent homes– black topped, within 10 years

Remaining list not prioritized:

- Road signs 6 inch printing – may be mandated by state
- Develop “bike lane” if possible on major roads (ie State road 95)
- County wide bike paths, or at least a map of bike routes by mileage and difficulty. Look at a tourism grant to help complete this type of mapping project
- Work with the local snowmobile clubs to expand or at least maintain current snowmobile trails depending on state support. Maintain and/or improve relationships with landowners concerning the value of trails to residents and visitors to Buffalo County. Continue education on the proper use of trails and effects of snowmobile trails on wildlife
- The Town of Glencoe will only take over a private road if it meets guidelines developed by the state and is blacktopped.
- A greater proportion of land continues to be acquired by absentee landowners and managed as recreational land. An educational program needs to be developed and implemented to educate landowners on the economic benefits of the snowmobile industry and the benefit of having access to trails on private land. This program should include any non-bias research on the impact of snowmobiles on whitetail deer movement.



Legend	
Roads	
	Federal
	State
	County
	Town
	City
	Village
	Private

Town of Glencoe Road Map

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0 0.5 1 2
Miles



UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Glencoe. 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 Glencoe has one concentration of residents in the trailer court along Highway 95. All citizens in Glencoe have private sewer and water service. There are currently no plans to develop public services. Buffalo County Zoning issues all sanitary permits in the Town.

Solid Waste/Recycling:

Recycling and garbage collection is at the town shop on Saturdays from 9:00 AM to 10:30 AM. Only domestic garbage is accepted. Guidelines are available at the site. The Town of Glencoe sponsors general clean up days to provide disposal of items not routinely taken. There are restrictions and recycling is encouraged. Additional recycling services are available at Arcadia Recycling and at Buffalo County Recycling sites and programs. Improper disposal of materials is illegal and can be prosecuted.

Town Facilities:

Town Hall and shop are very adequate for the needs of the Town and its citizenry. They are located at the corner of State Highway 95 and County Road C.

Recycling Center – excellent

Tri-City

Clean ups are held 3x/year – dumpsters available for appliances

Serve as a site for senior meals twice per month, no home delivery of meals available

Telephone/Electricity/Internet Services:

Everyone in the Town of Glencoe purchases their electricity from Riverland Energy based in Buffalo and Trempealeau Counties.

Cell Phones reception in Town of Glencoe

Poor	40%
OK	40%
Excellent	20%

Internet access

Poor	40%
OK	20%
Excellent	40%

Cable television – none

Natural Gas:

Natural gas service has been extended in to Glencoe but is limited service. Most people rely on Liquid Propane.

Libraries:

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

Education:

Students residing in the town attend Arcadia Area Schools. Taxpayers also support the Western Technical College.

Fire Protection, Police Protection and Emergency Management:

- Arcadia, Glencoe Fire Department, EMS
- Police Protection – Buffalo County and City of Arcadia
- 911 – Whitehall and Alma
- Waumandee/Montana/Lincoln and Arcadia First Responders
- Ambulance service from Arcadia for the entire Town

Health Care and Long Term Care Services:

There are no health care providers in the Town of Glencoe. Excellent Medical Services are provided by services in Arcadia, Whitehall, La Crosse, and Winona. Long term care services are provided in Arcadia, Whitehall, Blair, Winona, MN, and Fountain City.

Public Parks:

There are no parks or public trails in the Town.

Goals and Actions:

- The Town is open to all types of energy options – wind, solar, methane, biomass, etc. The planning committee looks to alternative energy development as good for agriculture and good for small business development in the Town.
- Improve local cell phone coverage, and affordable broadband. Offer to support local businesses to write grants to improve service.
- Future of business in the Town is not restricted by electrical service or potentially cell phone and internet service.
- Maintain town hall
- Construct a salt shed within 5 years
- Work with and encourage businesses to improve cell phone and internet services

AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:

Agriculture:

The Town of Glencoe 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 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 large poultry production farms.

Soils:

The Middle Trempealeau River is the major drainage areas in Glencoe Township. The Trempealeau River borders the east side of the township. Soils in this area are primarily very high in organic matter and are poorly drained. Most of these soils are in grass cover or woody vegetation and are used for wildlife.

The blufftops 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 Fayette 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 Glencoe Township is Steep and Stony Land which is mapped on almost 19,161 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 Glencoe 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 grain. Most farms are larger in size, with the exception of an increase in part-time farming activities. See soils map on page 32.

Farms will most likely continue to grow in size, but small part-time farmers will also increase in number. Some of these may consider value-added products as part of their activities. Marginal land may be lost to agriculture due to low prices, modest returns and federal and state land management programs. This has been common and under current government programs will continue to increase.

Natural Resources:

Glencoe 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 the Town
- Wildflower and Native grass habitats

Groundwater

All drinking water in the Town of Glencoe is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicating very little contamination of wells within the Town of Glencoe. Contamination that was found was in the form of elevated nitrates, and these problems were solved by drilling deeper cased wells rather than 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 Glencoe; many of which are intermittent streams. Swinns Creek, Boland Valley Creek, and Ziegeweid Creek have potential quality trout fishery and has had trout habitat restoration work on several sections. There are no lakes found in the Town of Glencoe. There are numerous farm and wildlife ponds that help in erosion and flood control. See hydrology map on page 33.

Forests

Forest land makes up 30% of the land in the Town of Glencoe. Much of the high quality timber has been harvested, and most timber land is managed for both forest and wildlife. 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 Glencoe. The wetlands are found along the Trempealeau River bottoms and along some of the streams. 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 34.

Floodplains:

Development is not allowed 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 Glencoe can be found on page 35.

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 Glencoe 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 one active mine in the Town of Glencoe. See map page 36.

Recreational activities have been increasing in all of Buffalo County, and to a great extent in Glencoe Township. Most recreational uses involve some sort of hunting or fishing activity, but bicycling, golfing, snowmobiling, boating, bird-watching 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 and improved trout fishing.

Cultural Resources:

Community is the main cultural resource in the Town of Glencoe. The people of the Town do not wish to lose that sense of community and would like to find ways to encourage new people to the Town to be part of that culture. Many people in the Town of Glencoe are members and support the Buffalo County Historical Society and the Arcadia Historical Society.

Goals and Actions - Agriculture:

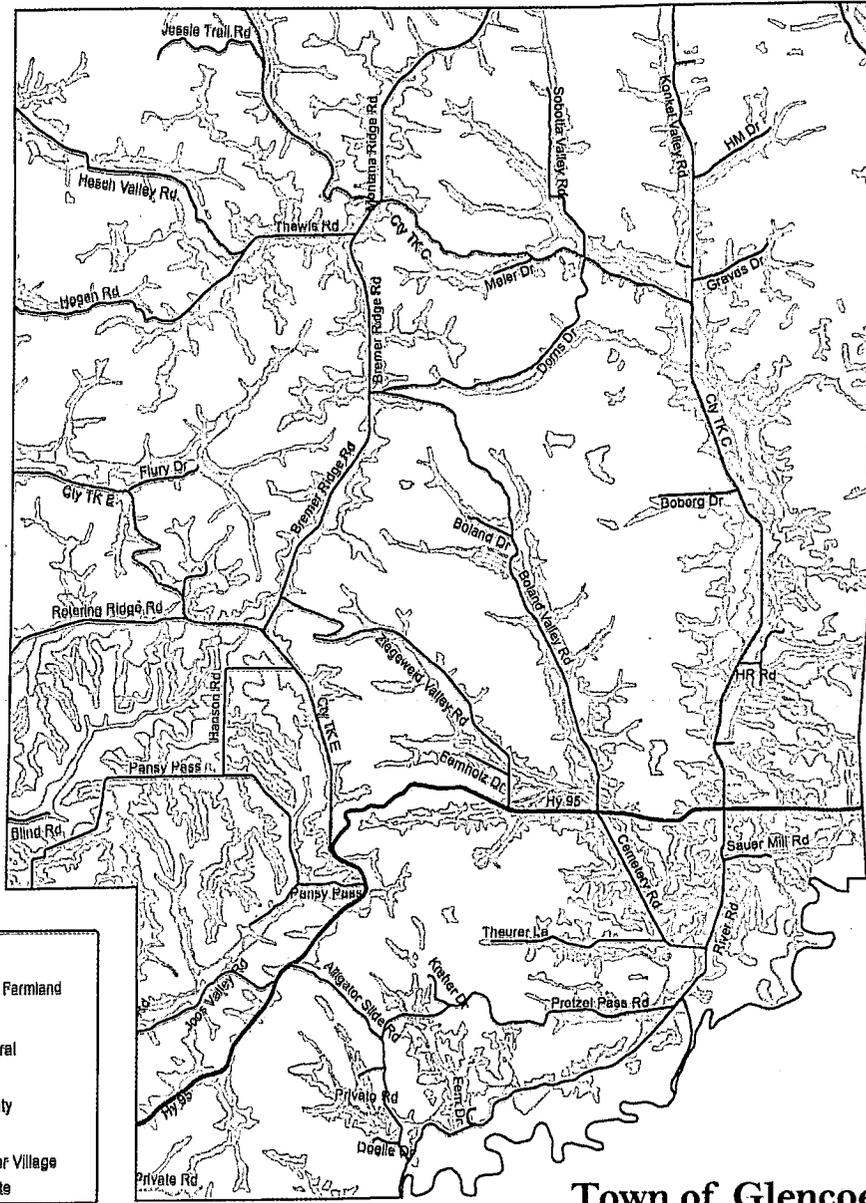
- The planning committee recognizes the value of agricultural land. At this time they have no plans to put measures into place to preserve agricultural land. They do support non-government efforts to preserve farmland without increasing regulations, i.e. Mississippi Valley Land Conservancy, West Wisconsin Land Conservancy, etc
- Landowners are encouraged to use conservation practices as they farm their land. Long term productivity can only be maintained if land is conserved. Conservation also helps to maintain other resources such as streams and rivers.
- Support animal agriculture in the Town as it is better suited for terrain and brings economic stability to the area.
- Support development of alternative agriculture enterprises in the Town and in Buffalo County
- Support the Wisconsin "Right to Farm" legislation and support future discussions pertaining to the protection of the rights of farmers in relation to conflicts with recreational land uses

Goals and Actions – Natural Resources:

- Protect woodland – recreations – natural beauty
- Protect marshland
- Follow BMP's – Farmland/Woodland/Marshland
- Control invasive species
- Realistic wildlife goals

Goals and Actions – Cultural Resources:

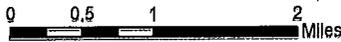
- Encourage membership and support of the Buffalo County and Arcadia Historical Societies.



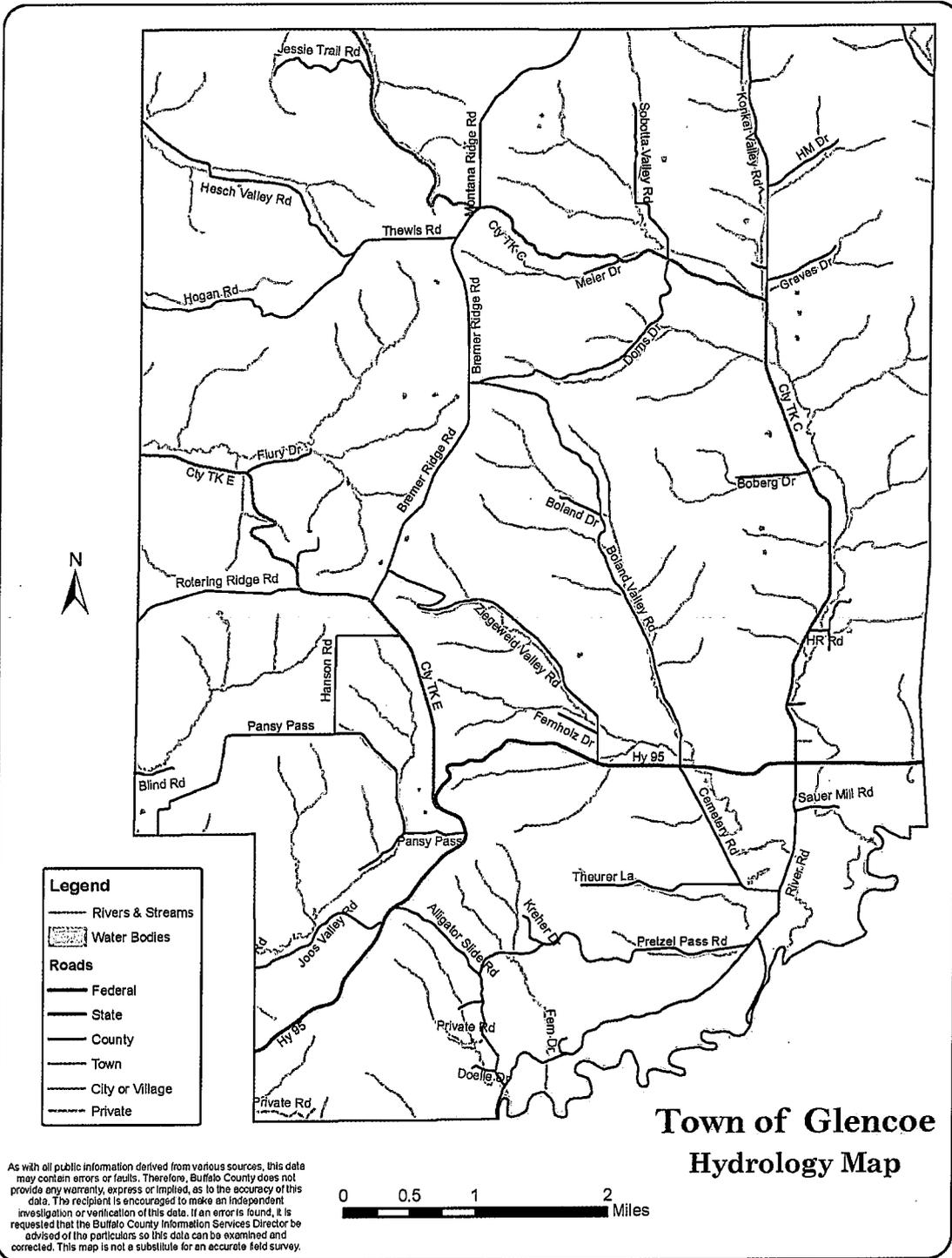
Legend

Prime Farmland
Roads
 Federal
 State
 County
 Town
 City or Village
 Private

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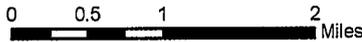
**Town of Glencoe
Prime Farmland
Map**



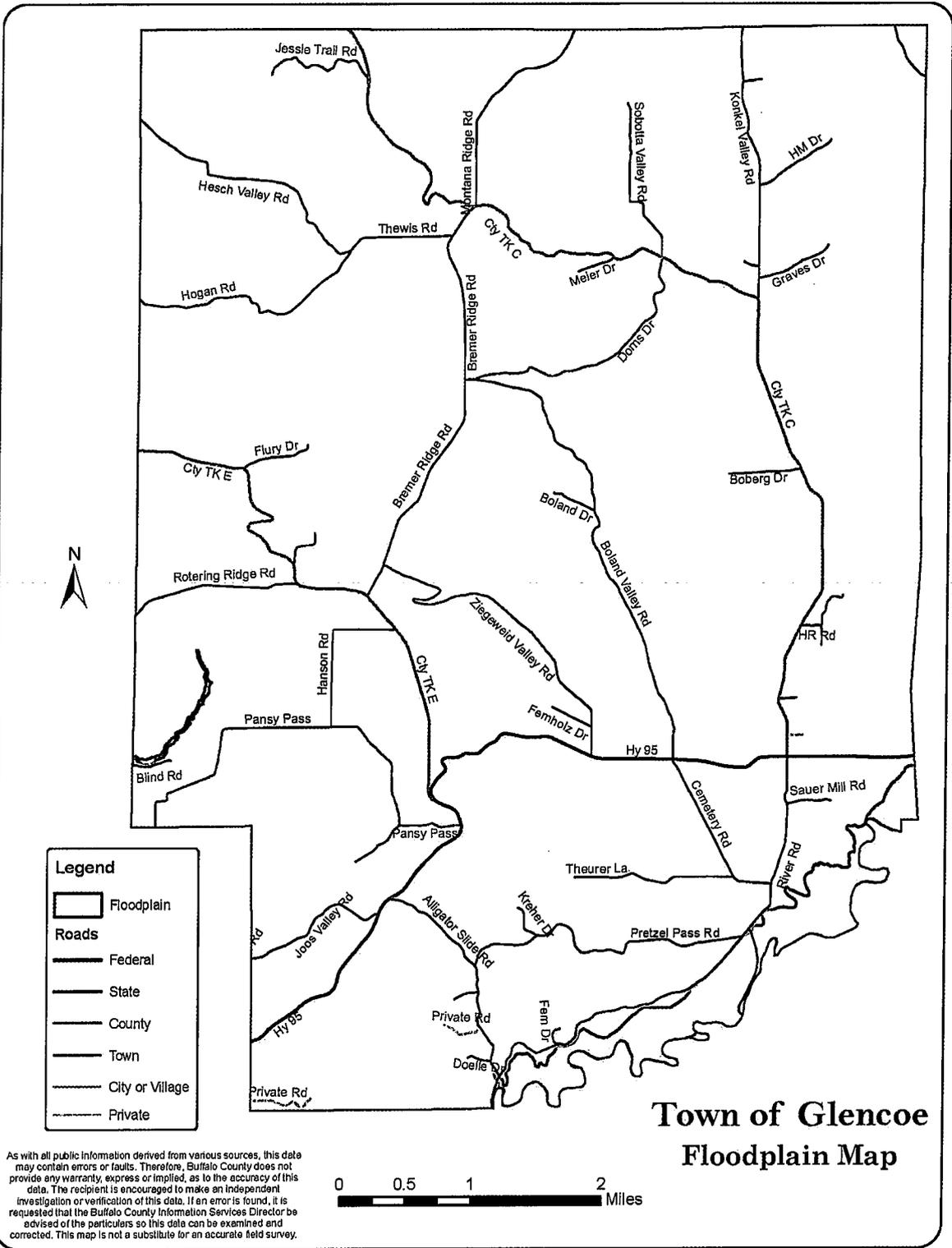
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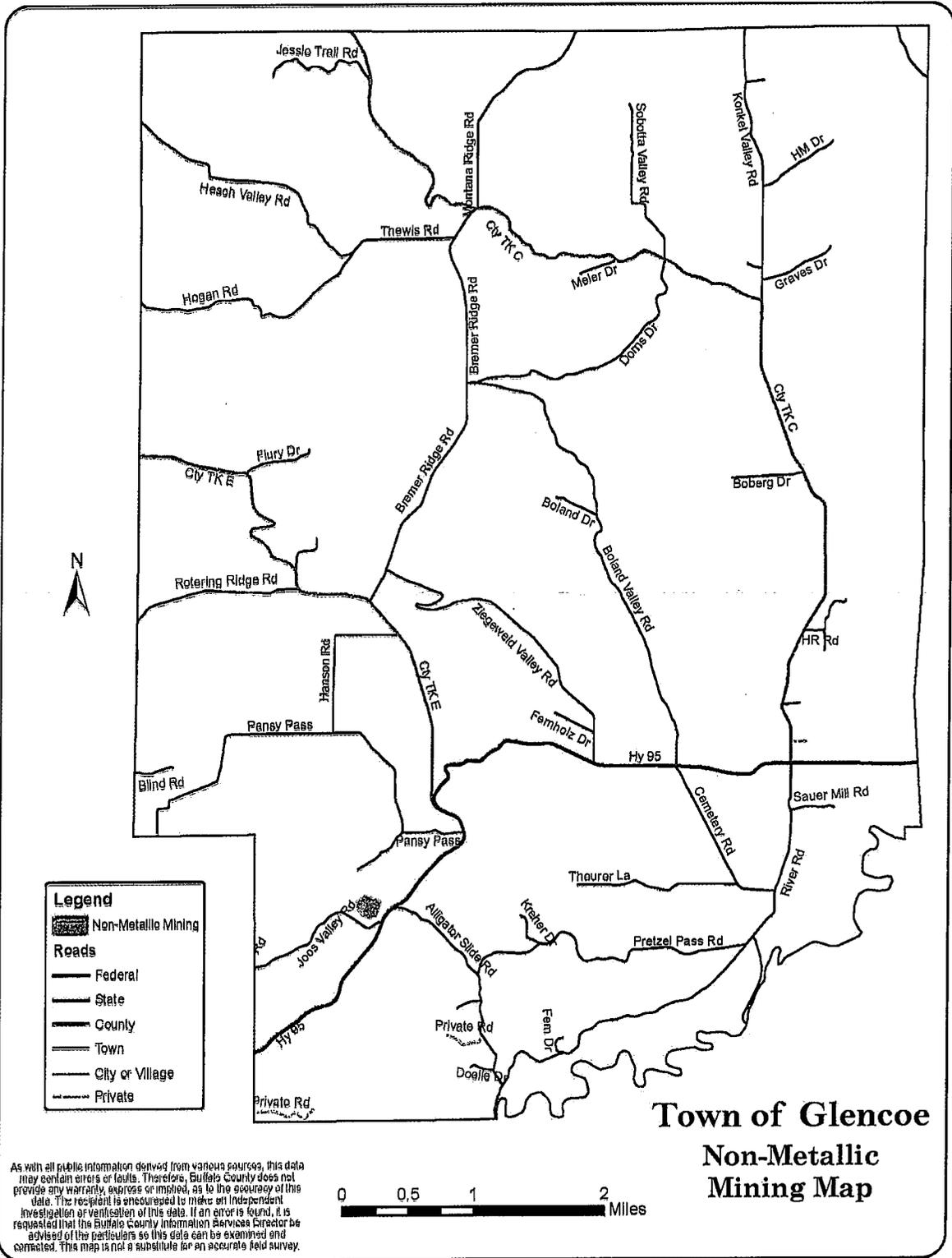
- Rivers & Streams
- ▨ Water Bodies
- Roads**
- Federal
- State
- County
- Town
- City or Village
- Private

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**Town of Glencoe
Hydrology Map**





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 Glencoe.

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Town of Glencoe. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Arcadia, La Crosse, and Winona. The Town of Glencoe 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 Gold n Plump Chicken).

Town of Glencoe Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	365	100
In Labor Force	171	46.8
Civilian Labor Force	171	100
Employed	159	93
Unemployed	12	7
Armed Forces	0	0
Not in Labor Force	194	53.2
Occupation		
Agriculture, Forestry, Fishing	69	25.6
Construction	8	3.0
Manufacturing	88	32.7
Retail Trade	10	3.7
Professional, management, etc.	6	2.2
Education, health care	32	11.9
All others	56	20.8
Class of Worker		
Private wage and salary	163	65.2
Government workers	29	11.6
Self-employed	58	23.2
Unpaid family	0	

Commuting to Work:

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

Town of Glencoe, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	62.9
Car, truck, van – carpooled	6.0
Public transportation	0
Walked	8.5
Other means	2.0
Worked at home	20.6
	Minutes
Mean travel time to work (minutes)	13.6

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one 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.

Table 10: 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 Glencoe:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Glencoe. There were no contaminated sites in the Town of Glencoe identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Glencoe. There were no waste disposal sites in the registry located in the Town of Glencoe.

County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund

Regional Programs:

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

State Programs:

- USDA – Rural Development

Local Planning Effort:

Members of the planning committee described the characteristics they thought valuable in any new business that would locate in the Town of Glencoe.

Ideal Business Characteristics:

- Clean – no junk
- Non polluting – air, water, noise, light
- Profitable – pay taxes
- Decent pay – sustainable
- Decent benefits
- Employment opportunities for many educational levels
- Energy producing

Types of Businesses to attract:

- Agriculture
- Tourism businesses that do not destroy the natural resources of the Town – snowmobile, bike, horse, etc.
- Home based businesses
- Ag related businesses that increase the income of current farm businesses and related support businesses in the Town and surrounding communities:
 - Carbon credits
 - Methane small scale on-farm
 - Specialty crops suited to the land, encourage value added processes for current and new crop and livestock production
 - Bio fuel production such as biodiesel and biomass production
- Businesses that plan to stay and pay a living wage

Current businesses located in the Town of Glencoe:

- Farms; dairy, poultry, crop, etc.
- Veterinarian clinics
- Farm equipment manufacturing
- Auto repair shop
- Trapping equipment sales

- Construction - building
- Construction – excavating
- Bar/restaurant
- Overhead door company
- Hunting outfitting

Goals and Actions:

- Agricultural businesses have been the mainstay of the economy in the Town as well as Buffalo County. Continue to support agricultural business development in the Town of Glencoe.
- Support efforts (research and demonstrations) to evaluate biofuel and alternative agriculture crops in the Town.
- Support efforts to start a Buffalo County Economic Development Corporation and provide information resources to the organization to encourage small business development that meet the characteristics listed above. This should be a county wide effort and consider a multi-county plan.
- Develop a better working relationship with Mississippi River Regional Planning and use the services they have available.
- Develop a culture where local government in Glencoe and Buffalo County are looked at as partners in business development, not deterrents.

INTERGOVERNMENTAL COOPERATION ELEMENT:

The Wisconsin Towns Association is a great organization and has great state staff resources. The Buffalo County Towns Association needs to do the following to become a more useful organization:

- Define mission of org.
- Improve communications
- Understand responsibilities
- Discuss mutual purposes that overlap

Intergovernmental Cooperation will be enhanced through the following steps:

- Develop mutual respect and trust between Towns and Buffalo County
- Develop an understanding of the Chain of Command at the Buffalo County Courthouse
 - Highway
 - Administration
 - Etc
- Discussions on how local units of government do not have to act alone

Current intergovernmental cooperation:

- Bridge projects
- Senior meal sites
- Zoning
- Law enforcement
- Animal complaints
- Emergency plans
- Recycling
- UW-Cooperative Extension
- Road Agreement with Waumandee, Town of Arcadia

Goals and Actions:

- Hold joint meeting of Buffalo County Towns Association and Buffalo County Land Resources Committee at least once per year to discuss issues.

LAND USE ELEMENT:

Existing Land Use and Zoning:

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

Town of Glencoe Property Assessment – Buffalo County Treasurer (2011)

Property Classification	# of Parcels	Total Value	Total Acres
Residential	87	7,426,200	179
Commercial	5	383,100	50
Manufacturing	6	268,400	172
Agricultural	808	1,870,850	18,788
Undeveloped	268	174,000	675
Productive Forest Lands	58	1,275,100	701
Agricultural Forest Land	294	3,245,590	3,489
Woodland Tax Lands	181	6,154,900	4,237
Other	144	13,134,100	415
Exempt Lands	73	0	86
TOTALS	1,924	33,932,240	28,791
Arcadia Public School	1,092	27,777,340	
Western Wisconsin VTAE	1,092	27,777,340	

The following is a breakdown of how taxes collected in the Town of Glencoe are disbursed (2012).

State of Wisconsin	\$5,504
Buffalo County	\$191,982
Arcadia School District	\$369,222
Western Wisconsin Technical College	\$66,353
Town of Glencoe	\$149,706

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 Land Resources Committee and Buffalo County Land Resources Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Glencoe. 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 Glencoe is very rural. It is mainly agricultural and forest land. There is limited residential housing, with home owners mainly building on old farm sites. Most of the land is steep soils with very productive land in the valleys and along the bluff tops. See map on page 46.

Topography:

The Town of Glencoe 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:

All but two properties in the Town are currently zoned agricultural. See future land use map on page 47. There are several home based businesses in the Town, but are currently agricultural or residential.

Population and Housing Densities:

Population density of the Town is 10.8 people per square mile. Housing density 4.6 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. 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. Land values may be influenced by frac sand mining depending on where the industry expands.

Opportunities for Redevelopment:

The Town of Glencoe 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 Glencoe are agriculture and recreation (hunting); both of these uses provide very little development pressure.

Housing has only increased by a few houses each year. Housing tends to be low cost in the Town of Glencoe.

If current home building trends continue (as assumed by the planning committee) about 3 houses would be built each year or about 60 in 20 years. Committee members agreed that the average housing lot would be about 2 acres or a total of 120 acres of land taken out of other uses. If current trend continue 75% (90 acres) of these homes would be constructed on agricultural land, the remaining 25% (30 acres) on woodland or undeveloped lands.

Forest Land:

Forest land in the Town is generally land that is too steep for other uses. 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, Glencoe has 8,427 acres of forest land with 4,237 acres enrolled in the MFL program; this accounts for about one-half 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:

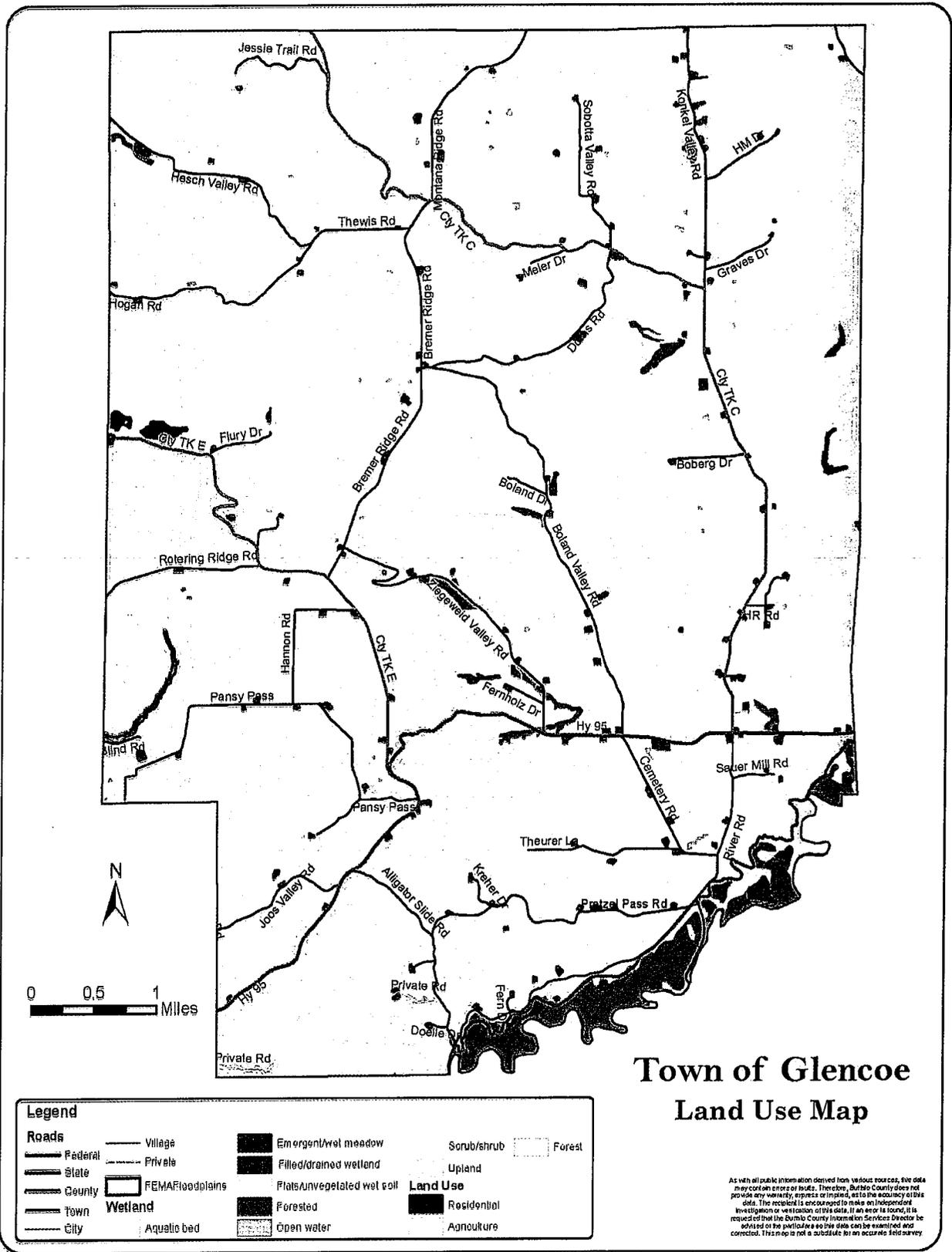
Currently, all Towns in Buffalo County are under the county zoning rules. Glencoe desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or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

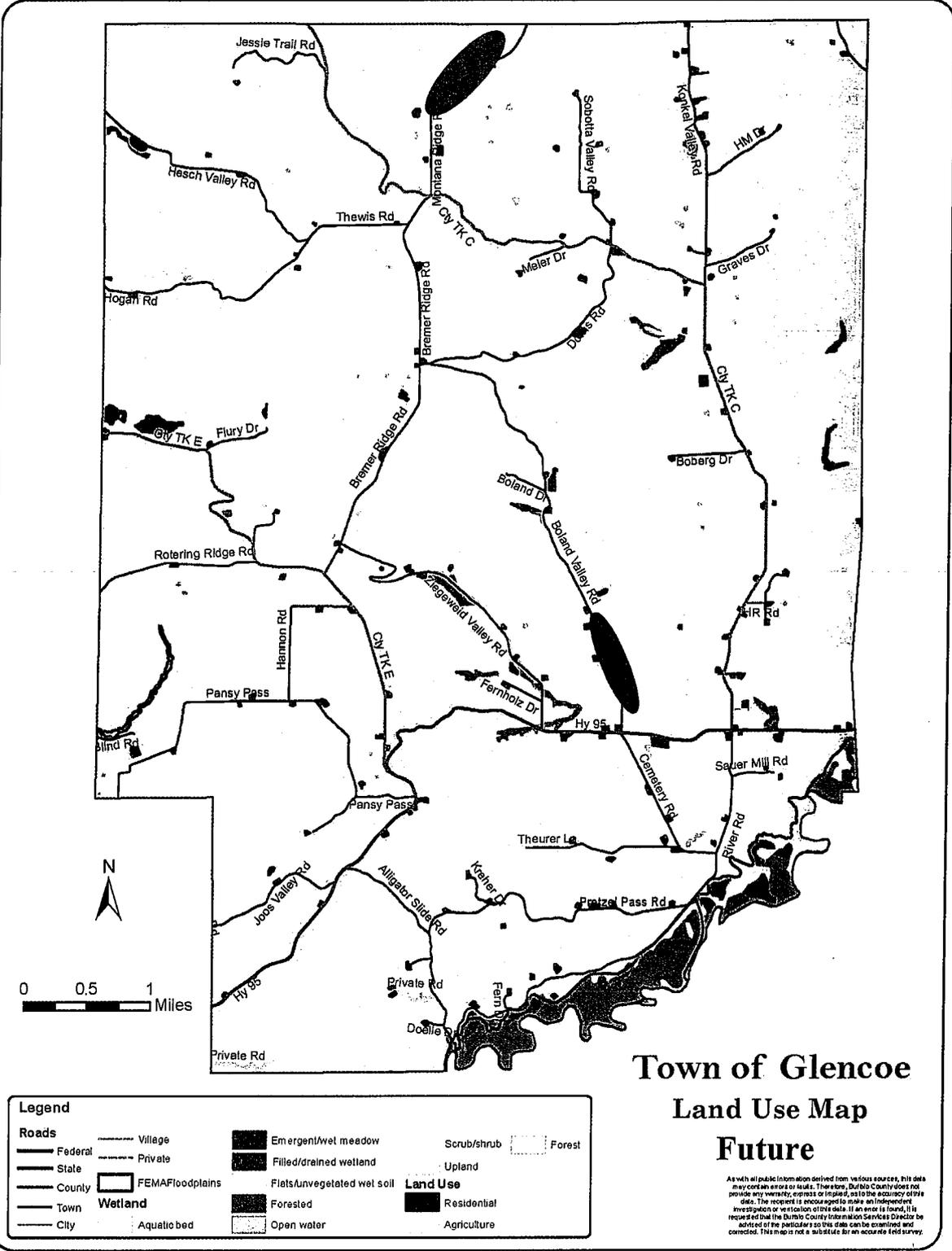
Actions and Plans:

- Cluster development should be encouraged whenever housing is considered to preserve farmland and natural areas.
- Right to Farm protection should be given to farms located in the Township.
- Conservation plans should be encouraged to preserve both farmland and natural areas.
- Access to private property should be regulated to prevent driveways that are too steep for emergency vehicles to safely travel. Private access from town, county and state roads should require permits to prevent unsafe access.
- Preserving prime farmland should be a priority when rural development is considered.
- Landfills, regardless of their use, need to have special permits from Buffalo County and the Town of Glencoe.
- Mobile homes more than 10 years in age will not be allowed to move into the Town of Glencoe.
- Town of Glencoe may charge an annual road maintenance user fee, based on wear and tear of town roads caused by the frequency and travel of heavy equipment over town roads related to a non-metallic mining operation. Fee will be based on Buffalo County Highway Department or other creditable resource repair estimates. An annual bond may be required by the town for these repair costs.
- Town of Glencoe Board will consider a licensing ordinance for non-metallic mines and other businesses that may alter the beauty and natural resources of the Town.
- Town of Glencoe Board will put in place ordinances to regulate businesses that may affect the health and safety of the people of the Town.
- Bluff protection will be put into place that preserves the natural scenic beauty and natural resources which are unique to the bluffs in the Town and Buffalo County.
- Existing landowner rights will always be considered when considering any business development.

Land to Develop:

Poor soils
Shallow topsoil
Sandy, rocky
Slopes < 12% open development
Slopes > 12% housing – meeting regulations
Proximity to established roadways and utilities
EMS service accessibility
Cluster development





Legend			
Roads			
—	Village	■	Emergent/wet meadow
—	Federal	■	Filled/draind wetland
—	State	■	Flats/unvegetated wet soil
—	County	□	FEMA Floodplains
—	Town	■	Forested
—	City	■	Open water
—	Private	■	Residential
—	Wetland	■	Agriculture
—	Aquatic bed	■	Forest
—		■	Scrub/shrub
—		■	Upland

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 Glencoe and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
- The plan will be updated at least every five years.
- The implementation of the plan will be the responsibility of the Town Board of the Town of Glencoe, Buffalo County Land Resources Department and the Buffalo County Board of Supervisors.
- The Town Board of the Town of Glencoe will work together with other Towns and Buffalo County to implement other portions of the plan.

VISION FOR GLENCOE

(This vision statement was developed by a subcommittee of the planning committee following the issues discussion. It helped to drive the discussions related to actions for the plan.)

The community of Glencoe's quality of life and the prosperity of its resident are associated with the strong agricultural base and industries associated in support of this lifestyle. Our proximal location to Arcadia provides employment opportunities along with the availability of service businesses and retail outlets. The strength of the community is contributory with the surrounding towns making up the school district, emergency services of fire and ambulance, medical services and the service groups. Growth and change is healthy for a community. Glencoe, through the implementation of a Comprehensive Growth Plan, will maintain the strength of the family farm and farm community, promote the development of economic diversity through new business development, providing employment and business opportunities and professional development to our returning youth, attract and direct residential development and maintain the scenic integrity and recreational enjoyment of this area.

The Town of Glencoe's sense of community is grounded by the roots of the generational family farm. These values have been assimilated by residents who have chosen this place to live and raise their family. The ongoing evaluation of the strengths of the community, the direction of future growth will be guided through the development, implementation and maintenance of a comprehensive plan. The plan will provide information to maximize the potential for the success of existing businesses and new business. Our goal is to minimize the effect on the environment while protecting prime agricultural land, planning effective residential development, preserving hunting, fishing, snowmobiling and the development of trails and other recreational pursuits.

Maintaining government services i.e. the infrastructure and emergency services is dependent on the tax base. Expanded business and residential growth will increase the functional tax base. Effectively utilize existing infrastructure in the expansion process will minimize additional costs of services provided by the local government units. Managing the public assets we have along with a stable tax base will minimize property tax increase for local services. Controlled tax increases will assist in the attraction of residents and business.

Our community is closely linked with the surrounding communities, by extended family, employment opportunities, shopping and retail experiences, community services combined with religious and social ties. Collaboration between community governments, service organization and our citizens will benefit the whole. As a whole community, we recognize the need to develop business opportunities within our community, to retain the residency of our youth through employment opportunities and business development, the means by which to inform new residents of community assets and opportunities, and to strengthen existing programs to serve the residents of the community.

