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# **Land Use Plan**

**Adopted : July 9, 2012**

**Prepared by: Town of  
Mondovi Landowners**

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

Town Board:            Clarence Castleberg    Chair  
                             Mike Miller            Supervisor  
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Town Clerk:            Debbie Sie

Town Treasurer:       Donna Moy

Assessor:              Mark Garlick

Planning Committee:

**Town of Mondovi 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, 4<sup>th</sup> 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. Mondovi Township was the twelfth township to contact the Buffalo County Extension Office for help in developing a plan. Town of Mondovi officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Mondovi 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. A public meeting was held about halfway through the process to get more input from the citizens of the Town of Mondovi.

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 Mondovi.

## History

### MONDOVI IN THE MAKING

By: Catherine Bond Tanner

On May 1885, a group of men, consisting of Harvey P., Lorenzo D., and Harlow P. Farrington and Joseph D. Harvey, set out from Lake Family, Wisconsin with two covered wagons and two breaking teams (18 oxen) their intention being to go to Minnesota, in which territory they expected to claim new land and build up a new home.

In the course of their journey, they began to hear complimentary stories about Bridge Creek County near Augusta, Wis. and decided to change the course toward this place. But when they reached what was then known as “Bed Bug Station” a mile east of Osseo, they heard some more stories, this time about the Chippewa Valley and again their plans were changed.

Upon hearing these stories, Harvey Farrington set out alone on his pony to do a bit of personal reconnoitering. He arrived in Eau Claire on May 27, and went from there to Bear Creek. Here he met a man by the name of William Van Waters, who lived in La Crosse Valley, who had been searching for some lost horses of his in the vicinity of what is now Mondovi, and he gave Mr. Farrington a very vivid description of the valley in which Mondovi now stands-which was then called “Pancake Valley.”

The next morning Farrington started through this territory on his way back to Bed Bug Station where he had left his companions. On the evening on May 29, he camped under the “Old pine tree.”

Although he was accustomed to leave his horse wander free, this night Farrington was forced to tether his pony and pack horse because of the fact that a large party of Indians were camped just south of the river. This was not his only difficulty either, for he was continuously molested by a pack of wolves-being forced in the end to stay awake most of the night and keeping a big fire burning to hold them at bay.

The night finally came to an end, however, and as soon as it was light enough to see, Farrington carefully examined the country here about. Before many hours passed, he had decided here was the place he had been searching for. The place, where, without delay, he brought the rest of his party, is now the present site of Mondovi, the men established their first camp on what is now the Leo and Walter J. Bauer farm west of town. Today it is know as the Schmidtknecht Farms. (Year 2010)

Shortly after this they were joined by a group of men who had come from La Crosse Valley with William Van Waters to help find his horses. These men, besides Mr. Van Walters, were George Van Waters, Oliver Brown, Harvey Brown, and Gerry Paddock. Harvey Brown was a nephew of the Farmington brothers and had lived near them at Lake Emily up until the year previous to this, when his family and several other families had moved to the La Crosse Valley. Consequently the two groups became

acquainted without any difficulty and before long had decided to cast their lot here with the others.

The first task for these settlers to perform was to select their land and take steps toward securing the title to what they chose. The first entry of land was made by Harvey Brown, who pre-empted the 160 acres west of the city commonly known as the Will Brown farm now owned by Herman Borgwardt. Harlow P. Farrington pre-empted the 160 acres now owned by Frank J. Bauer, this was the old Holmes farm. Joseph D. Harvey and L.D. Farrington each bought 160 acres and pre-empted 160 acres of land. Altogether, these entries comprised all of the land lying west of Eau Claire street and North of Main street a mile away. Harvey Farrington also bought 80 acres covering the present site of the Methodist Church, L.H. Whitworth's property, the mill, Oak Park Cemetery and etc.

Harvey Farrington then left for Alma, known in those days as "Twelve Mile Bluff" and thence to La Crosse where he made the land entries for himself and all the others with the exception of Harvey Brown, who had already made his entry. All the land that these men bought cost them \$1.25 per acre. When Farrington had completed his business at La Crosse, he immediately left for Lake Emily where he had other property interests to attend to.

In the meantime, as soon as Mr. Farrington had left here, the others established their camp on the creek just west of the old L.D. Farrington home at the present west extremity of Main Street. As soon as this was done, they began to work their land in order to make ready for the raising of crops the next year. Shortly after this they were joined by to more pioneers: John Le Gore and Putman V, Farrington, who also came from Dodge County, and these men, too, began to build farms for themselves.

During the winter that followed, some of the settlers remained here, and others returned to Lake Emily or La Crosse.

In January 1856, Harvey P. Farrington and James Davis returned here from Lake Emily with three teams of horse and large stock of provisions of various sorts. Harry Farrington returned here in the spring and with John Le Gore, built a shanty on the old L.D. Farrington home site where the two families lived until several years later when Mr. Farrington built a frame house on the site of the home in which Miss Mabel Farrington now lives. (At present 1952 Mr. and Mrs. James Latshaw live there, Mrs. Latshaw being a niece of Mabel Farrington.)

The first year they were here the settlers thought chiefly of breaking their land, building houses and barns, and otherwise improving their farms. In 1856-1875, however, they began to think of organizing a township, and began to work toward that end.

## **MONDOVI TOWNSHIP AND CITY OF MONDOVI**

Mondovi was first settled by Harvey P. Farrington. With a view to locating somewhere in this region, Farrington started out in 1885 from Dodge County; this state on horseback to look over the country. He reached Black River Falls, from there he found his way to the Chippewa River, and followed that stream down to Eau Claire. Then he continued on his journey to the Bear Creek area north of Durand. He then followed the stream to Lima Township where he met George Tuttle. Tuttle had traveled in the Beef River region and had examined the territory where Mondovi is now located. He carefully described a particular spot with two great pine trees on the bank of a creek. Farrington had no difficulty in finding the spot, and under one of the pine trees, he made his camp on a night in April, 1885. In the morning he selected sections 12 and 13, and then made his way to the land office in La Crosse, where he took the proper measures for obtaining the land, then he went back to Dodge County. He organized a colony, consisting of Harlow P. Farrington, Putman V. Farrington, and L.D. Farrington, John LeGore, Thomas Hurtley, and J.D. Harvey. They came here and started breaking a stretch of land extending from Eau Claire street west a mile along the north side of Main street.

The next year there were several additions to the colony. Robert Harvey, the father of town J.D. Harvey, arrived with other members of the family. The first white woman was in the town was Mrs. Betsie Bump Hill Ault, who came with Robert Nelson. Other early settlers were William Van Waters, Thomas Glaspool, Harvey Brown, John Calahan, Rev. B.F. Morse and Luther Eager.

Circumstances were favorable for the starting of a village. Here the Buffalo River makes an abrupt turn to the south toward Alma. The road from Alma to Eau Claire therefore extended up the river valley to this point, leaving the river northward to Eau Claire. The Osseo and Durand road came down the river valley from the east, and here branched westward to Durand. Seeing an opportunity of getting some of the passing trade, Jacob Iberg in 1857 started a small store on the west of the creek south of what is now main street. Chester D. Ide opened a hotel. A little later, in the house erected by N.K. Fisher, Rensellaer Strong opened a hotel and Marcus Snyder a saloon. Jacob and Alonzo Gordon built a small dam and put in the mill. John Thompson opened a blacksmith shop where the post office is now located. About 1858 Robert Nelson was received from Alma once a week, the trip usually was made on horseback. The second store was opened in the early sixties by N.K. West. The first frame dwelling in the town was erected by H. F. Farrington. The first death was that of a son of James McBride in 1858. The first marriage was that of Charles Billings of Durand and Mary Fishburn. The ceremony was performed by Monroe Webster, a Methodist minister, at the shanty of John Calahan on the creek a lie west of the village.

## **EARLY GOVERNMENT**

In the year 1881 the Annual meeting was held as usual in November. The Town of Naples was changed to Mondovi, preparatory to its division, so that its western half, Township 24, Range 11, should be organized into a new town with the same name, while its eastern half, Township 24, range 10, should at the ensuing town meeting become organized as a new and separate town by the old name of Naples. S.D. Hubbard was the Chairman of the United Town at this meeting, and engineered the divisions.

## 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

### Development of Goals for the Town of Mondovi

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 Mondovi. 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 544 in 1990 to 469 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to remain steady through 2020. Residents felt that their population would not increase unless a new business that provided a number of jobs would locate in the City of Mondovi or Town of Mondovi.

#### Town of Mondovi 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
Mondovi	511	435	511	544	449	469	463	461
Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794

**Population by Race:**

The Town of Mondovi is predominantly white. This has been constant since records have been kept. There is an increasing population of Hispanic people due to employment opportunities on farms and other business entry level positions.

**Town of Mondovi Population by Race – 2010 Census**

<b>Race</b>	<b>Population %</b>
Total	469 (people)
White	97.2
Hispanic	1.0
Black	0.0
Asian	0.2
Native American	0.2
Other	1.3

**Population by Education Level:**

The Town of Mondovi is similar to other neighboring municipalities in education level. They do have a higher than average number of citizens that have a high school degree or greater.

**Town of Mondovi Population by Education – Am. Community Survey**

<b>Education Level</b>	<b>Population %</b>	
	Town of Mondovi	Buffalo County
Total (>25 years old)	298 (people)	9,470
No High School Diploma	9.1	12.1
High School Diploma Only	50.3	43.2
Some College	17.1	19.4
Associates Degree	10.7	10.3
Bachelor's Degree	9.4	10.5
Graduate Degree	3.4	4.4

**Population by Age:**

Population in the Town of Mondovi tends to be about the same as other Towns in Buffalo County. The median age is 42.6, Buffalo County is 44.1.

**Town of Mondovi Population by Age – 2010 Census**

<b>Age – years</b>	<b>Number</b>	<b>Percent</b>
Under 5	16	3.5
5-9	30	6.4
10-14	43	9.2
15-19	40	8.5
20-24	19	4.1
25-34	42	8.9
35-44	57	12.1

45-54	90	19.2
55-59	36	7.7
60-64	29	6.2
65-74	38	8.1
75 and older	29	6.1

**Per Capita Income:**

Per capita income has increased in the Town of Mondovi about at the same rate as Buffalo County, and lags behind the State of Wisconsin.

**Town of Mondovi Per Capita Income – 2000 Census**

	<b>1990 per Capita Income</b>	<b>2000 Per Capita income</b>	<b>% Change</b>
Town of Mondovi	\$11,963	\$18,672	+56.1
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

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

**Strengths**

- Good school system
- Good town board
- Good town roads
- Good maintenance of roads – plowing etc...
- Good geographical location – close to Eau Claire
- Excellent EMS
- Good citizens, friends, neighbors etc..
- Fairly close to town
- Good farm services, equipment, hardware

**Weaknesses**

- Police protection – not enough presence
  - don't pay attention
  - only 1 deputy on duty
- Need more shopping opportunities
- Travel for jobs
- Limited medical choices locally
- Limited job opportunities
- Few things for young people to do

## **Opportunities**

- Open a casino
- Camp ground
- Boarding – training horse – indoor arena
- Trail rides
- Boarding for pets
- Small/home based businesses
- Places to build homes
- River – lovely – tiki bar

## **Threats**

- Loss of farm numbers – full time farmers
- Erosion – due to cash cropping
- Loss of fertility – loss of animals
- Loss of young people to stay in community – farms and others
- Loss of tax base – increases taxes for residents
- MFL
- New immigrants – strains on schools, send money back home ?

**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 Mondovi was the third fastest among Buffalo County Towns.

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

<b>Area</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Town of Mondovi	136	166	183	165	200
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 200 total housing units in the Town of Mondovi. The housing density was 6.19 homes per square mile, which is higher than most Towns in Buffalo County. 77% (154) of the homes were occupied during the 2010 census. 73.5% of the homes (131) were occupied by families. 27% (48) had at least one individual 65 years or older living in the home. 12% (24) were renter occupied homes. Average household size was 2.63 persons. The median home value was \$170,100. 100% of all homes were single family dwellings (8.9% of those homes were mobile homes). 18 homes were seasonal or recreational homes.

There has been a significant growth of seasonal homes, cabins and second homes in the Town of Mondovi over the last twenty years. There has been some concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards. It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

**Goals and Actions:**

- General care and maintenance of homes and property is important in the Town of Mondovi. The Town Board will work with the Buffalo County Zoning and Buffalo County Health Departments to address housing and junk issues on properties that pose a risk and that violate the county junk ordinance.
- All mobile homes that are relocated in or to the Town of Mondovi must be 15 years old or less.

## **TRANSPORTATION ELEMENT:**

Vehicular traffic is the major form of transportation in Mondovi 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.

Mondovi has a total of 51.17 miles of road. 9.68 miles of state road, 15.51 miles of county roads and 25.98 miles of town miles. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads. See map page 18.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Mondovi has 0.00 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. Mondovi has 19.11 miles of collector miles.

Local roads provide access for travel over relatively short distances. These roads are classified as town roads and county roads that don't meet the traffic numbers to be considered collector miles. Mondovi has 32.06 miles of local roads.

Mondovi also has 2 bridges over 20 feet and 1 bridge under 20 feet.

### **State and Regional Transportation Plans:**

At [www.dot.state.wi.us](http://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 Mondovi. Currently, the Town of Mondovi 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 Mondovi. The nearest commercial bus service is the Greyhound Bus Service in Eau Claire.

**Freight Rail Service:**

There are no rail lines running through the Town of Mondovi. The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in Cochrane, WI.

**Passenger Rail Service:**

There is no passenger rail service to the Town of Mondovi. Daily passenger service (AMTRAK) is available in Winona and Red Wing, 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 Mondovi. Eau Claire, WI has the closest passenger air service which is about 45 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 Eau Claire and Menomonie is also available.

**Water Transportation:**

The Town of Mondovi is not located on a commercial waterway. 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 10 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 Mondovi.

**Snowmobile Trails:**

There is a very strong network of snowmobile trails in the Town of Mondovi and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 19.

**Road Improvement Plans Town of Mondovi**

<b>Year</b>	<b>Road Name</b>	<b>Miles of Road</b>	<b>Improvement</b>
<b>2012</b>	<b>Thorson Road</b>	<b>0.4</b>	<b>New Top</b>
<b>2013</b>	<b>Sand Road</b>	<b>1.37</b>	<b>Resurface</b>
<b>2015</b>	<b>Fitzgerald Road</b>	<b>0.89</b>	<b>Surface</b>

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

Mondovi 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 tourist 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.

All-Terrain Vehicle usage has become very popular. There are some public and private trails in The City of Mondovi, Town of Naples and into Trempealeau County that border the Town of Mondovi. This is a potential recreation use that could bring tourists to the Town.

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.

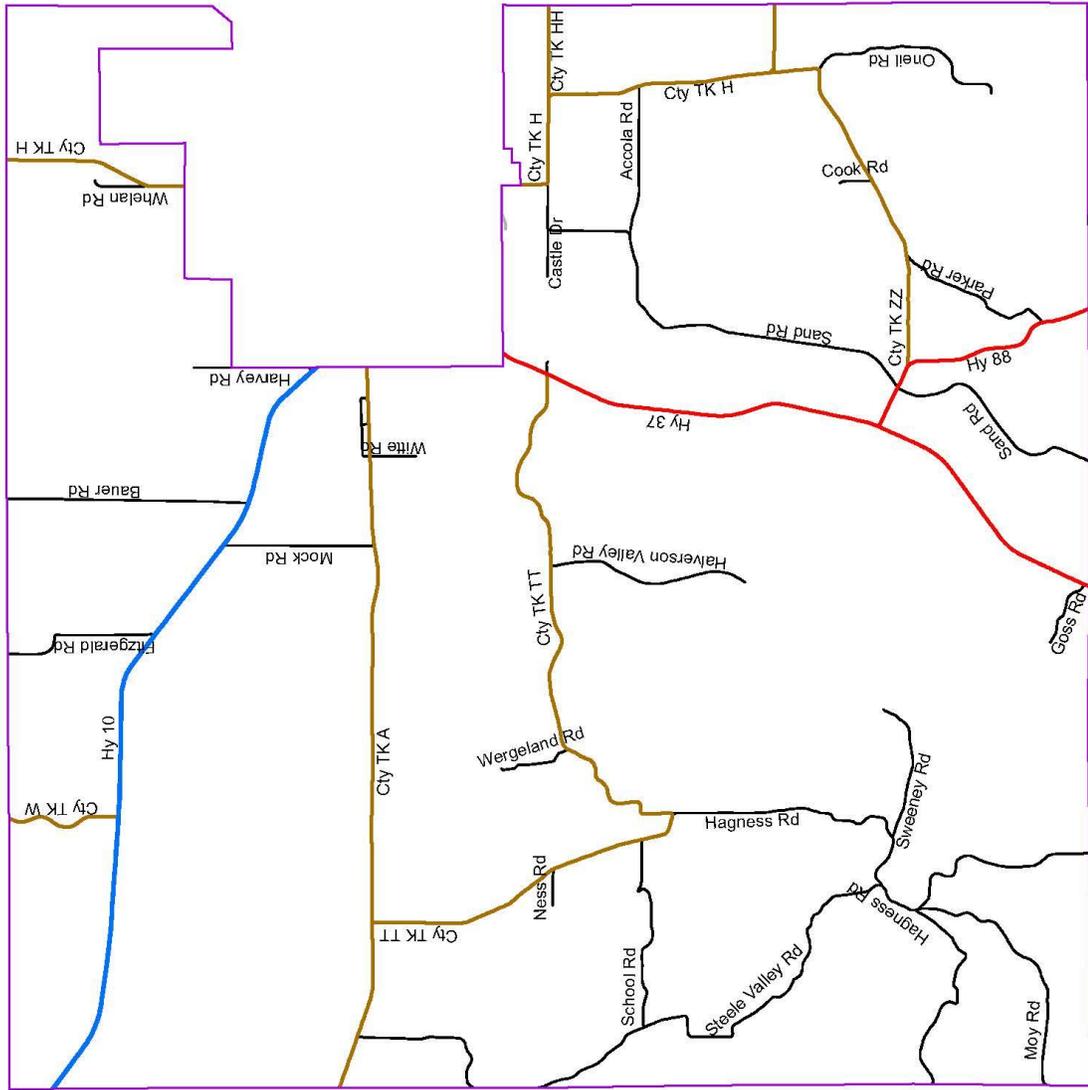
**Goals and Actions:**

- As planned road projects are addressed, the following projects will be addressed as funds permit:
  - Work with Buffalo County Highway Department to get County Road A widened to current state standards
  - Improve the north end of Sand Road
  - Upgrade road maintenance equipment
- Compare contracting of road services for the Town with current system, compare costs, timeliness and flexibility
- Town of Mondovi 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 repair estimates.
- The Town of Mondovi will only take over a private road if it meets state and federal guidelines and is blacktopped. The Town Board also has the right to refuse acceptance of a private road.
- Town of Mondovi will consider the amount of vehicle traffic and the weight of the vehicles when rebuilding town roads.

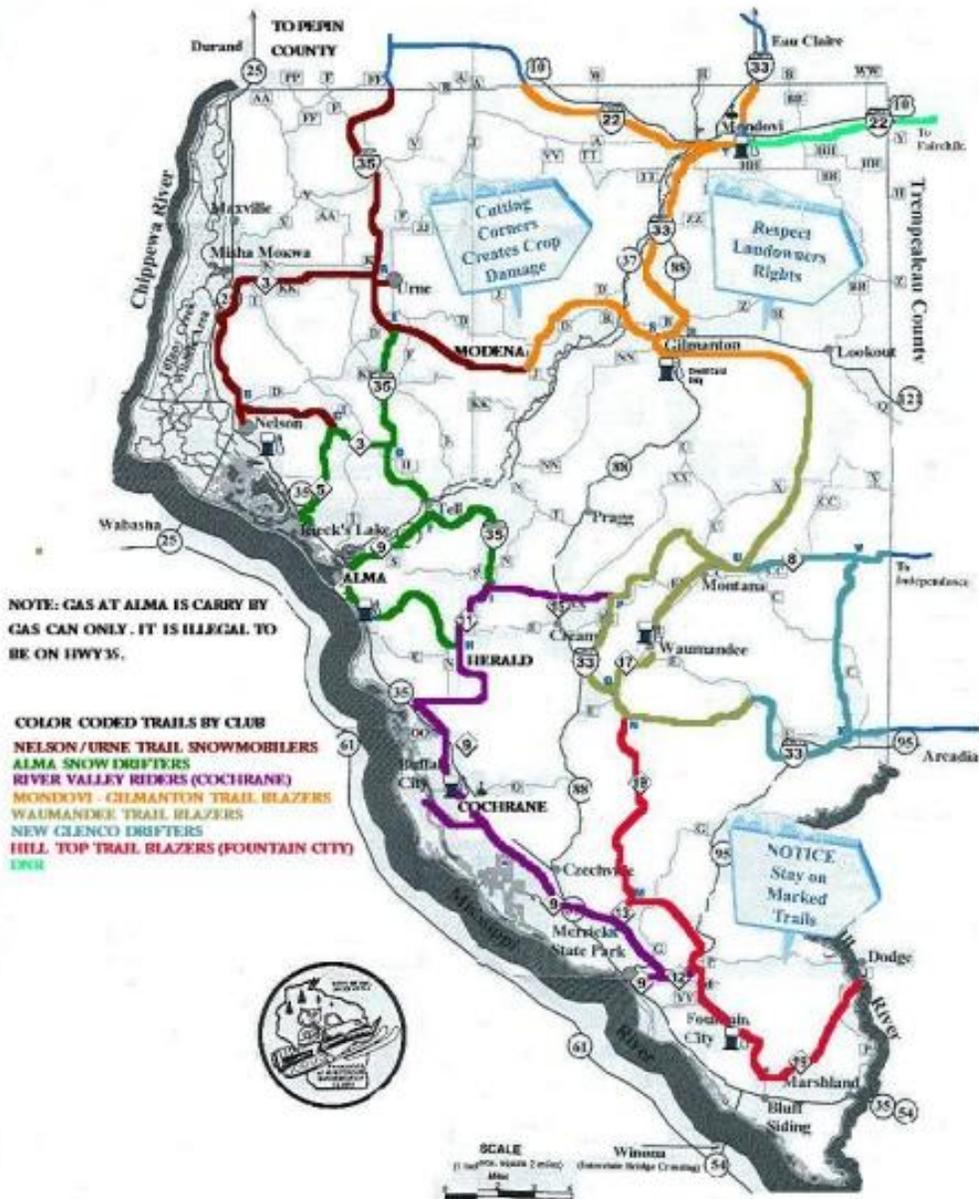
# Town of Mondovi Road Map



Legend	
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.



## **UTILITIES AND COMMUNITY FACILITIES ELEMENT:**

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

### **Sanitary Waste and Water Supply:**

All citizens in Mondovi have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

### **Solid Waste/Recycling:**

Garbage disposal and recycling is available in cooperation with the City of Mondovi and Buffalo County. Town citizens can bring their recyclables and garbage bags to the City/County Recycling Site for disposal. Garbage bags can be purchased at the Mondovi City Hall. Other private waste haulers have dumpsters to rent on a monthly basis.

### **Town Facilities:**

The Town of Mondovi does not have a Town Hall. The Town uses the City of Mondovi City Hall as Town Hall per agreement from the early 1940's. Town equipment is currently housed on the site of the Town Road Maintenance employee.

There is one cemetery, Thompson Valley Cemetery located in the town.

### **Telephone/Electricity/Internet Services:**

Cell phone service is very acceptable in the Town of Mondovi. DSL internet service is excellent throughout the Town.

Riverland Energy Cooperative and Excel Energy provide electrical service in the Town of Mondovi. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

### **Natural Gas:**

There are a few 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 Mondovi Public Library. The County pays a fee for each transaction for Town residents using Libraries outside of the county borders such as Eau Claire.

### **Education:**

Students residing in the town attend Gilmanon Area School or Mondovi Public Schools. Taxpayers also support the Chippewa Valley Technical College.

**Fire Protection, Police Protection and Emergency Management:**

Fire protection and EMS services are provided by Mondovi Volunteer Fire Departments and Mondovi Ambulance Service. Police protection is provided by the Buffalo County Sheriff's Department. Buffalo County Emergency Management Department provides training and planning for emergencies.

**Health Care and Long Term Care Services:**

There are no health care providers in the Town of Mondovi. Excellent Medical Services are provided by services in Mondovi and Eau Claire, Long term care services are provided in Mondovi and Eau Claire.

**Public Parks:**

There are no parks or public trails in the Town.

**Goals and Actions:**

- Town of Mondovi Board will explore the option of purchasing land for the construction of a Town facility
- Town of Mondovi Board will explore the construction of a Town shop and meeting room
- Town of Mondovi Board will explore other options for a facility (shop and meeting room), other options include leasing or buying an existing building.

## **AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT:**

Mondovi 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.

Mondovi 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 Buffalo River is the major drainage of Mondovi Township. Most soils in the floodplain of the Buffalo River are mapped as Loamy Alluvial Land or the wet variant of Loamy Alluvial Land. These soils can be difficult to farm and are generally grassland or woody vegetation. Common soils on the terrace above the floodplain range from sandy soils of Meridian or Trempe to the much more productive Bertrand series.

To the west of Mondovi is the Harvey Creek/Farrington Creek watersheds. Soils immediately adjacent to these waterbodies are very high in organic matter and are mapped as Ettrick and Peat and Muck(deep variant). If a drainage system is maintained, these soils can be very productive for agricultural crops including pastures. If not drained, these soils are extremely wet and usually cannot be used for agricultural crops and are difficult to manage as grazing land.

In upland sites of Mondovi Township, Norden and Urne soils are predominant. Norden soils are more productive than Urne, but still must be managed carefully to keep erosion under control and maintain productivity. Both soils are underlain with sandstone. Norden is described as a moderately deep, well drained soil with bedrock at 24-42 inches. Urne soils are usually found on steeper slopes, closer to bedrock and less developed than Norden soils. Hixton and Boone soils are also a part of this association and are coarser textured, less productive and must be managed carefully to maintain productivity. Fayette and Dubuque soils are mapped in Mondovi Township to a much lesser extent. Both are productive soils when managed properly and both are underlain by limestone. Fayette is deeper and more productive than Dubuque.

Other soils in this township are Chaseburg, Jackson, Judson and Arenzville. All are very deep, productive soils and can be farmed intensively. Unfortunately, these are mapped in lower site positions and are not of abundance. See map page 25.

### **Natural Resources:**

The Town of Mondovi 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. Most of the Town is also located in the Lower Chippewa River Natural Area. See map page 26. 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:

- Harvey Creek – trout stream – high potential
- Private wetlands
- Streams throughout Town
- Wildflower and Native grass habitats

#### Groundwater

All drinking water in the Town of Mondovi is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicating no contamination of wells within the Town of Mondovi. 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 Mondovi; many of which are intermittent streams. Harvey Creek has the highest potential to be a cold water trout stream. There are no lakes found in the Town of Mondovi. See hydrology map on page 27.

#### Forests

Forest land makes up 25% of the land in the Town of Mondovi. 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 Mondovi. The wetlands are found along Highway 10. 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 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 Mondovi 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 Mondovi 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 3 active mines in the Town of Mondovi. See map page 30.

### **Cultural Resources:**

The Town of Mondovi is rich in history and cultural activities that reflect the heritage of the Town. Some examples of cultural resources in the Town include:

- Former skiing/sliding area on TT
- Hunting and fishing
- 4-H Clubs
- Riding Club/Midnight Riders

There are no County or State Parks located in the Town of Mondovi.

### **Agricultural Resources Goals and Actions:**

- Encourage landowners to limit development on prime farmlands by using existing roadways and property lines instead of building in the middle of a field.
- Encourage landowners to explore Agricultural Enterprise Areas and Land Trusts to preserve prime farmland
- New home and non-agricultural businesses should consider setbacks when building near livestock facilities
- Limit the regulatory restrictions imposed on farmers

### **Cultural Resources Goals and Action:**

- Support the Mondovi Historical Society (<http://www.mondovihistory.org/>) and their activities
- Work with Buffalo County Historical Society (<http://bchsonline.com/main/>) and Mondovi Historical Society in developing a website link for the Town of Mondovi to identify historical sites throughout the Town.

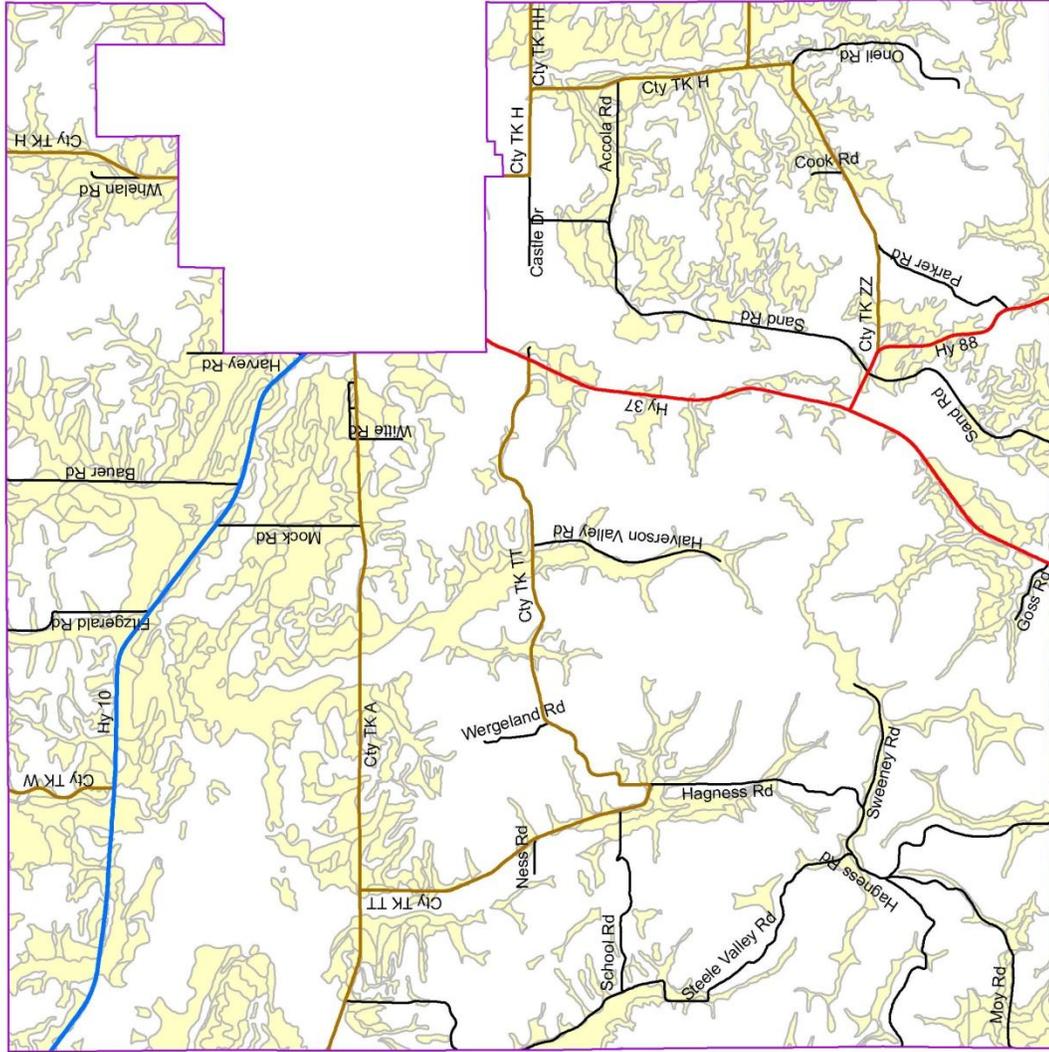
### **Natural Resources Goals and Actions:**

- Support programs that encourage participation in meeting the goals of the Lower Chippewa River Natural Area. <http://dnr.wi.gov/org/land/wildlife/lowerchipmp.htm>
- Encourage the improvement of Harvey Creek for trout habitat

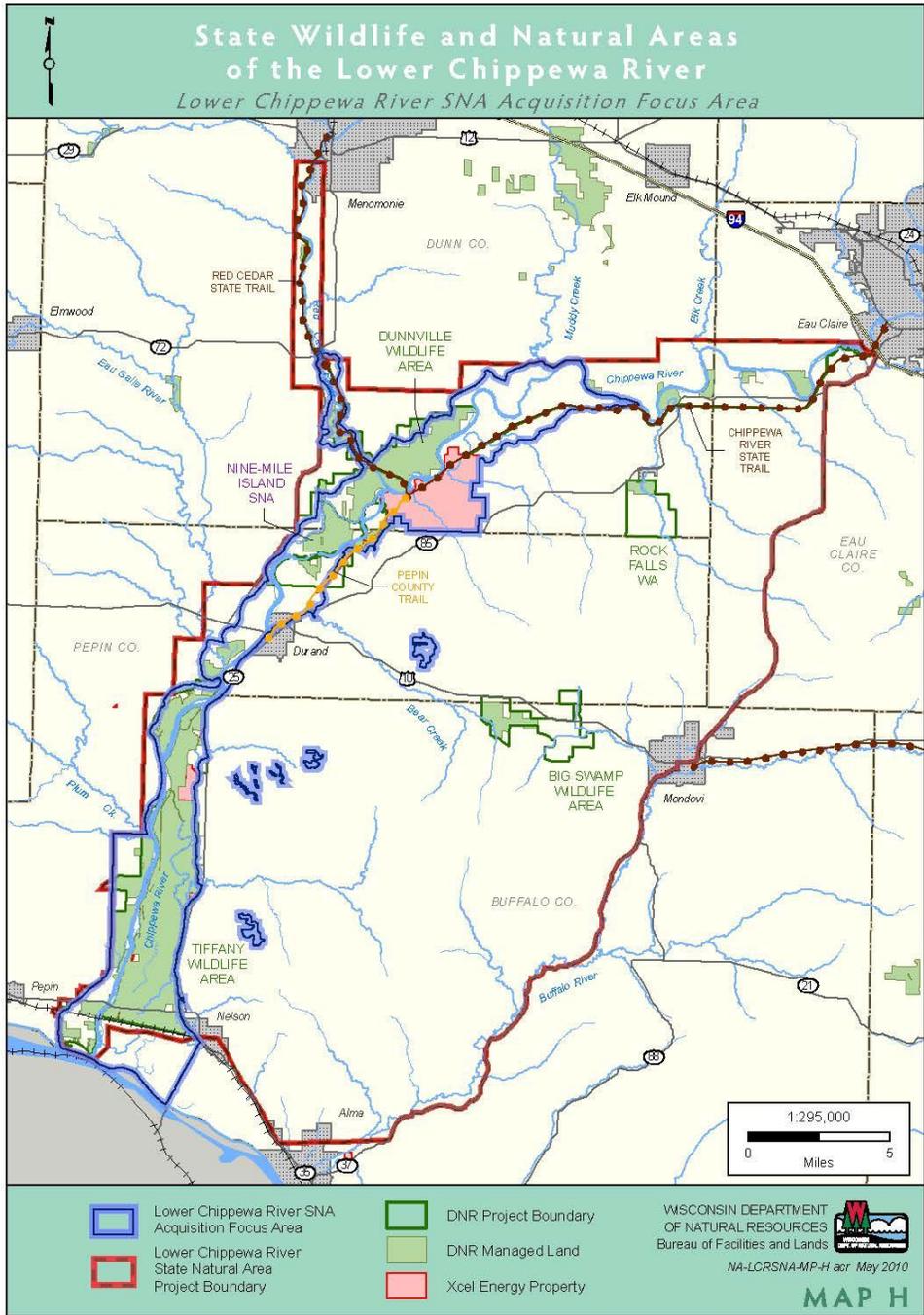
# Town of Mondovi Prime Farmland Map



Legend	
	Prime Farmland
<b>Roads</b>	
	Federal
	State
	County
	Town
	City or Village
	Private



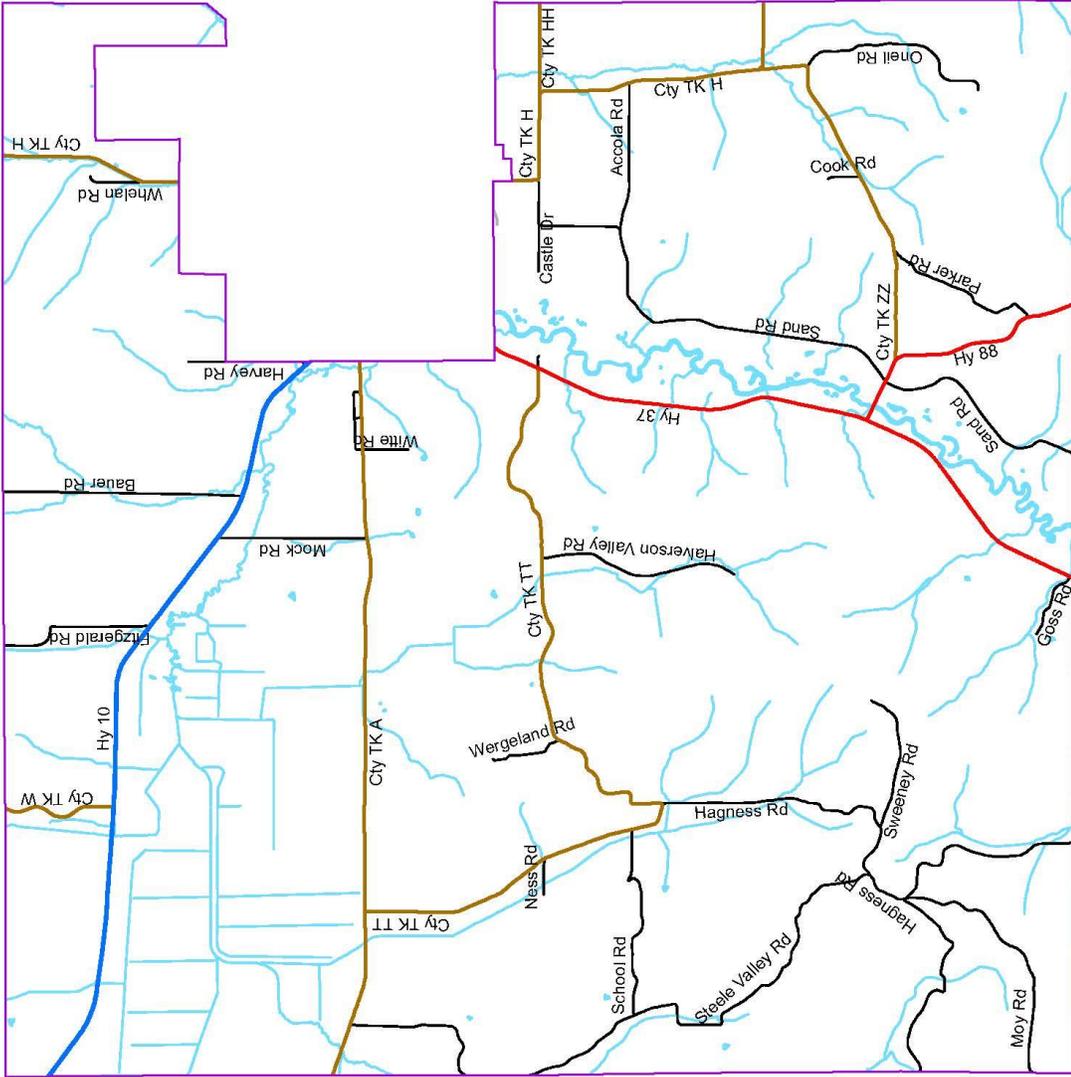
As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. 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 Mondovi Hydrology Map

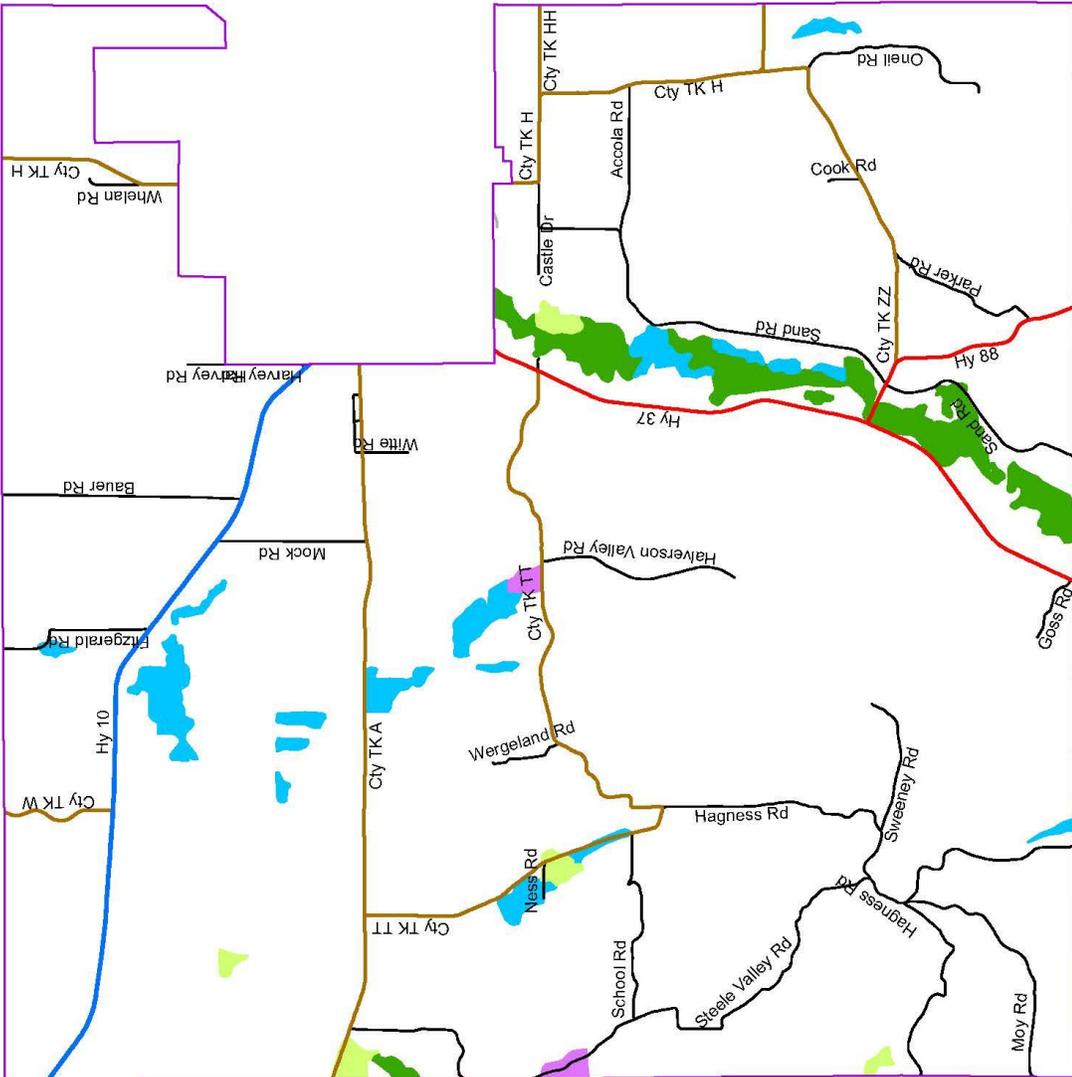


Legend	
	Rivers & Streams
	Water Bodies
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private



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# Town of Mondovi Wetland Map



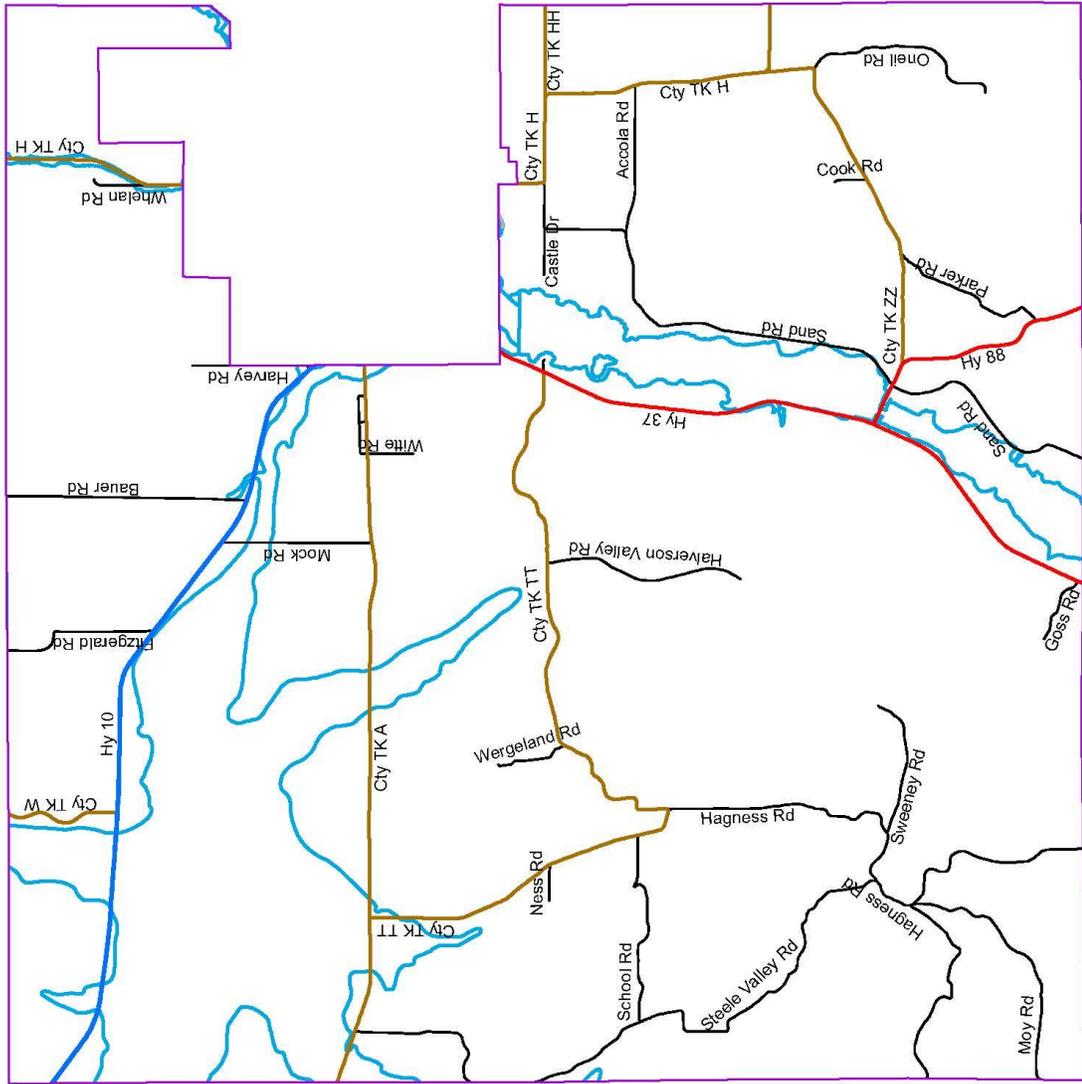
Legend	
Forested	State
Open water	County
Scrub/shrub	Town
Upland	City
Emergent/wet meadow	Village
Filled/drained wetland	Private
Flats/unvegetated wet soil	Federal
Roads	
	Hy 10
	Hy 37
	Hy 88

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# Town of Mondovi Floodplain Map



Legend	
	Floodplain
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private

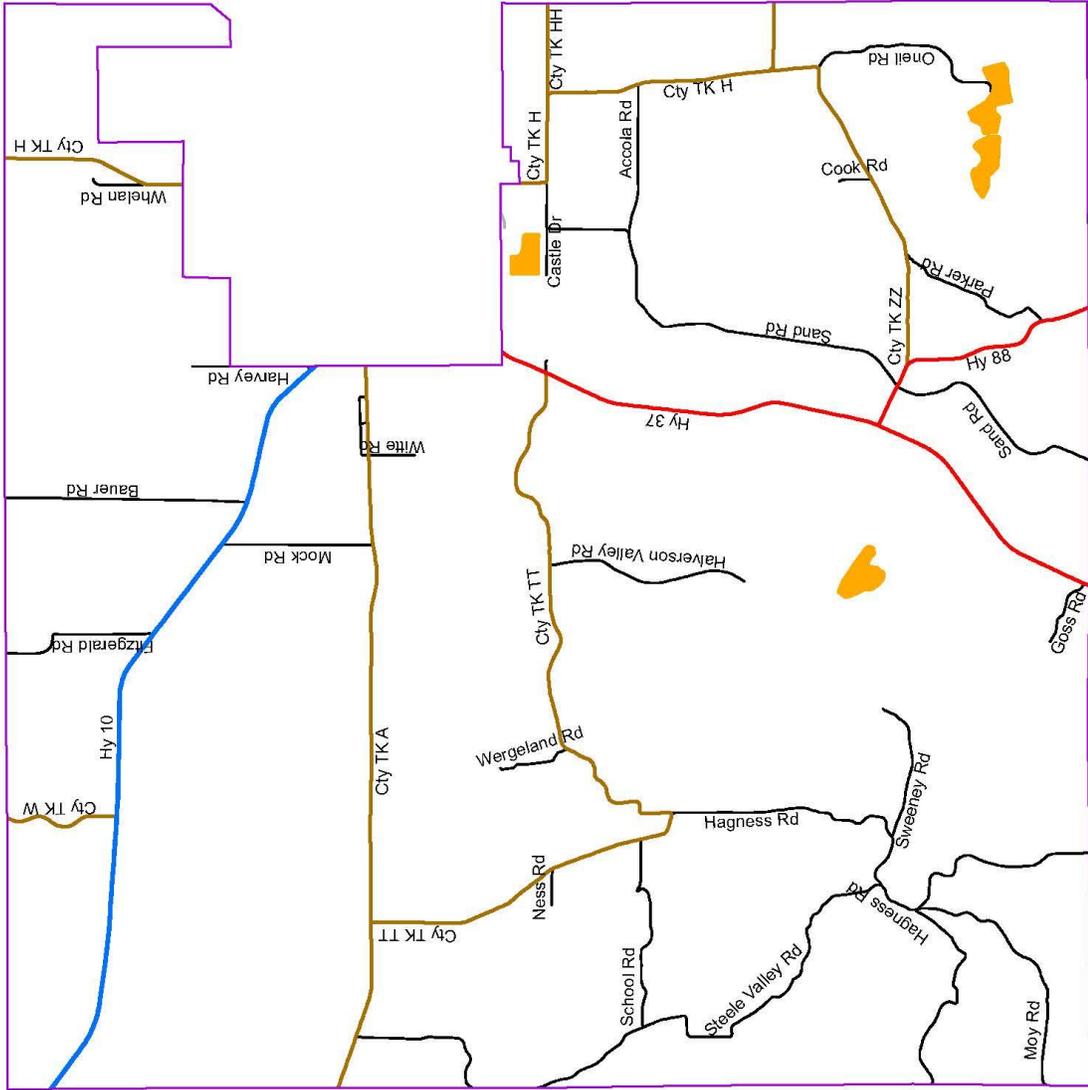


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# Town of Mondovi Non-Metallic Mining Map



Legend	
	Non-Metallic Mining
<b>Roads</b>	
	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 Mondovi.

### **Employment Information:**

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Town of Mondovi. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Mondovi, Menomonie, and Eau Claire. The Town of Mondovi 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 Golden Plump Chicken).

### **Town of Mondovi Employment Statistics – Census Data**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
<b>Population 16 years and older</b>	373	100
In Labor Force	254	68.1
Civilian Labor Force	254	68.1
Employed	250	67.0
Unemployed	4	1.1
Armed Forces	0	0
Not in Labor Force	119	31.9
<b>Occupation</b>		
Agriculture, Forestry, Fishing	19	7.6
Construction	13	5.2
Manufacturing	23	9.2
Retail Trade	24	9.6
Transportation	41	16.4
Professional, management, etc.	33	13.2
Education, health care	51	20.4
All others	22	18.4
<b>Class of Worker</b>		
Private wage and salary	186	74.4
Government workers	25	10.0
Self-employed	39	15.6
Unpaid family	0	0.0

### **Commuting to Work:**

Many employed residents of the Town of Mondovi, who do not work on their own farms, or are self-employed, commute out of the Town to work. Mondovi is about 10 minutes, Eau Claire, and Menomonie are within 40 minutes for all residents.

**Town of Mondovi, Commuting Habits – Census Data**

<b>Means of Travel</b>	<b>Percent</b>
Car, truck, van – drove alone	75.8
Car, truck, van – carpooled	11.1
Public transportation	0
Walked	4.1
Other means	0.4
Worked at home	8.6
	<b>Minutes</b>
<b>Mean travel time to work (minutes)</b>	21.6

**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**

<b>Company</b>	<b>Service</b>	<b>Size</b>
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 Mondovi:**

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

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

## **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:

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

The planning committee identified some characteristics of businesses that would be desirable to have in the Town of Mondovi. The list of these business characteristics is listed below.

### Current business located in the Town include:

- Auto/Truck Repair
- Farming
- Farm Custom Operators
- Custom Grain Drying and Storage
- Excavating
- Trucking
- Construction
- Auto Body
- Beauty Salon
- Greenhouses
- Plumbing/Well Drilling

### Ideal characteristics of a desirable Buffalo County business:

- No or Limited Pollution
- Limit amount of environmental stress
  - Water
  - Noise
  - Odor
  - Discharge
  - Carbon footprint
- Small to medium size companies/businesses
- Long term commitment to Town
- Hire local people

- Living wage (\$18-20/hour)
- Benefit the maximum number of people

What kind of businesses do these characteristics bring to mind and what businesses are needed in Buffalo County

- Agriculture related (road issues with larger farms)
- Alternative energy crops
- Wind energy
- Light manufacturing, depending on rail system (high speed rail in Eau Claire)
- Home based businesses (Twin Cities – close)
- New fiber being laid – high speed internet businesses

**Goals and Actions:**

- Support the formation of a county wide Buffalo County Economic Development Corporation
- Encourage through a Town website, to consider the Town of Mondovi when looking for a site for a new business
- Buffalo County economic development resources will be used along with Buffalo County Land Conservation, Buffalo County NRCS and DNR personnel to ensure that environmental impacts are always considered.

## **INTERGOVERNMENTAL COOPERATION ELEMENT:**

### **State and Federal Agencies:**

Wisconsin Department of Transportation:

The Town of Mondovi 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 Mondovi 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. Mondovi currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Mondovi 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 Mondovi 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.

The Town of Mondovi cooperates with the Towns of Canton and Gilmanton on snow removal on Town roads. They also Cooperate with the City of Mondovi since the 1940's in use of the City Hall for Town meetings.

The Town of Mondovi has been part of the Buffalo County Recycling program since the program began. The Town also cooperates and helps to fund Emergency Response and Fire Protection with the City of Mondovi.

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

### **School Districts:**

The Town is served by the Gilmanton Area School and Mondovi Public Schools. The residents of the Town of Mondovi are very supportive of their schools and have no conflicts with any district.

**Goals and Actions:**

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. Managed Forest Land and its effect on town tax bases.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Maintain the strong relationship with the City of Mondovi Fire and EMS Services.
- Support and look for ways to expand the use of mutual aid in police protection and coverage.

## LAND USE ELEMENT:

### Existing Land Use and Zoning:

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

### Town of Mondovi Property Assessment – Buffalo County Treasurer (2011)

Property Classification	# of Parcels	Total Value	Total Acres
Residential	178	16,306,100	394
Commercial	12	923,600	44
Manufacturing	5	222,700	131
Agricultural	621	2,096,650	14,531
Undeveloped	193	62,600	252
Productive Forest Lands	60	2,812,600	1,174
Agricultural Forest Land	137	2,402,100	2,002
Woodland Tax Lands	81	4,699,200	1,998
Exempt Lands	24	0	54
<b>TOTALS</b>	<b>1404</b>	<b>32,840,250</b>	<b>20,887</b>
Gilmananton Area Schools	20	399,200	
Mondovi Public Schools	897	32,441,050	
Chippewa Valley VTAE	917	32,840,250	

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 Mondovi. 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 Mondovi 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. Currently, there are 12 locations that are zoned commercial. See map on page 40.

### Topography:

The Town of Mondovi 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 properties in the Town of Mondovi are currently zoned agricultural. See future land use map on page 41. There are several non-home based businesses in the Town but are currently agricultural or residential.

#### Population and Housing Densities:

Population density of the Town is 14.5 people per square mile, one of the highest densities in the county. Housing density is 6.2 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 was \$3,359 dollars per acre, the 3<sup>rd</sup> 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 3<sup>rd</sup> highest reported in the North Central District.

#### Opportunities for Redevelopment:

The Town of Mondovi 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 Mondovi are agriculture and recreation (hunting); both of these uses provide very little development pressure. There was no indication of commercial or industrial development due to the fact that the only state highway (State Highway 10) runs along the north edge of the Town and the current owners are very committed to agriculture. Housing has only increased by a few houses each year, with no subdivisions currently planned. Housing may increase as more employment opportunities would be available in the City of Mondovi.

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 2.5 acres or a total of 150 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. 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, The Town of Mondovi has 5,174 acres of forest land with 1,998 acres enrolled in the MFL program; this accounts for about 40% 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.

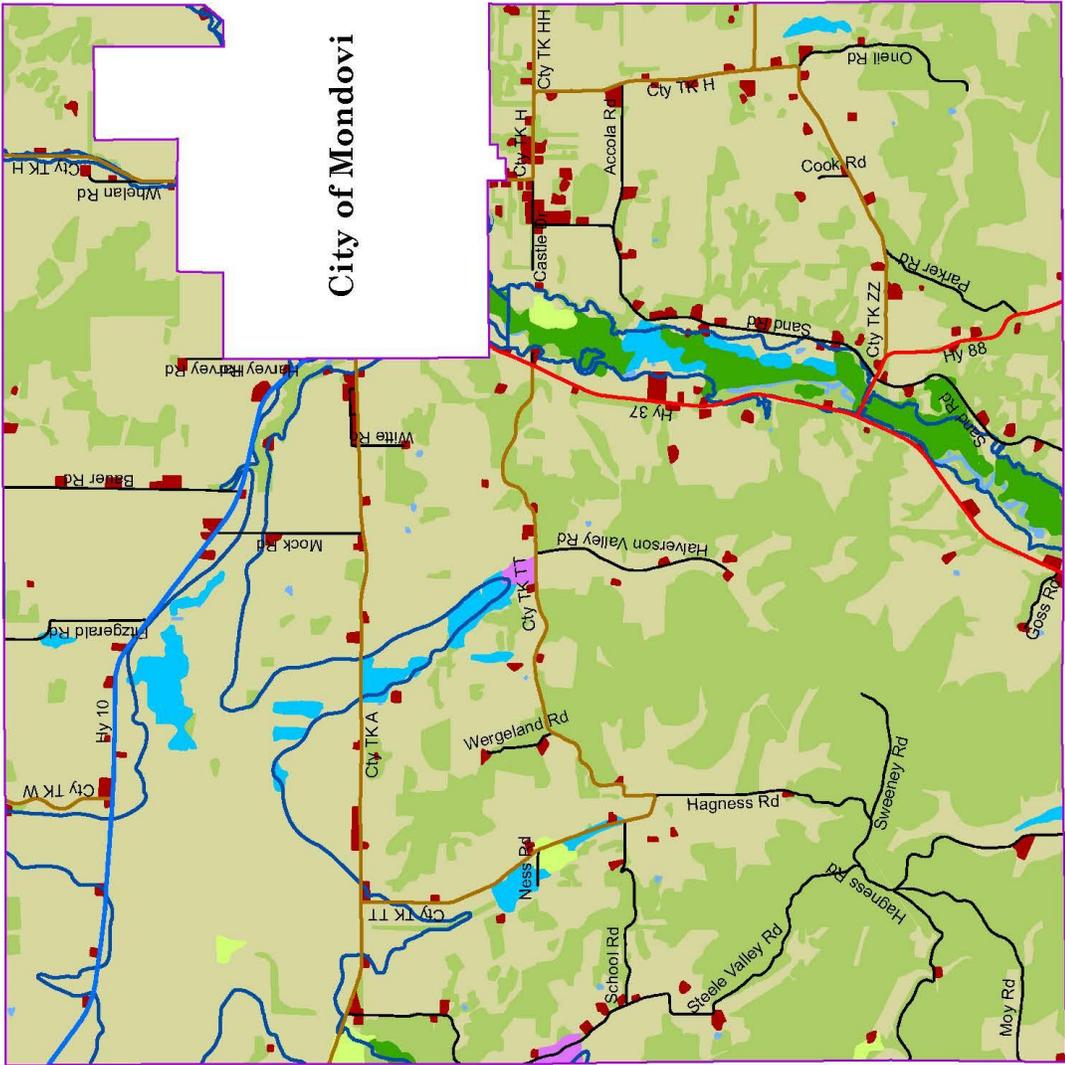
**Current Zoning:**

Currently, all Towns in Buffalo County are under the county zoning rules. Mondovi 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.

**Goals and Actions:**

- Work with Buffalo County Zoning to rezone land that currently surrounds commercially zoned areas to commercial to reduce the cost and time for new businesses to start.
- Support home based businesses, but they should be required to have a permit and the Town Board should be notified by county zoning whenever a permit is issued.

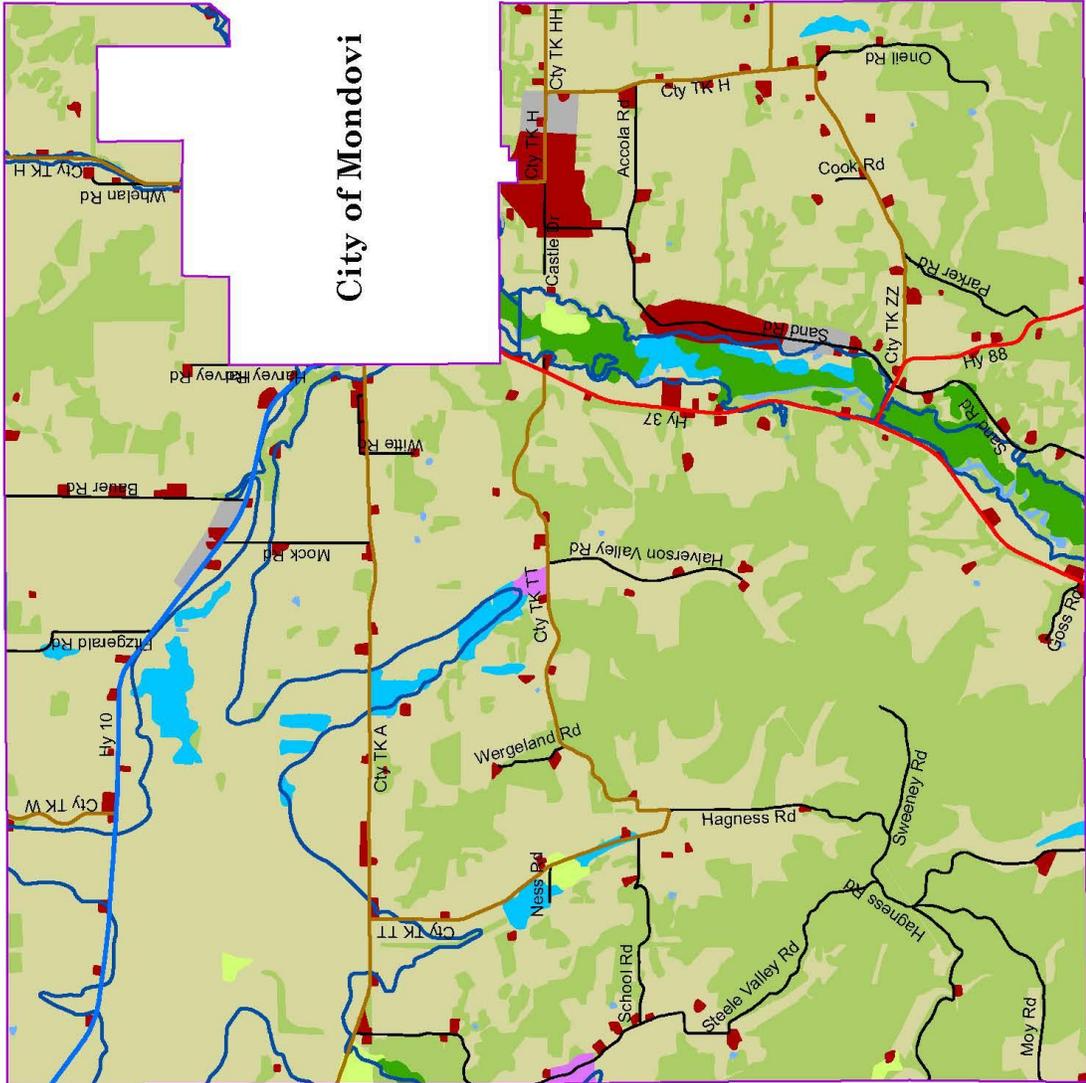
# Town of Mondovi Land Use Map



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

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# Town of Mondovi Future Land Use Map



**Legend**

**Roads**

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

**Land Use**

- Residential
- FEMA/Floodplains
- Agriculture
- Forest
- Commercial/Industrial

**Wetland**

- Aquatic bed

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#### **IV. IMPLEMENTATION ELEMENT:**

##### Goals and Actions in Implementing Plan:

- The Comprehensive Plan will be reviewed at each annual meeting of the town.
- The Town Board will review their plan with the City of Mondovi at least every five years.
- The implementation of the plan will be the responsibility of the Town Board of Mondovi.
- The Town Board of Mondovi will work together with other Towns and Buffalo County to implement other portions of the plan.
- The latest version of the plan will be located on the Town of Mondovi and the Buffalo County websites.
- The plan will be updated at least every ten years.

## Code of Mondovi

Remember, if you are planning on building a home or moving to the Town of Mondovi, that you are moving into an agricultural area. Along with the beautiful landscape and wonderful country setting comes livestock odors, manure and noise from agricultural equipment and activities, which during busy times, can last into or through the night and on weekends. (The farmer faces many weather-related time constraints and must get things done when the weather is right.)

The Town of Mondovi has some beautiful residential areas. These areas do not currently (and most likely will not in the near future) have access to public sewer and water services, streetlights, etc. These services will be your responsibility and at your cost.

Residents of Mondovi Township do have young children. Please obey posted speed limits, use common sense and watch out for our children. Have a back-up plan for your children if school is dismissed early, they become ill, etc. Day care is not always accessible and children should not be left home alone. **They are our future.**

Boundary fences are the responsibility of both parties sharing a common border **WHETHER OR NOT THEY HAVE LIVESTOCK**. The responsibilities are shared equally and are outlined in state statutes (Wisconsin Chapter 90). These boundaries are also not to be moved without consent or agreement of all parties involved. It is wise to have a survey completed before you purchase land. Surveys may become very expensive due to the uneven terrain in the Town.

Before moving into an agricultural area, consider the possibility of your new neighbors expanding their farming operations and the noise odors and other issues that will increase with that expansion. Change happens very rapidly in business and livestock farming is no exception. Agriculture, like any other business, has to expand to meet family living expenses, inflationary pressures, low market prices, and to keep the bankers happy.

Animals must be restrained. There are three Wisconsin Statutes (Chapters 172- 174) on owner's responsibility for their animals. Stray dogs, for example, may pose a risk to children, or pose a disease transfer risk. The Township also requires that you pay a dog tax and that each dog has a dog tag or license. Refer to the Buffalo County Ordinance to Regulate the Control and Licensing of Dogs and Other Animals.

Livestock, at times, has a way of finding its way through a fence. Don't be surprised if you see cattle on the road or maybe even in your yard or garden. If this happens, those of us who farm, would appreciate your patience and maybe even your help in rounding up our critters. Keep in mind that some animals can be dangerous--especially bulls (male bovines) and stallions (male equines). They may look cute, but they might not act cute.

Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive influences on the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause a hazard. Rural development encroaches on the habitat of coyotes, deer, rattlesnakes, skunks, raccoons, mosquitoes, etc. Some of these animals can be dangerous and you need to know how to deal with them. The Wisconsin DNR is a good resource for information.

Wisconsin has "No Trespassing" laws (Wisconsin Trespass to Land Statute Sec, 943.13). You cannot enter another person's property without consent. So, in an effort to show neighborly relations and to maintain the beauty of the Township, it is not necessary to plaster your property with NO TRESPASSING signs.

Caution is advised on rural roads. We have children, bicyclists, walkers, etc. that use the roadways. At times you will encounter large agricultural equipment that is moving slowly and taking up much of the roadway. Other considerations are wildlife and the occasional tourist enjoying the countryside.

At certain times of the year or depending on your location, emergency response could be slow due to driveway conditions and accessibility or the weather - even though we have an excellent voluntary fire department and first responders team. A hard-to-reach building site could affect the ability to obtain reasonably priced insurance because of the increased risk. Gates, chains, cables and other materials to keep people off your property can also make it impossible for emergency responders to enter. Town may not be liable if you prevent them from responding.

Police services are provided by the Buffalo County Sheriff's Department. Although it is unlikely that you will be attacked in your home by roaming bandits, having your mailbox destroyed, your yard or field driven through or having litter tossed in your driveway can at times feel almost as terrible. We are a community and we look after each other. Treat your neighbors like neighbors and they will also look after you. Remember, that in a rural setting, police personnel have to drive long distances and may have other more pressing matters to deal with, so their response may be slow. However, they will get to you, so please show some courtesy and have patience.

Roadways are plowed in order of importance with consideration to school bus routes and major traffic areas. If you are going to move into an out-of-the-way area, you will probably not be the first to be plowed out. You also need to be aware that the roads are seldom kept open through the nighttime hours. Plowing on weekends is not always much of a priority in some areas. (Consider this if you anticipate having off-peak travel needs.)

School buses travel, for the most part, on maintained county and town roads that have been designated as bus routes by the school district. You may need to drive your children to the nearest route so your children can get to school.

Every effort is made to maintain our roadways and level of service that we have. However, in an effort to keep taxes as low as possible, we all have to realize that at times we have to temporarily put up with a bump in the road or a pothole or two.

Trash removal can be much more expensive in rural areas than in the city. It is illegal to create your own trash dump, even on your own land. It is best to find out the cost of trash removal before you move into the area. Curbside pickup for trash and recyclables is not available. Garbage bags can be purchased at the Mondovi City Hall and dumpsters are available to rent from a number of waste handlers. Recyclables and trash bags are to be taken to the City of Mondovi/Buffalo County Recycling Center in Mondovi. Our roadsides are not garbage dumps. Please respect our roads and the property of others. Litter and trash along roads is subject to local and state fines. Trash thrown along roadways costs everyone money and takes away from the beauty of the area.

Not all land has decent, buildable sites. Steep slopes can slide in unusually wet weather. Large rocks can also roll down slopes and present a danger to people and property in some of the bluff areas.

The topography of the land will tell you where water will go in heavy precipitation. If you build in a ravine, you might want to consider that the water that previously drained through the ravine may now drain through your house.

Town government is the most local and accessible form of government in the US. Watch for Town Board meetings, attend and get to know your Town Board members. Get involved in local government as you will get to know your neighbors and be part of the decision making/governing process.