

**Town
Of**

**N
e
l
s
o
n**

Land Use Plan

Adopted : _____

**Prepared by: Town of Nelson
Landowners**

Town of Nelson Land Use Plan Buffalo County, Wisconsin

Town Board: Barry Johnson, Chair
Robert F. Traun, Supervisor
Albert Glass, Supervisor

Town Clerk: Myrna Johnson

Town Treasurer: Arlene Glass

Town Assessor: Mark Garlick

Planning Committee:

Lee Amdahl	Richard Bell
Gregory S. Green	Arnie Mercer
Eric James Mikelson	Eric Myers
Jeanette Ruff	Kenny Salwey
MaryKay Salwey	Michael Seifert
Jude Strom	Jamie Swarthout
Bill Weisenbeck	Pat Wodele
Bill Charlesworth	Jason Weisenbeck
Paul Weisenbeck	Earl Hetrick
David Baker	Don Eide
Sandy Reinhardt	Glenn Schamaun
Mike Glass	Lynn Iverson
David Mikelson	Paul Reinhardt Jr.
Wayne Boese	Jerry Knabe
Ken Ganz	Terry Weisenbeck
Bill Brunkow	Scott Heitman
Brian Ruff	Dwight Ruff
Wes Stensland	Tom Quarberg
Rod Harschlip	R. Paul Reinhardt
Jane Timm	Dan Weisenbeck
Robert Carothers	

Town of Nelson Land Use Plan Table of Contents

	Page
Definitions	4
Planning Process	5
Planning Elements	
Issues and Opportunities.....	6
Housing Element.....	11
Transportation Element.....	12
Town of Nelson Highway Map.....	15
Buffalo County Snowmobile Trails Map.....	16
Utilities and Community Facilities Element.....	17
Agricultural, Natural and Cultural Resources.....	19
Town of Nelson Prime Soils Map.....	23
Town of Nelson Hydrology Map.....	24
Town of Nelson Wetland Map.....	25
Town of Nelson Floodplain Map.....	26
Town of Nelson Non-Metallic Mining Map.....	27
Economic Development Element.....	28
Intergovernmental Cooperation Element.....	32
Land Use Element.....	34
Current Land Use Classifications Map.....	39
Future Land Use Classifications Map.....	40
Implementation Element.....	41
 Appendix	
Survey	42

Definitions:

Bluff- A steep headland, promontory, 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.

Steep Soils District - The Steep Soil Overlay District includes all mapped soil types in the Buffalo County Soil Survey with a steepness modifier of D, E, or F along with Terrace Escarpments and Gullied Land. These soil types are characterized by having slopes of 12% or more and may pose special problems with building construction and private sewage system installation including but not limited to structural stability and site erosion.

Bluffland Prairie - a grassland community that occurs on dry, usually south or west facing slopes, at or near the summits of bluffs with sandstone or limestone near the surface. Short to medium-sized prairie grasses such as little bluestem, side-oats grama, hairy grama and prairie dropseed dominate the site.

Works Cited

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

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

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

Planning Process:

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in December of 1997. The agent spoke on changes in agriculture and the effect of that change on land use. The Town of Nelson was the seventh township to contact the Buffalo County Extension Office for help in developing a plan. Town of Nelson officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Nelson 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 and non-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 Nelson. This is an update to the original document that was developed

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 include:

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

Development Goals for the Town of Nelson

History: It is important to understand a little about one's past before making decisions about the future. The following is a brief excerpt about the history of the Town of Nelson.

Native American Settlements:

Dakota Souix and Chippewa nations used this area extensively prior to European immigrants settled here, which is not surprising since Nelson Township sits east of the confluence of the Chippewa River and Mississippi River. A number of important sites in the Town of Nelson have historical significance to Native Americans. An indigenous people's campground exists on the small plateau to the north of the entrance of Mike Varenick Road from State Hwy 35. Artifacts have been found here, including circular shaped remnants where teepees once stood.

Battle Island in the Chippewa River is a historically significant Native American site.

The land west and south of the intersection of Hwy 25 and Hwy 35 is also an important site of Native American hunting grounds and campsites. Many artifacts have been found at this location.

Burial Mound exists near intersection of D and 35.

European Settlement:

The first settler in Nelson was Madison Wright, who—in 1848, settled on the banks of the Mississippi, where he opened a wood yard (Section 11, Town 22, Range 14). Next came Christain Schaublin, who came prior to 1853, and settled along By Golly Creek.

The Scandinavians began to settle the area in the summer of 1855. Among the first who came were Ole Hanson, Arne Otteson, and Jens Howland. These settlements were all made in what is now know as the Norwegian Valley. William Gumbert settled on land later owned by the Beef Slough Company. Among those families who came in 1856, and became permanent settlers, were John Bergess, J.L. Halcock, Andrew Dewett, Ira Lawrence, H. Kolhippi, Peter Mathew, Wm. Ives, Elijah Wilcox and Wilson Crippin. Among those who settled in 1857, were J. S. Degroff, Luther Hewit, A. Bell, H. H. Hurlburt, and others. From this date, the town rapidly increased in population and in the development of its natural resources.

The first school was located in Cascade Valley on Section 7 and was taught by Mrs. Marriam Bell. She kept school in her residence. The first religious services were held at the old log schoolhouse in Cascade Valley on Section 8. Rev. Jas. Gurley, a Methodist preacher, conducted the services.

The first birth was a child of Christian and Barbara Schaublin in 1853. Among the first marriages was E.A. Warner to a Mrs. Dickens in 1858. Esquire Crippen performed the marriage ceremony. About the same time, Stephen Barton was married to Miss Gumbert.

Among the first deaths was a daughter of Ira and Sarah Lawrence. The cause of her death was the bite of a rattlesnake. This occurred in the summer of 1859.

Nelson was set off by the County Board in the Fall of 1857, and an election ordered in the following spring. This election was held at the house of E. A. Warner, on Section 8, Town 22, Range 13. Mr. Wilson Crippen was elected chairman and John Burgess, clerk and treasurer. Eight votes were cast in the election. At this time in American history only men were allowed to vote.

The name of Nelson was suggested by W. H. Gates and was adopted by the County Board. The town was named after Nelson's Landing, which at the time was a prominent point on the Mississippi, within the present limits of Nelson.

Around 1890, Nelson was composed of 709 Norwegian immigrants, 525 Americans, 509 German immigrants, and 25 immigrants from Scotland.

Sources: [History of Buffalo County Wisconsin](#). L. Kessinger. Alma, Buffalo County, Wisconsin: 1888.

Issues and Opportunities

Population and Population Projections:

The Town of Nelson is the third most populated Towns in Buffalo County. The population of the town has decreased over time from 870 in 1970 to 571 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to maintain about constant. This could change quickly with the addition of new employers in Wabasha, MN, or an aggressive housing development in the Town. The Village of Nelson has few areas remaining for housing, so more residents are looking to build in the Town of Nelson.

Town of Nelson Population Statistics and Projections

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Nelson	1005	870	703	571	586	571	587	586
Buffalo County	14202	13743	14309	13584	13804	13,587	14,554	14,794

Note: Prior to the 1970 census, the Village of Nelson and the Township of Nelson were counted as a single entity.

Population by Race:

The Town of Nelson is predominantly white similar to all of Buffalo County. This has been constant since records have been kept.

Town of Nelson Population by Race – Census

Race	Population %
Total	571 persons
White	98.3%
Hispanic	0.8%
Black	0.1%
American Indian	0.0%
Asian	0.5%
Other	0.1%

Population by Education Level:

The Town of Nelson is similar to the rest of Buffalo County in educational attainment. All of Buffalo County lags significantly behind the State and Nation in education.

Town of Nelson Population by Education – American Community Survey

Education Level	Population %	Buffalo County
Total	425 (people > 25 years old)	
No High School Diploma	10.8%	11.1%
High School Diploma Only	48.5%	43.2%
Some College	12.2%	19.4%

Associates Degree	10.4%	10.3%
Bachelor's Degree	10.4%	10.5%
Graduate Degree	7.8%	4.4%

Population by Age:

Population in the Town of Nelson is the 4th oldest among Towns in Buffalo County.

Town of Nelson Population by Age – Census

Age – years	Number	Percent
Under 5	23	4
5-9	24	4.2
10-14	35	6.1
15-19	37	6.5
20-24	33	5.8
25-34	49	8.6
35-44	70	12.4
45-54	98	17.1
55-59	55	9.8
60-64	36	6.4
65-74	69	12.2
75 and older	42	7.6
Median Age	47.8	
Buffalo Co. Median Age	44.1	

Per Capita Income:

Per capita income has increased in the Town of Nelson at a slower rate than Buffalo County, and lags behind the State of Wisconsin. Historically, averages wages are lower than other areas of the state.

Town of Nelson Per Capita Income Census

	2000 Per Capita income	2010 Per Capita Income	% Change
Town of Nelson	\$17,318	\$30,166	+174
Buffalo County	\$18,123	\$39,019	+215
State of Wisconsin	\$21,271	\$38,225	+179

A SWOT Analysis was conducted with the planning committee after analyzing data as collected in a community survey. This listed provided a guideline throughout the planning process.

Strengths

- Land –farmland & woodland
- Clean air
- People that work land
- Bluffs
- Sufficient water
- Good people that want to work
- Not too populated
- Good schools
- Services within reasonable distance
- Friendly people
- Recreational opportunities
- Lots of wetlands
- The rivers
- Public land
- Great town government
- Good roads
- Close to good medical facilities

Opportunities

- Some good jobs fairly close
- Clean air
- 15 minutes after work you can be on a duck pond or fishing
- Excellent deer hunting
- Diversified farming
- Service sector jobs available
- Within 1 ½ hours of many recreations (sports, arts, etc.)
- Opportunity for small business development – risk? Safe, low crime
- Keep our young talent
- School programs to encourage young people to work on farms
- Frac sand
- Agro-tourism
- Hunting - outfitters

Weaknesses

- Steep land
 - More \$ for roads
 - More \$ to farm
- Affects farm size
- Low population
- Young people leave to find jobs that pay wages they want
- Relatively short growing season
- Low wages
- Lots of snow in winter
- Price of (undeveloped) land – high for local people
- Resistance to change
- Taxes are too high

Threats

- Changes in transportation
- Fewer tax payers paying high taxes
- Older population have a difficult time navigating roads – winter (aging population)
- Increase population because of all the good things
- Loss of tax base – services keep costing more
- Recreational land that is not taxed (i.e. MFL)
- More high capacity wells
- Water resources in general
- Crime is increasing
- Liability of old dump
- Frac sand

HOUSING ELEMENT:

Wisconsin’s population density is 103 persons per square mile. Buffalo County is well below that with only 20 persons per square mile. Housing growth in Nelson was about equal to growth in Buffalo County.

Housing Units in the Town of Nelson and Buffalo County – 2010 Census

Area	1970	1980	1990	2000	2010
Town of Nelson	333	263	237	265	291
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 291 total housing units in the Town of Nelson. The housing density was 3.75 homes per square mile, which is lower than the average for Towns in Buffalo County. 89.8% of the homes were occupied during the 2010 census this is about average for Buffalo County. 72.3% of the homes were occupied by families. 33.1% had at least one individual 65 years or older living in the home. 11.1% were renter occupied homes. Average household size was 2.36 persons. The median home value was \$73,300 which is somewhat lower than average in Buffalo county. 99% of all homes were single family dwellings (9.8% of those homes were mobile homes). 13.1% of homes were seasonal or recreational homes this is among the highest in Buffalo County Towns.

There has been 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:

- Landowners should be encouraged not to build on bluffsides along highway 35 and 25. If structures are built, they should be built with setbacks in mind and not destroy the scenic natural beauty.
- A conditional use permit and hearing should be required for all structures built in the steep soils district. In some cases, 10 acres is not sufficient and in others less than 10 acres is more appropriate.
- Encourage single family dwellings in the Town. All income levels are served, as no restrictions are recommended for minimum square footage, minimum value, etc.
- General care and maintenance of homes and property is important in the Town of Nelson. 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 Nelson must be 10 years old or less.

TRANSPORTATION ELEMENT:

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

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

Nelson has a total of 86.35 miles of road. 13.75 miles of state road, 36.85 miles of county roads and 35.75 miles of town miles. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads. See map page 15.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Nelson has 13.75 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. Nelson has 14.34 miles of collector miles (County Roads D, F, and K).

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. Nelson has 58.26 miles of local roads (includes all Town roads and County Highways AA, I, II, and KK).

Nelson also has 4 bridges over 20 feet and 1 bridge under 20 feet.

State and Regional Transportation Plans:

State of Wisconsin Department of Transportation Connections 2030 Plan
State plan that addresses all modes of transportation and looks at them as an integrated system. The Town of Nelson is not affected directly by this plan.

Wisconsin Department of Transportation Six Year Highway Improvement Plan:
This plan details plans for improvements in state roads. There are no projects listed in the Town of Nelson.

Bus Service:

There is no bus service in the Town of Nelson. The nearest commercial bus service is Greyhound Bus Service stopping in Eau Claire, WI and Jefferson Bus Service in Winona, MN

Freight Rail Service:

The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in the Village of Nelson, WI. The Canadian Pacific railroad runs through Wabasha, MN and has an extensive freight rail spur.

Passenger Rail Service:

There is no passenger rail service to the Town of Nelson. 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 airports in the Town of Nelson. Maxville, WI and Winona, MN have private airports but no passenger air service. Eau Claire, WI has the closest passenger air service which is about 35 minutes from the Town. Many people fly from the MSP airport in Minneapolis, MN or Rochester, MN. Many people ride the shuttle from Wabasha and Menomonie to the Minneapolis/St Paul Airport.

Water Transportation:

The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona and Red Wing being the closest terminals. 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 35 and 25 being major transportation routes in the Town of Nelson. Road bans are implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

There are no designated pedestrian or bike trails in the Town.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Nelson and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 16.

Bridges:

The Bridge on County F will be completed in 2014 using county TRPP funding.

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

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

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

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

The Town Board of Nelson has a 5-year plan for the maintenance and improvement of roads within the township. This plan will be updated in cooperation with Buffalo County Highway Department using the PASERWARE software. The following is a summary of the plan to-date.

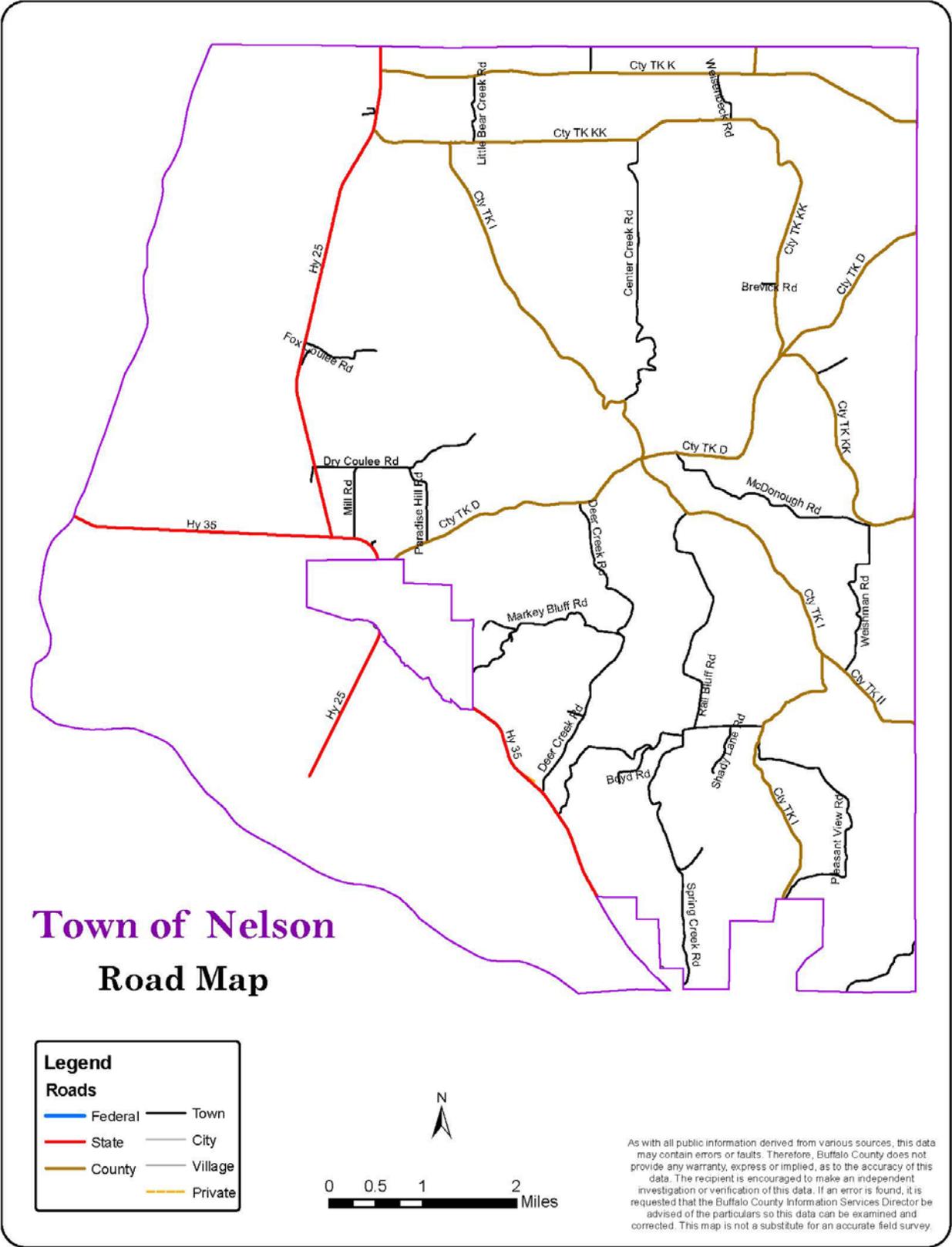
Road Improvement Plans			
Year	Road Name	Miles of Road	Improvement
2013	Rall Bluff Road	1	Culverts, widen and blacktop
2014	Rall Bluff Road		Culverts, widen and blacktop
2014	Center Creek Road		Grind and blacktop
2015	Mill Road		Culvert
2016	Dry Coulee Road		Resurface
2017	Dry Coulee Road		Resurface

The plans are subject to change based on road weather damage, etc.

The Town Board will clarify the signing of current town roads. In particular, Pleasant View Road is Secrist Road on the other end. The entire road should be renamed Pleasant View Road. This will clarify directions and emergency response activity.

Goals and Actions:

- Compare contracting of road services for the Town with current system, compare costs, timeliness and flexibility
- Town of Naples 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 Naples will only take over a private road if it meets guidelines developed by the state and is blacktopped and is petitioned by the property owners to the Town Board, and approved by Town Board action.



UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Nelson. 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 Nelson has no concentration of residents. All citizens in Nelson 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 Buffalo County. The collection site located on county Road D is open Saturdays, 8:00 to 11:00 am for garbage and recycling. Other private waste haulers in nearby cities also have dumpsters to rent on a monthly basis.

Town Facilities:

The Town Hall and Town Shop is the only public/governmental facility in the Town of Nelson. It is located at W2164 County Highway D. The town hall is used for meetings, voting, and rented for private events.

There are 5 cemeteries located in the Town. They include Burnside, Cascade, Deer Creek, Norwegian Valley, and Lyster Church. All have their own boards independent of the Town.

Telephone/Electricity/Internet Services:

Cell phone service is excellent in 10% of the Town, fair in 30% of the Town and poor in 60% of the Town. Internet services are excellent in 75% of the Town and Poor in 25% of the Town.

Riverland Energy provides electrical service in Nelson. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

Natural Gas:

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

Libraries:

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

Education:

Students residing in the Town attend Alma Public School and Durand Public School. Residents are happy of their school districts. The Town also supports Chippewa Valley Technical College.

Fire Protection, Police Protection and Emergency Management:

Nelson Fire Department and Rescue Service provide emergency services. Durand and Western Central Buffalo County Ambulance services provide emergency medical services. The Town funds 50% of the fire department's operating budget and splits the cost of ambulance service on a per capita basis.

New residents to the Town should realize that emergency services cannot be expected to be to all locations quickly because of the distance and the terrain that must be traveled.

Health Care and Long Term Care Services:

There are no health care providers in the Town of Nelson. Excellent Medical Services are provided in Durand, Wabasha, Rochester, and Eau Claire, WI. Most people choose health care services based on where they are employed. Long term care services are provided in Wabasha, Pepin, Mondovi, Durand and other surrounding cities.

Public Parks:

There are no parks in the town. The Tiffany Wildlife Area and the Fish and Wildlife Refuge border the Town, see map on page30.

Goals and Actions:

- There are no plans to expand any of the community facilities in the Town of Naples.
- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.

AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT

Nelson was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little valued added agriculture is currently being used or explored in the Town. Farmland constitutes 28% (or 39% if the exempt land is excluded) of all the land in the Town of Nelson.

Dairy farms were the predominant farming enterprise for many years. In the last 15 years, the number of dairy farms has decreased and row crop farming has increased. Recently, there has been interest in valued added livestock and vegetable production.

The Town of Nelson recognizes two state voluntary programs that encourage the protection of farmland. They include:

Agricultural Enterprise Areas (AEA), which is a farmland preservation agreement between the State of Wisconsin and the land owner, and approved by the County. In order to participate in an AEA, there has to be a minimum of 1,000 contiguous acres with at least 6 landowners participating under the agreement. In the previous year the land has to have a minimum of \$6,000 gross income or a minimum of \$18,000 gross income for the last three years. The landowners must also agree to participate for a minimum of 15 years. If the owners meet all of these requirements, they are then provided a \$10.00/acre tax credit on their income taxes.

Farmland Preservation Agreement (FPA), which is a farmland preservation agreement between the State of Wisconsin and the land owner, and approved by the County. This agreement does not have a required number of acres, as long as it is farm land with no houses. The landowner must agree to a 15 year minimum. If the agreement is made, the landowner is provided a \$5.00/acre tax credit on their income taxes.

Soils:

Soils: The Chippewa River borders the west side of the township. Most of the soils in the immediate “river bottom” are alluvial land. The texture of these soils ranges from organic to sand. Soils are susceptible to flooding and are not very productive.

The terrace escarpment along the Chippewa River is not farmable. These areas are for woodland and wildlife management. Once on the terrace, soils are mainly Sparta and Plainfield. These are sandy soils that can be productive if irrigated. Since they are of sandy texture, groundwater quality is a concern. Also, wind erosion can be a problem in some of these areas if not managed correctly.

The eastern two thirds of the Township is ridge and valley topography, which is typical of Buffalo County. The steep bluffsides are mainly Steep and Stony Land. Woodland and wildlife are the main uses of these areas. Some areas are suitable for grazing if managed to prevent overgrazing and erosion.

On the blufftops, Fayette and Dubuque soils are the most common. These are productive soils, but do require conservation practices and good management to maintain productivity. These soils are susceptible to sheet and rill erosion from water.

In the valley bottoms, Arenzville, Rowley, Judson and Chaseberg are common. These are very productive soils with relatively high organic matter content. Some may have small wet areas. ¹

Major soil types found in the Town of Nelson are listed in the table below.

Major soil types found in the Town of Nelson²			
Soil Name	Abbreviation	Yield Potential	
		Corn (bushels)	Hay (tons)
Arenzville	Ar	135	5.0
Chaseberg	CaB	125	4.7
Dubuque (B slopes)	DeB	110	4.1
Dubuque (C slopes)	DeC	100	3.9
Dubuque (D slopes)	DeD	90	3.3
Fayette (B&C slopes)	Fa	145	5.5
Fayette (C&D slopes)	Fv	135	4.9
Judson	JuB	150	5.5
Loamy Alluvial	Lv	---	---
Plainfield (non-irrigated)	PfB	55	2.5
Rowley	Ro	145	5.5
Sparta (non-irrigated)	SpA	65	2.8
Sparta (non-irrigated)	SpC	55	2.4
Steep, Stoney & Rocky	St	---	---

Prime soils map on page 25.

Natural Resources:

Recreational activities have been increasing in all of Buffalo County, and to a great extent in Nelson Township. Most recreational uses involve some sort of hunting or fishing activity, but bicycle, golf, snowmobile, 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.

The Town of Nelson Comprehensive Plan survey contained many responses concerning the scenic beauty, quality of air and water, and unique aspects of the area as reasons they live and/or own property in the Township.

Wildlife:

Nelson 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. The Tiffany Wildlife area and the US Fish and Wildlife Refuge make the Town a mecca for wildlife of all types.

Groundwater:

All drinking water in the Town of Nelson is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicated no contamination of wells within the Town of Nelson. More recent, but smaller number of samples from the Buffalo County Health and Human Services continues to indicate good groundwater quality. There has been some concerns over the number of high capacity irrigation wells that have been added in the Town. So far no problems have been observed.

Surface Water:

There are numerous small streams in the Town of Nelson many which are intermittent streams, Trout Creek, Little Bear, Bear Creek, and Church Valley Creek have strong potential for trout habitat. The Chippewa River runs along the western edge of the Town and the Mississippi River runs along the southern edge of the Town. See hydrology map on page 26.

Forests:

Forest land makes up over 65% of the total land mass in the Town of Nelson. Much of the high quality timber has been harvested, and most timber land is management for both forest and wildlife. The forests are located on steep slopes which are too steep to convert to farmland or in wet areas along the Chippewa and Mississippi Rivers and streams. Over 29% of the forest is state and national wildlife areas. See map page 39.

Wetlands:

The wetlands are found along the Chippewa and Mississippi River bottoms and along the streams. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. See map page 27.

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 Nelson can be found on page 28.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. These have traditionally been rock quarries in the Town of Nelson 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.

Requirements for mining should include:

1. A Conditional Use Permit
2. Reclamation plans in place

3. Hours of operation
4. Dust control measures
5. Bonds for annual road repair
6. Reimbursement for decreasing property values near the mines

There are currently two nonmetallic mines in the Town which consist of one rock quarry and one sand pit. These can be found on page 29.

Cultural Resources:

Cultural Resources and Other Historically Significant Buildings and Structures:

Lyster Lutheran Church (historically known as Lyster Luthern Kirke) is a historically significant structure. It is located on the rural corner intersection of County Roads D and F in Church Valley near Urne. It was built in 1866, by immigrants from Luster, Norway. Ole Hanson Lerum, pioneer to this area, was sent here from Madison to find land for the new Norwegian immigrants. Ole traveled here on foot and laid claim to land now known as Norwegian Valley. His fellow immigrants then followed him to Norwegian Valley on a five-week trip in 1856, with four wagons, five teams of oxen, cows, sheep, and pigs. Their little community grew and was soon joined by such familiar names that exist in the Town of Nelson today: Thompson, Severson, Jensen, Urness, Hageness, Hermundson, Hovland, Amdahl, Larson, Synstad, Hanson and Myren. In May 1866, they organized the Norwegian Evangelical Lutheran Congregation by Little Bear Creek called Lyster. Lyster Church was built in 1867. In 1883, the chancel was added. The church is of particular historic interest and its interior retains the original, beautiful, ornately-carved altar and raised carved pulpit. Of particular interest is the uniquely Norwegian ornate scrollwork hanging over the altar area and is known as the choir beam. It was hand carved by Ole Myren in 1883, when the Church was renovated. Very few choir beams exist in Norway and it is the only one known in the United States. In 1901, the sacristy was added. It was built over the grave of founder Ole Hanson Lerum. Today, the Church exists almost in its original interior and exterior form, except for the addition of the large front entry area built in 1976. It is the earliest church still in its original appearance and is still in regular use in Buffalo County.

Schools:

Six one-room schoolhouses existed in the Town of Nelson’s history. These include:

1. Burnside School
2. Cascade Valley School - standing
3. Norwegian Valley School - standing
4. Dry Coulee School
5. Trout Creek School - standing
6. Deer Creek School - standing

Other Historical Places:

- Round Barn on County Road D
- Urne – Consolidated school
- CCC Camp
- Mishamokwa

Goals and Actions - Agriculture:

- All farms should meet a reasonable nutrient/waste management plan for their farm and keep it updated as farm size increases. These plans should be in place for both livestock and non-livestock farm businesses.
- Large corporate farms with ownership coming from outside the Buffalo County area and owners who are not involved in the daily operation of the farm business should be discouraged from locating in Nelson Township.
- New landowners need to realize that the state statute governing fencing (Wisconsin Chapter 90) needs to be followed for all line fences. Neighbors can agree to markers rather than a fence, but both parties must be in agreement.
- Landowners should be discouraged from developing “prime farmland”.
- Landowners within the Township will be encouraged to follow soil conservation plans that meet T levels of erosion.
- The planning committee recognizes the value of agricultural land and strongly encourages the preservation of farmland. They do support non-government efforts to preserve farmland without increasing regulations, i.e. Mississippi Valley Land Conservancy, West Wisconsin Land Conservancy, etc.
- Town of Nelson supports preservation of farmland and encourages landowners to explore the Wisconsin Agricultural Enterprise Areas
- New home and non-agricultural businesses should consider setbacks when building near livestock facilities
- Limit the regulatory restrictions imposed on farmers
- 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.
- Promote state and county programs that support the preservation of farms and farmland.
- Promote state and county programs that encourage conservation of farmland.
- Building permits should be required for all new buildings as well as changes made to the footprint of an existing structure costing more than \$1,000.00. This would include agricultural out-buildings.
- Implement conditional use permit required for farms larger than 500 Animal Units. This permit should include manure storage and spreading plans.

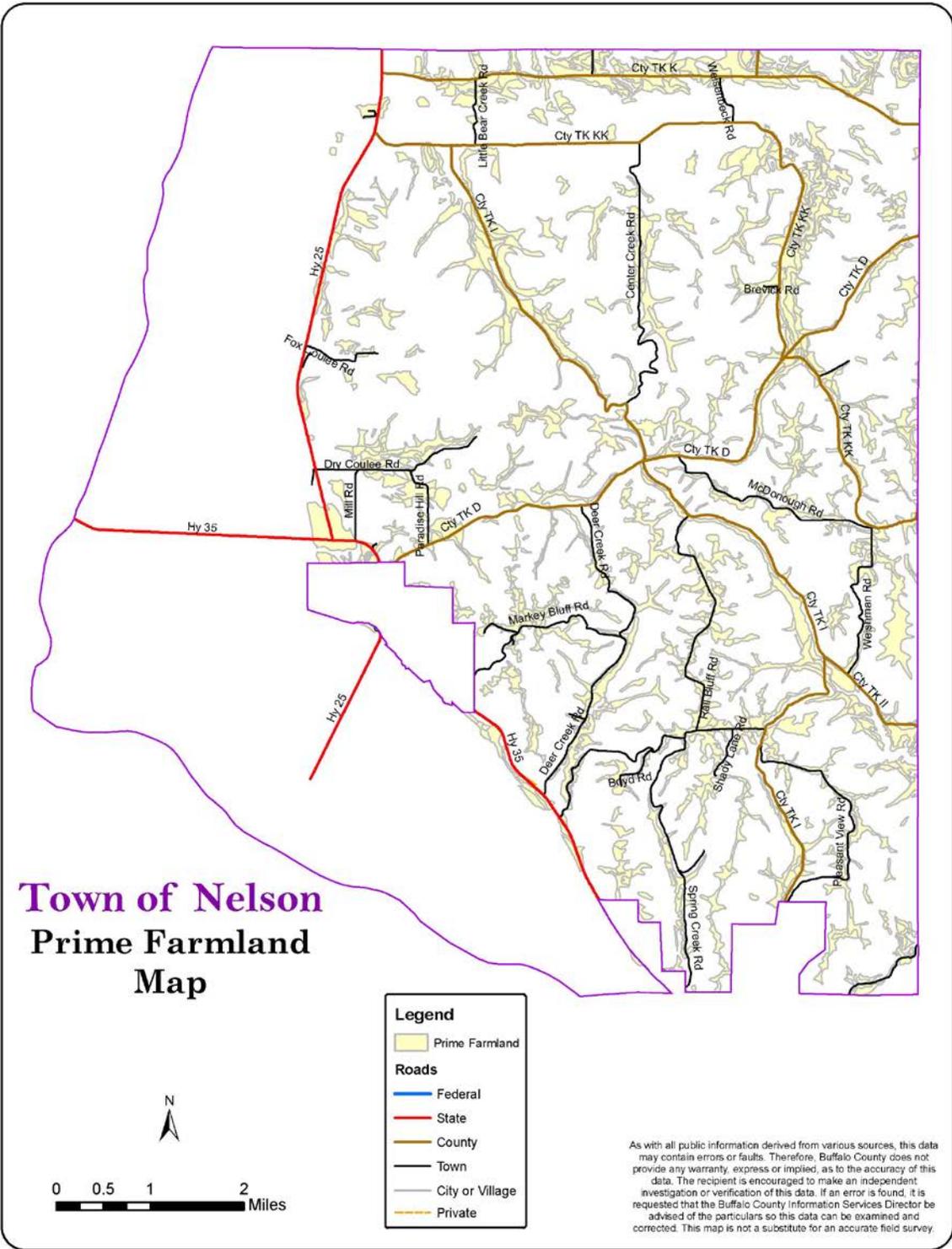
Goals and Actions – Natural Resources:

- To consider the natural beauty of the Township whenever development is considered.
- To protect and maintain habitat for the wildlife found in the Township. Land use should protect as much of the native ecosystems as possible and protect the scenic vistas and views within the Township. (See housing element.)
- Support Buffalo County’s current regulations on non-metallic mines. Current mines can be found in .
- Encourage residents to maintain the natural beauty of the Township.
- The Town of Nelson supports the Wisconsin Department of Natural Resources program for the Lower Chippewa River Natural Area see map page 30. Bluff Prairies, wetlands and wildlife improvements are all supported in this program.
- All current federal and state wildlife areas should be maintained.

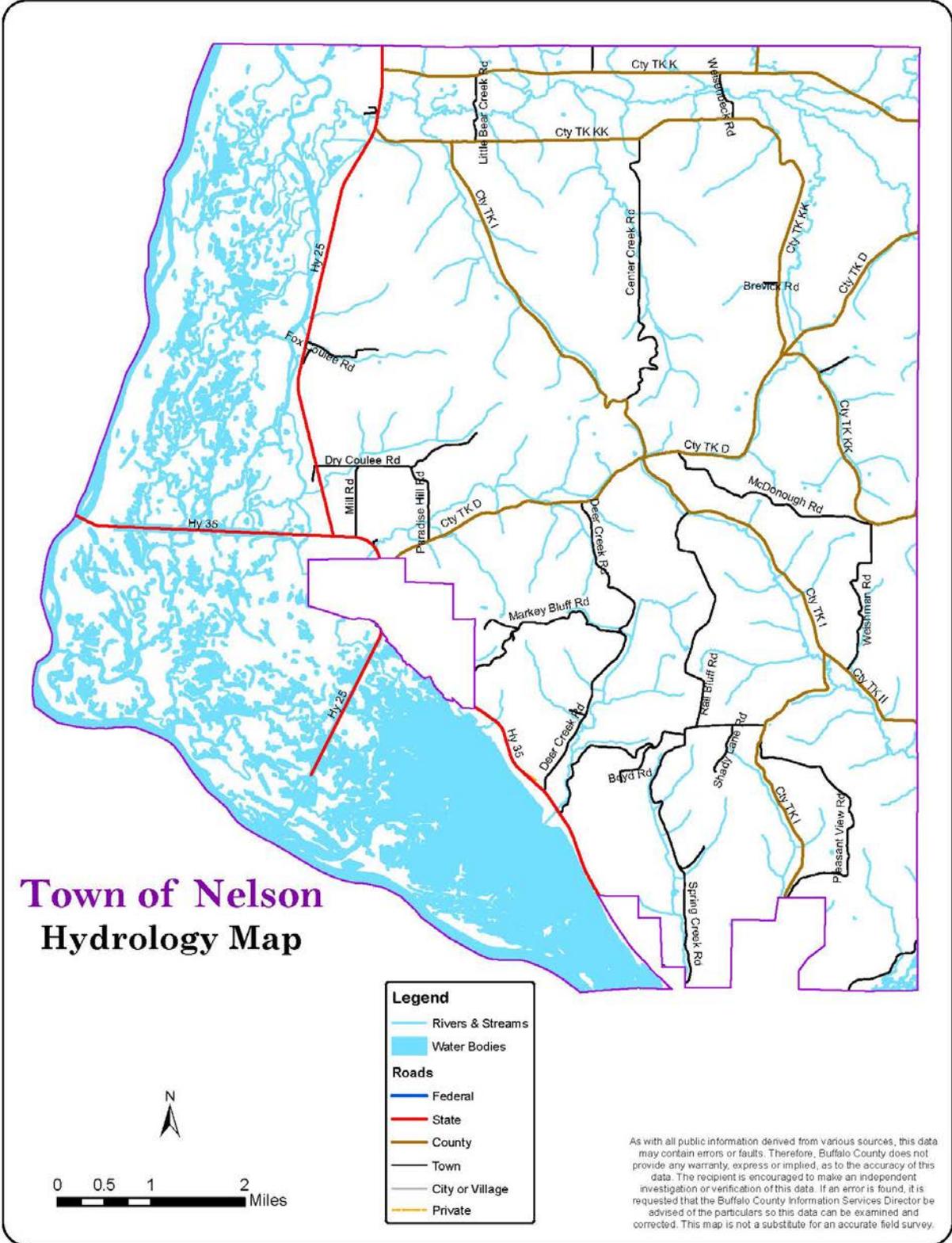
Goals and Action – Cultural Resources:

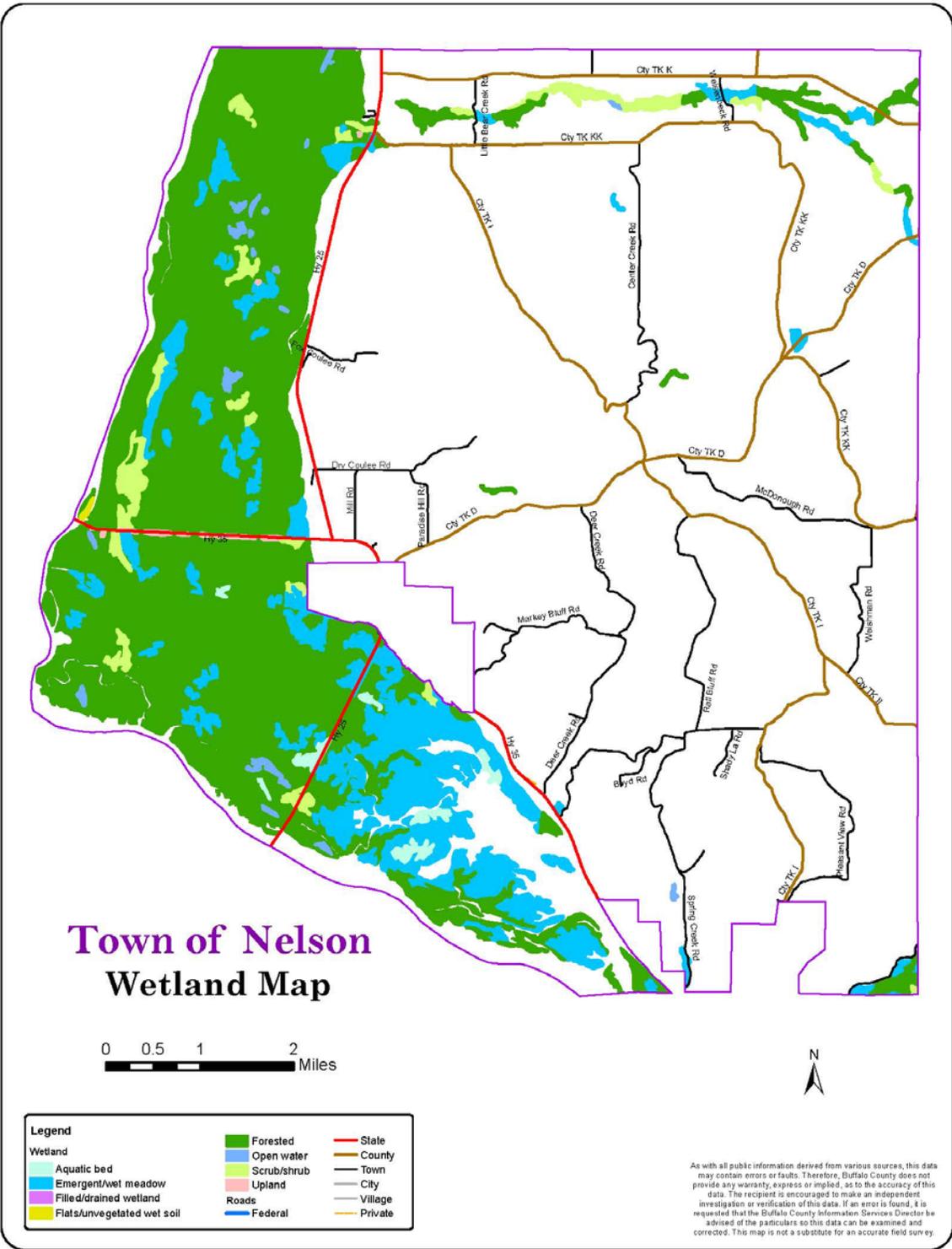
- Work with Buffalo County Historical Society (<http://bchsonline.com/main/>) and Mondovi Historical Society in developing a website link for the Town of Nelson to identify historical sites throughout the Town.

Town of Nelson Prime Farmland Map

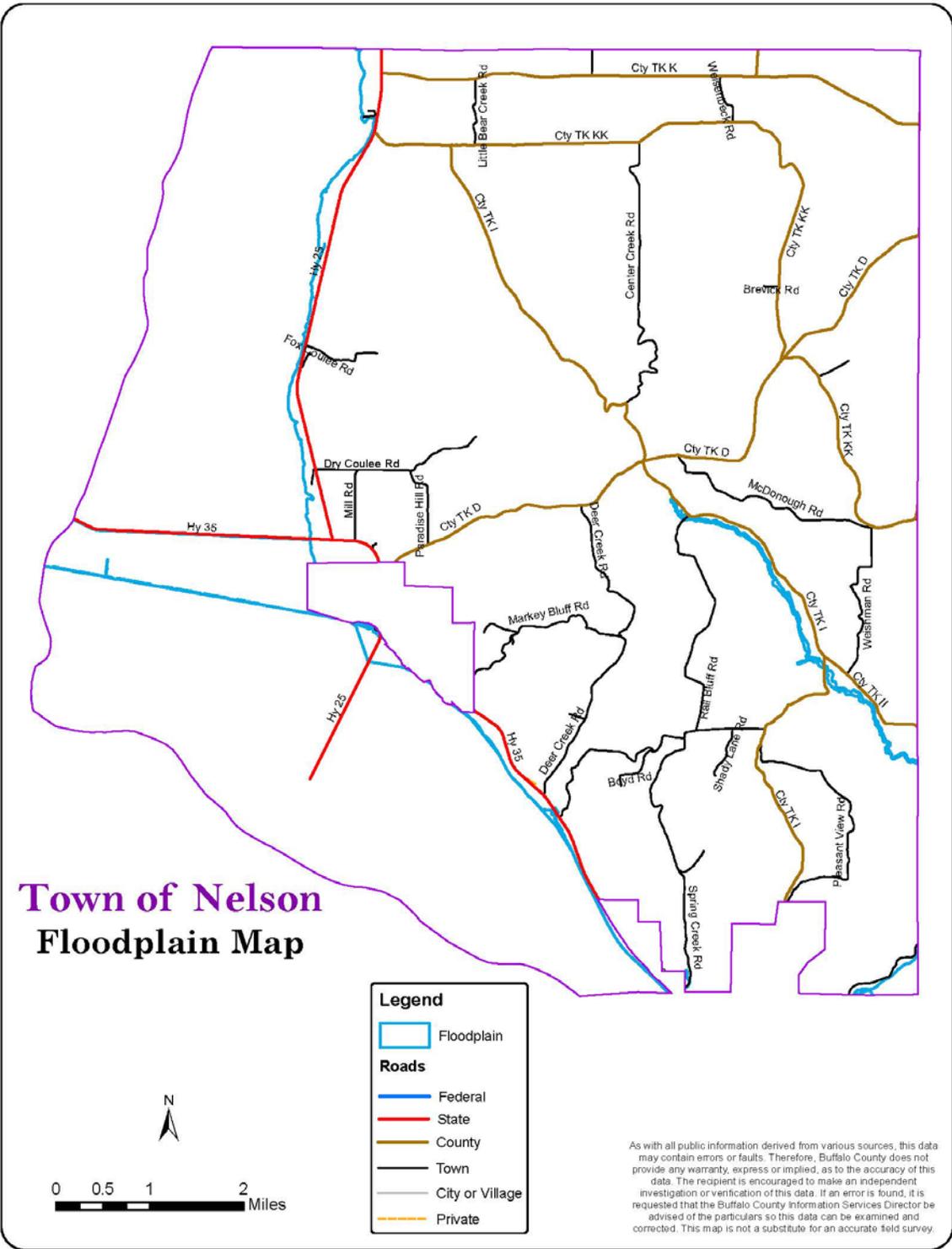


As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data.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



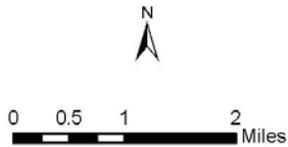


Town of Nelson Floodplain Map

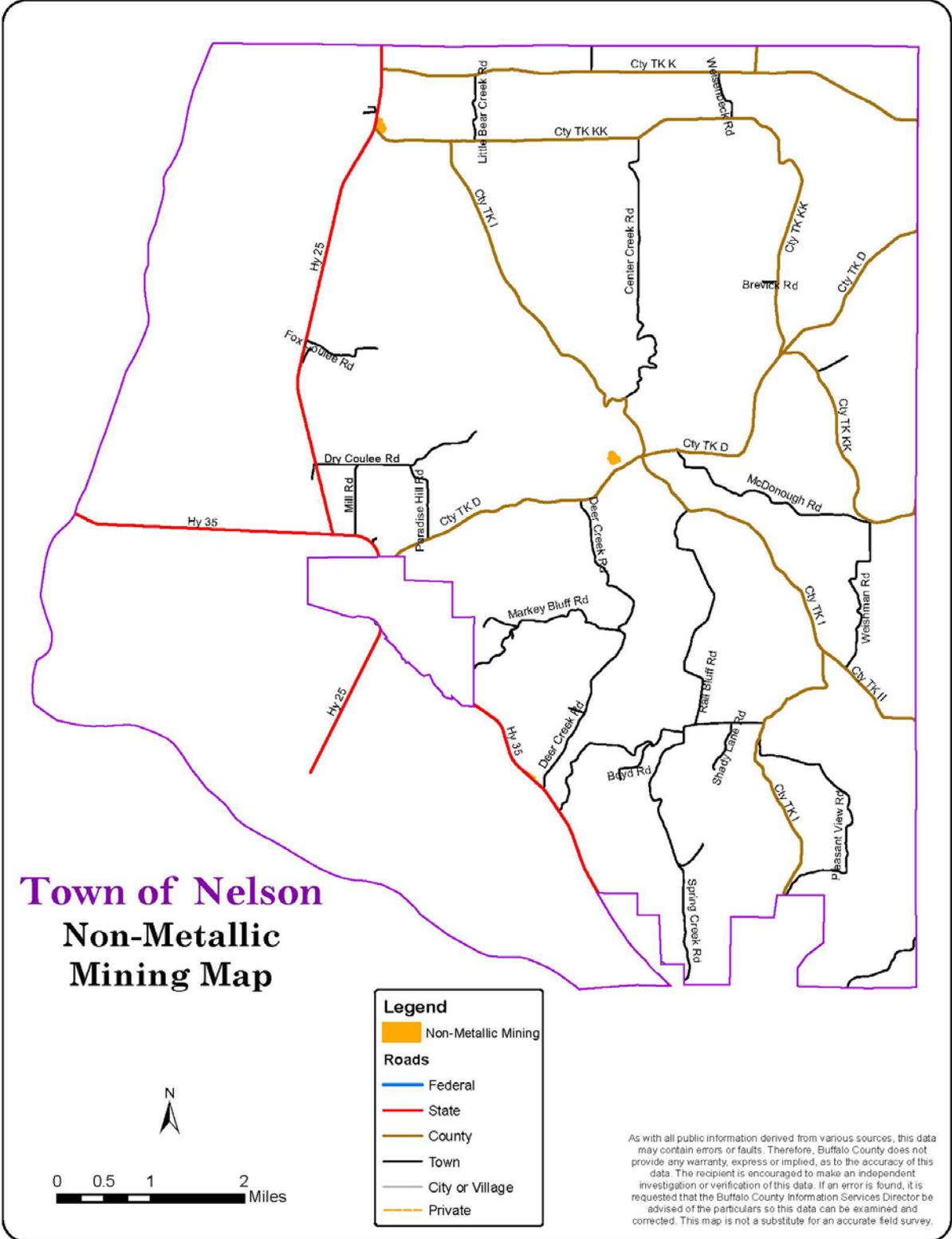


Legend

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

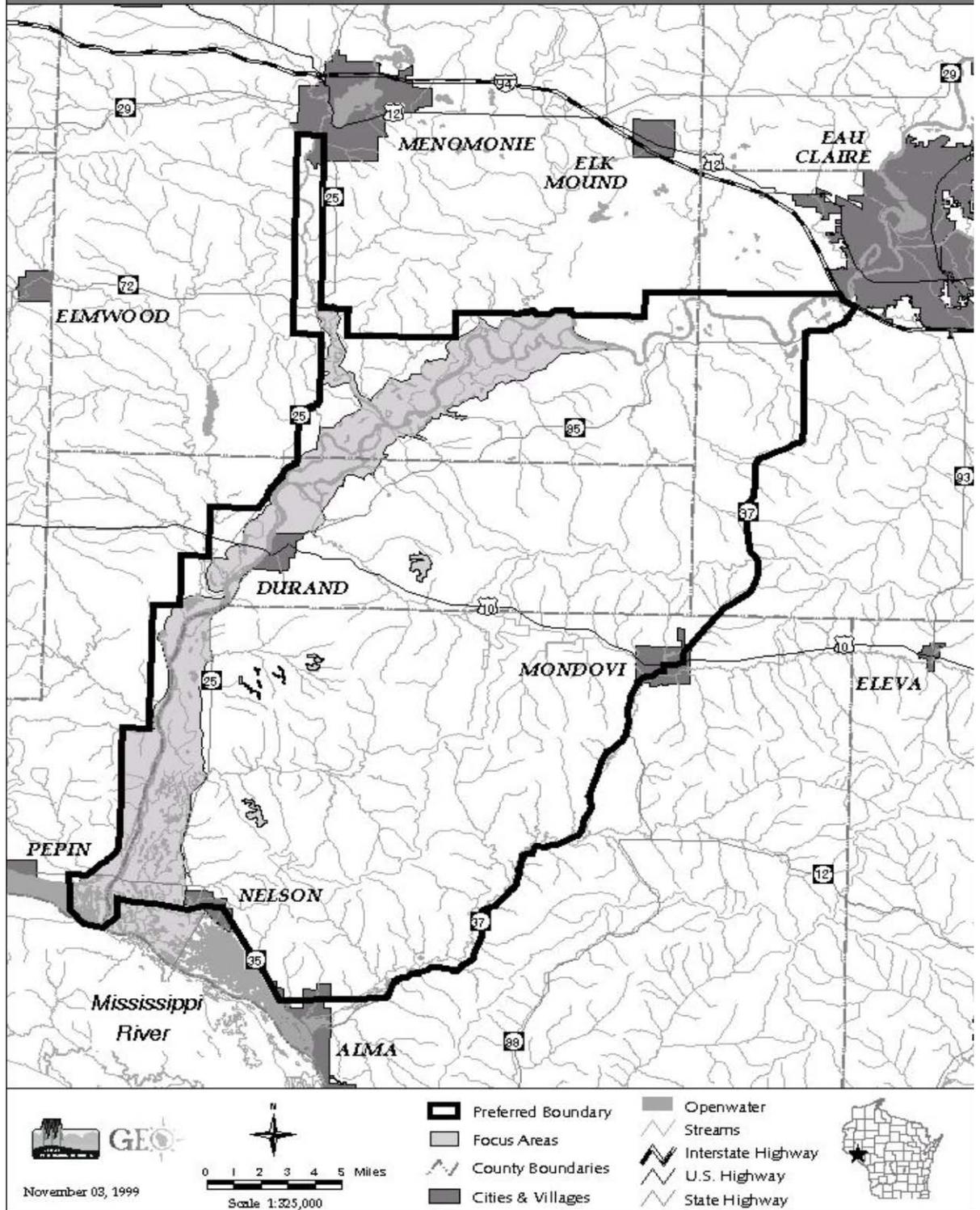


As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data.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



Lower Chippewa River State Natural Area

Preferred Boundary and Focus Areas (Figure 2)



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 was the Department of Workforce Development and citizens from the Town of Nelson,

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of employment opportunities for citizens that live in the Town of Nelson. It is also within commuting distance to manufacturing, school and health care jobs in Wabasha, Alma, Durand, Winona, Menomonie, and other cities. The Town of Nelson and all of Buffalo County tend to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Mondovi (Marten Trucking) and Arcadia (Ashley Furniture and Golden Plump Chicken).

Town of Nelson Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	528	100
In Labor Force	326	62
Civilian Labor Force	326	62
Employed	318	60
Unemployed	8	1.5
Armed Forces	0	0
Not in Labor Force	202	38
Occupation		
Agriculture, Forestry, Fishing	70	22
Construction	19	6
Manufacturing	48	15
Retail Trade	24	7
Professional, management, etc.	15	5
Education, health care	52	16
Transportation, warehouse, etc.	14	5
All others	76	24
Class of Worker		
Private wage and salary	216	68
Government workers	37	12
Self-employed	65	20
Private not for profit	0	0
Unpaid family	0	0

Commuting to Work:

Almost all employed residents of the Town of Nelson, who do not work on their own farms, commute out of the Town to work. Mean travel time to work was 30.5 minutes.

Town of Nelson, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	70
Car, truck, van – carpoled	11
Public transportation	0.3
Walked	3.5
Other means	3.2
Worked at home	12

Buffalo County Industries:

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

Buffalo County Top 10 Employers – WI DWD

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

Environmentally Contaminated Sites in the Town of Nelson:

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

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

County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund part of a regional program

Regional Programs:

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

State Programs:

- USDA – Rural Development

Current Businesses:

- Dairy farms
- Crop farms
- Heifer raiser
- Custom farm machinery operators
- Produce farm
- Restaurants
- Bars
- Saw mill
- Auto repair
- Construction
- Lawn service
- Truck repair
- Trucking
- Taxidermy
- Logging
- Antique sales
- Farm seed and chemical retail
- Log merchandizing
- Resort
- Electrician

Goals and Actions:

- Support the formation of a county wide Buffalo County Economic Development Corporation
- Encourage through a Town website, businesses to consider the Town of Nelson when looking for a site for a new businesses.

INTERGOVERNMENTAL COOPERATION ELEMENT:

State and Federal Agencies:

Wisconsin Department of Transportation:

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

Buffalo County:

Cooperation between governmental units is a normal activity. Nelson currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Nelson 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. The work with Emergency Government to have emergency plans in place. The Town of Nelson is also under County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and comprehensive county plans.

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

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

School Districts:

A majority of the Town is served by the Alma and Durand School Districts. The residents of the Town of Nelson are very supportive of their schools.

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 base.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance, equipment, and repair.
- Maintain the strong relationships with current Fire and EMS Services.
- Support County Efforts at economic development to improve the local economy and increase tax base.
- Support and look for ways to expand the use of mutual aid in police protection and coverage.
- Board will develop an agreement with Town of Alma and City of Alma for maintenance agreement for Badland Road and other roads as needed.

LAND USE ELEMENT:

Existing Land Use and Zoning:

The Town of Nelson is a rural town. Agriculture is by far the predominant industry. Table 11 displays the breakdown of property within the town.

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

Property Classification	# of Parcels	Total Value	Total Acres
Residential	353	24,430,700	656
Commercial	30	1,051,800	152
Manufacturing	2	369,400	28
Agricultural	864	1,658,300	13,471
Undeveloped	269	540,100	1,001
Productive Forest Lands	187	6,960,500	3022
Ag Forest	466	8,589,500	7,356
Other	88	8,210,400	207
Woodland Tax Lands	368	17,014,600	8,285
Exempt Lands	224	0	14,467
Alma Area School	995	26,538,900	
Durand Unified Schools	755	25,019,400	
Chippewa Valley VTAE	1750	51,558,300	

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 Nelson. 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 Nelson is very rural. It is mainly agricultural and forest land. There is limited residential housing, with home owners mainly building on old farm sites and along State Highway 25. Currently, there are no properties that are zoned industrial and nine properties that are zoned commercial. See map on page 39.

Topography:

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

Commercial/Industrial:

Only nine properties in the Town are not currently zoned agricultural. New commercial development would best be located around sites that are already zoned commercial.

See current land use map on page 40.

Population and Housing Densities:

Population Density is 7.3 people per square mile, and the housing density is 3.7 houses per square mile. These densities are among the lowest in Buffalo County largely due to the number of state and federal wildlife acres.

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 increase the demand for farmland sales to equal prices to forestland. Agricultural land sales in 2011 for Buffalo County were \$3,700 dollars per acre, the highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$3,718 per acre (2009 data) and forest land sales at \$3,453 per acre (2009 data). Both of these values were the highest reported in the North Central District.

Opportunities for Redevelopment:

The Town of Nelson 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 Nelson are agriculture and recreation (hunting), both of these uses providing very little development pressure. There was little indication of commercial or industrial development. Housing has only increased by a few houses each year, with no sub-developments currently or planned. If current home building trends continue (as assumed by the planning committee) about 2 houses would be built each year or about 40 in 20 years. If two acres per home removed is removed from agricultural production, 80 acres would be removed from current production levels.

Factors to increase development pressure: small business development within town, also development in the City of Wabasha, MN as well as surrounding communities.

Managed Forest Land:

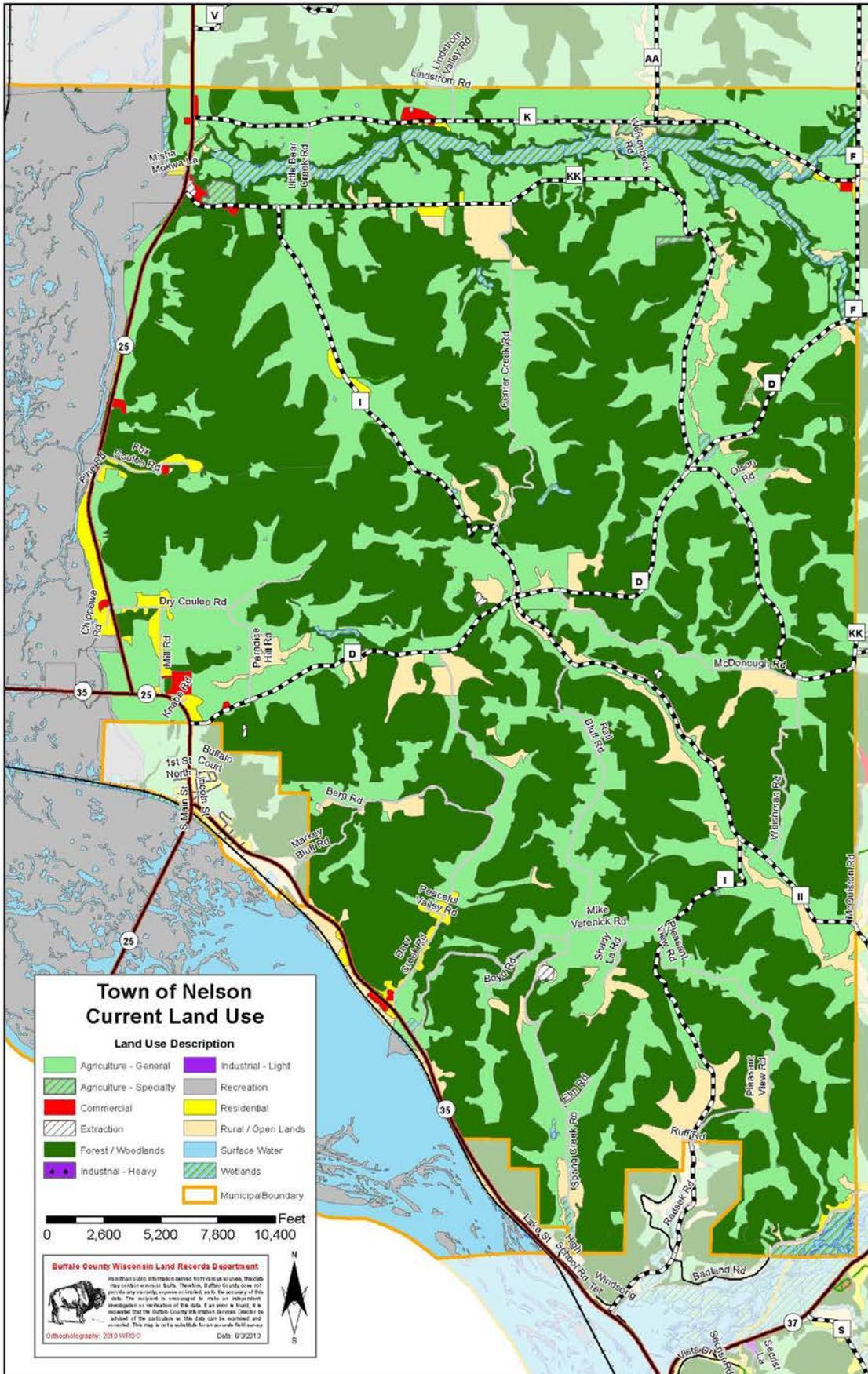
Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Nelson has 8,285 acres of forest land enrolled in the MFL program this accounts for about 44% of the private woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

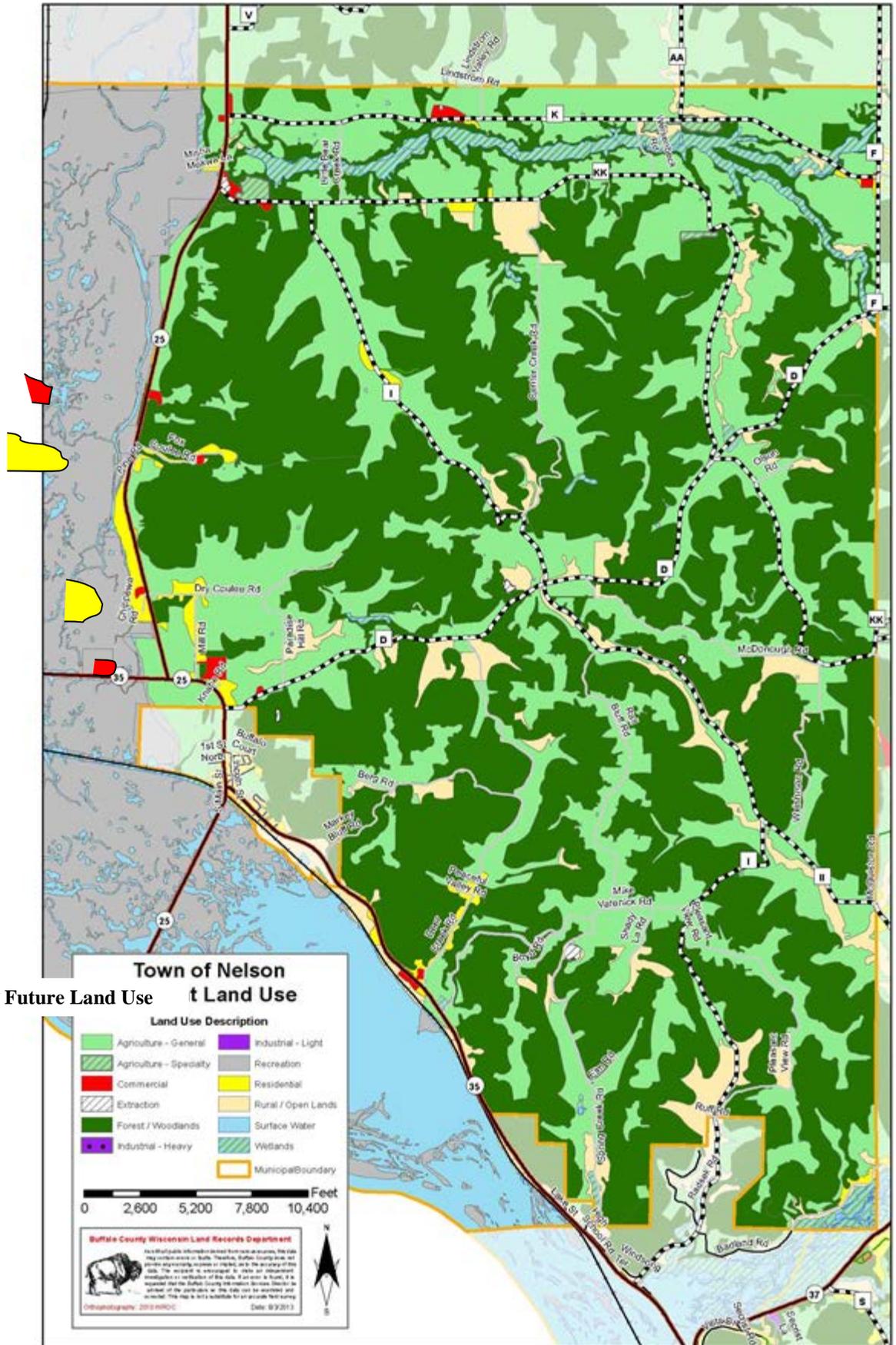
Current Zoning:

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

- Nelson is currently not interested in putting mandatory programs in place to protect farmland from housing or other kinds of development. They will revisit the possibility of Farmland Protection in 2016 at their annual Town meeting.
- Maintain current relationship with Buffalo County Zoning, but does not support more restrictive zoning laws for agriculture, housing, or business development.
- Nelson would like the MFL program to be reevaluated. The Town board will work with the Buffalo County Board, the Towns Association and their local legislators to have a change made in how woodland is taxed. The board will report annually to the Town residents at their annual meeting of steps taken and progress to date.
- 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.
- The planning committee indicated that the Town had many building sites for individual family dwellings that would have very limited impact on agricultural production. These areas were on field boarder, fence rows, etc. See map on page .
- Town board will explore language to restrict landfills in the Town.
- Any subdivision development would require the developer or the subdivision management to provide sewer, water, and state standards for asphalt roads.
- The Town of Nelson Board will work together with the Buffalo County Land Resources Department subdividing land, subdivision ordinances, and multiple family dwelling zoning in rural communities.
- Recommend to Buffalo county Land Resources Department that any 40, that has more than 4 single family housing units needs to be plotted as a subdivision.





IMPLEMENTATION ELEMENT:

Goals and Actions in Implementing Plan:

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

Survey Results

Nelson Township Land Use Survey Results - February 21, 2002

Farmland Protection

1. Our town should preserve as much farmland as possible. **(104 responses)**

SA	A	N	D	SD
52 = 50%	38 = 37%	6 = 6%	6 = 6%	2 = 2%

Average = 1.73

Resident only responses: (67 responses)

34 = 51%	25 = 37%	3 = 4%	4 = 6%	1 = 1%
-----------------	-----------------	---------------	---------------	---------------

Average = 1.70

Non-resident only responses: (37 responses)

18 = 49%	13 = 35%	3 = 8%	2 = 5%	1 = 3%
-----------------	-----------------	---------------	---------------	---------------

Average = 1.78

2. A neighboring farmer's right to farm is important to me, even if I am bothered by noise, dust, and odors. **(102 responses)**

SA	A	N	D	SD
34 = 33%	45 = 44%	8 = 8%	14 = 14%	1 = 1%

Average = 2.04

Resident only responses: (66 responses)

24 = 36%	28 = 42%	4 = 6%	9 = 14%	1 = 2%
-----------------	-----------------	---------------	----------------	---------------

Average = 2.01

Non-resident only responses: (36 responses)

10 = 28%	17 = 47%	4 = 11%	5 = 14%	0
-----------------	-----------------	----------------	----------------	----------

Average = 2.11

3. Our town farmers should be able to have any amount of livestock, as long as they don't pollute water, air and land. **(103 responses)**

SA	A	N	D	SD
30 = 29%	53 = 51%	7 = 7%	12 = 12%	1 = 1%

Average = 2.03

Resident only responses: (67 responses)

23 = 34%	31 = 46%	4 = 6%	8 = 12%	1 = 1%
-----------------	-----------------	---------------	----------------	---------------

Average = 2.00

Non-resident only responses: (36 responses)

7 = 19%	22 = 61%	3 = 8%	4 = 11%	0
----------------	-----------------	---------------	----------------	----------

Average = 2.19

4. Our landowners should have unlimited development rights. **(102 responses)**

SA	A	N	D	SD	
4 = 4%		19 = 19%	11 = 11%	42 = 41%	26 = 25%

Average = 3.65

Resident only responses: (65 responses)

2 = 3%	14 = 22%	7 = 11%	26 = 39%	16 = 25%
---------------	-----------------	----------------	-----------------	-----------------

Average = 3.61

Non-resident only responses: (37 responses)

2 = 5%	5 = 14%	4 = 11%	16 = 43%	10 = 27%
---------------	----------------	----------------	-----------------	-----------------

Average = 3.72

Future Trends

1. There should be more farmland than other uses in our township. **(101 responses)**

SA	A	N	D	SD
34 = 34%	41 = 41%	16 = 16%	7 = 7%	3 = 3%

Average = 2.04

Resident only responses: (65 responses)

20 = 31%	28 = 43%	9 = 14%	5 = 8%	3 = 5%
-----------------	-----------------	----------------	---------------	---------------

Average = 2.12

Non-resident only responses: (36 responses)

14 = 39%	13 = 36%	7 = 19%	2 = 6%	0
-----------------	-----------------	----------------	---------------	----------

Average = 1.91

2. There should be residential development in our township. **(101 responses)**

SA	A	N	D	SD
7 = 7%	31 = 31%	19 = 19%	20 = 20%	24 = 24%

Average = 3.22

Resident only responses: (66 responses)

3 = 5%	20 = 30%	12 = 18%	16 = 24%	15 = 23%
---------------	-----------------	-----------------	-----------------	-----------------

Average = 3.30

Non-resident only responses: (35 responses)

4 = 11%	11 = 31%	7 = 20%	4 = 11%	9 = 26%
----------------	-----------------	----------------	----------------	----------------

Average = 3.08

3. Industrial development is important in our township. **(100 responses)**

SA	A	N	D	SD
9 = 9%	27 = 27%	13 = 13%	34 = 34%	17 = 17%

Average = 3.23

Resident only responses: (65 responses)

6 = 9%	20 = 31%	7 = 11%	20 = 31%	12 = 18%
---------------	-----------------	----------------	-----------------	-----------------

Average = 3.18

Non-resident only responses: (35 responses)

3 = 9%	7 = 20%	6 = 17%	14 = 40%	5 = 14%
---------------	----------------	----------------	-----------------	----------------

Average = 3.31

4. Our township should encourage the development of recreation land. **(102 responses)**

SA	A	N	D	SD
12 = 12%	44 = 43%	22 = 22%	14 = 14%	10 = 10%

Average = 2.66

Resident only responses: (66 responses)

4 = 6%	30 = 45%	15 = 23%	11 = 17%	6 = 9%
---------------	-----------------	-----------------	-----------------	---------------

Average = 2.77

Non-resident only responses: (36 responses)

8 = 22%	14 = 39%	7 = 19%	3 = 8%	4 = 11%
----------------	-----------------	----------------	---------------	----------------

Average = 2.47

5. Our township should encourage the development of tourism. **(101 responses)**

SA	A	N	D	SD
9 = 9%	36 = 36%	25 = 25%	13 = 13%	18 = 18%

Average = 2.95

Resident only responses: (65 responses)

5 = 8%	25 = 38%	14 = 22%	9 = 14%	12 = 18%
---------------	-----------------	-----------------	----------------	-----------------

Average = 2.96

Non-resident only responses: (36 responses)

4 = 11%	11 = 31%	11 = 31%	4 = 11%	6 = 17%
----------------	-----------------	-----------------	----------------	----------------

Average = 2.91

Village & Government Services

1. Our town roads are adequate for future needs. **(103 responses)**

SA	A	N	D	SD
13 = 13%	65 = 63%	12 = 12%	11 = 11%	2 = 2%

Average = 2.26

Resident only responses: (67 responses)

9 = 13%	43 = 64%	6 = 9%	7 = 10%	2 = 3%
----------------	-----------------	---------------	----------------	---------------

Average = 2.25

Non-resident only responses: (36 responses)

4 = 11%	22 = 61%	6 = 17%	4 = 11%	0
----------------	-----------------	----------------	----------------	----------

Average = 2.27

2. Our police and fire protection is adequate for future needs. **(103 responses)**

SA	A	N	D	SD
15 = 15%	47 = 46%	26 = 25%	13 = 13%	2 = 2%

Average = 2.41

Resident only responses: (66 responses)

12 = 18%	32 = 48%	11 = 17%	9 = 14%	2 = 3%
-----------------	-----------------	-----------------	----------------	---------------

Average = 2.34

Non-resident only responses: (37 responses)

3 = 8%	15 = 41%	15 = 41%	4 = 11%	0
---------------	-----------------	-----------------	----------------	----------

Average = 2.54

3. Our town should limit the number of acres in a parcel for housing. **(102 responses)**

SA	A	N	D	SD
26 = 25%	34 = 33%	21 = 21%	18 = 18%	3 = 3%

Average = 2.39

Resident only responses: (66 responses)

17 = 26%	24 = 36%	12 = 18%	12 = 18%	1 = 2%
-----------------	-----------------	-----------------	-----------------	---------------

Average = 2.33

Non-resident only responses: (36 responses)

9 = 25%	10 = 28%	9 = 25%	6 = 17%	2 = 6%
----------------	-----------------	----------------	----------------	---------------

Average = 2.50

4. Our town should have a reassessment. **(103 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| 6 = 6% | 16 = 16% | 48 = 47% | 22 = 21% | 11 = 11% |
| Average = 3.15 | | | | |
- Resident only responses: (66 responses)
- | | | | | |
|----------------|-----------------|-----------------|-----------------|----------------|
| 4 = 6% | 10 = 15% | 29 = 44% | 14 = 21% | 9 = 14% |
| Average = 3.21 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|----------------|-----------------|----------------|---------------|
| 2 = 5% | 6 = 16% | 19 = 51% | 8 = 22% | 2 = 5% |
| Average = 3.05 | | | | |
5. There should be no regulation on hunting lodges, cabins, etc. **(103 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| 4 = 4% | 16 = 16% | 19 = 18% | 45 = 44% | 19 = 18% |
| Average = 3.57 | | | | |
- Resident only responses: (66 responses)
- | | | | | |
|----------------|-----------------|----------------|-----------------|-----------------|
| 2 = 3% | 10 = 15% | 9 = 14% | 31 = 47% | 14 = 21% |
| Average = 3.68 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|----------------|-----------------|-----------------|----------------|
| 2 = 5% | 6 = 16% | 10 = 27% | 14 = 38% | 5 = 14% |
| Average = 3.37 | | | | |

Quality of Life

1. Friendly people, a quite atmosphere and our rural setting are important. **(103 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|----------|----------|----------|
| 66 = 64% | 37 = 36% | 0 | 0 | 0 |
| Average = 1.35 | | | | |
- Resident only responses: (66 responses)
- | | | | | |
|-----------------|-----------------|----------|----------|----------|
| 40 = 61% | 26 = 39% | 0 | 0 | 0 |
| Average = 1.39 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|-----------------|-----------------|----------|----------|----------|
| 26 = 70% | 11 = 30% | 0 | 0 | 0 |
| Average = 1.29 | | | | |
2. Our town should restrict farming practices that produce dust, noise, and odor. **(102 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| 4 = 4% | 23 = 23% | 15 = 15% | 39 = 38% | 21 = 21% |
| Average = 3.49 | | | | |
- Resident only responses: (65 responses)
- | | | | | |
|----------------|-----------------|----------------|-----------------|-----------------|
| 3 = 5% | 12 = 18% | 8 = 12% | 26 = 40% | 16 = 25% |
| Average = 3.61 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|-----------------|----------------|-----------------|----------------|
| 1 = 3% | 11 = 30% | 7 = 19% | 13 = 35% | 5 = 14% |
| Average = 3.27 | | | | |

3. Maintaining the natural beauty of Township is important. **(104 responses)**

SA	A	N	D	SD
64 = 62%	38 = 37%	2 = 2%	0	0
Average = 1.40				

Resident only responses: (67 responses)

39 = 58%	27 = 40%	1 = 1%	0	0
Average = 1.43				

Non-resident only responses: (37 responses)

25 = 68%	11 = 30%	1 = 3%	0	0
Average = 1.35				

4. Regulated separation should be maintained between commercial farms and rural residents. **(101 responses)**

SA	A	N	D	SD
11 = 11%	39 = 39%	24 = 24%	19 = 19%	8 = 8%
Average = 2.74				

Resident only responses: (64 responses)

7 = 11%	24 = 38%	13 = 20%	14 = 22%	6 = 9%
Average = 2.81				

Non-resident only responses: (37 responses)

4 = 11%	15 = 41%	11 = 30%	5 = 14%	2 = 5%
Average = 2.62				

Open Spaces

1. Our town should provide public spaces, such as parks. **(102 responses)**

SA	A	N	D	SD
11 = 11%	29 = 28%	30 = 29%	25 = 25%	7 = 7%
Average = 2.88				

Resident only responses: (66 responses)

5 = 8%	19 = 29%	17 = 26%	20 = 30%	5 = 8%
Average = 3.01				

Non-resident only responses: (36 responses)

6 = 17%	10 = 28%	13 = 36%	5 = 14%	2 = 6%
Average = 2.63				

2. Protection of woodlands, wetlands, and open spaces is necessary and important. **(103 responses)**

SA	A	N	D	SD
44 = 43%	51 = 50%	6 = 6%	2 = 2%	0
Average = 1.66				

Resident only responses: (67 responses)

24 = 36%	38 = 57%	3 = 4%	2 = 3%	0
Average = 1.74				

Non-resident only responses: (36 responses)

20 = 56%	13 = 36%	3 = 8%	0	0
Average = 1.52				

3. Preserving the historical sites of our town is important. **(104 responses)**

SA	A	N	D	SD
34 = 33%	58 = 56%	12 = 12%	0	0

Average = 1.78

Resident only responses: (67 responses)

19 = 28%	41 = 61%	7 = 10%	0	0
-----------------	-----------------	----------------	----------	----------

Average = 1.82

Non-resident only responses: (37 responses)

15 = 41%	17 = 46%	5 = 14%	0	0
-----------------	-----------------	----------------	----------	----------

Average = 1.72

4. Our township should regulate land use for recreation. **(101 responses)**

SA	A	N	D	SD
13 = 13%	50 = 50%	18 = 18%	15 = 15%	5 = 5%

Average = 2.49

Resident only responses: (65 responses)

6 = 9%	34 = 52%	11 = 17%	11 = 17%	3 = 5%
---------------	-----------------	-----------------	-----------------	---------------

Average = 2.55

Non-resident only responses: (36 responses)

7 = 19%	16 = 44%	7 = 19%	4 = 11%	2 = 6%
----------------	-----------------	----------------	----------------	---------------

Average = 2.38

Land Use and Development Policies

1. Our towns should adopt a clear land use policy, regulations, and types of rural development. **(103 responses)**

SA	A	N	D	SD
21 = 20%	56 = 54%	14 = 14%	10 = 10%	2 = 2%

Average = 2.18

Resident only responses: (66 responses)

11 = 17%	40 = 61%	8 = 12%	6 = 9%	1 = 2%
-----------------	-----------------	----------------	---------------	---------------

Average = 2.18

Non-resident only responses: (37 responses)

10 = 27%	16 = 43%	6 = 16%	4 = 11%	1 = 3%
-----------------	-----------------	----------------	----------------	---------------

Average = 2.18

2. Our town should permit more residential, commercial, and industrial development in rural areas. **(103 responses)**

SA	A	N	D	SD
2 = 2%	21 = 20%	18 = 17%	30 = 29%	32 = 31%

Average = 3.66

Resident only responses: (67 responses)

1 = 1%	13 = 19%	11 = 16%	22 = 33%	20 = 30%
---------------	-----------------	-----------------	-----------------	-----------------

Average = 3.70

Non-resident only responses: (36 responses)

1 = 3%	8 = 22%	7 = 19%	8 = 22%	12 = 33%
---------------	----------------	----------------	----------------	-----------------

Average = 3.61

3. Mobile homes should be treated like any other dwelling. **(102 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| 9 = 9% | 36 = 35% | 10 = 10% | 29 = 28% | 18 = 18% |
| Average = 3.10 | | | | |
- Resident only responses: (65 responses)
- | | | | | |
|----------------|-----------------|---------------|-----------------|-----------------|
| 5 = 8% | 25 = 38% | 4 = 6% | 20 = 31% | 11 = 17% |
| Average = 3.10 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|-----------------|----------------|----------------|----------------|
| 4 = 11% | 11 = 30% | 6 = 16% | 9 = 24% | 7 = 19% |
| Average = 3.10 | | | | |
4. Our town should limit growth and development. **(103 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|---------------|
| 15 = 15% | 34 = 33% | 13 = 13% | 35 = 34% | 6 = 6% |
| Average = 2.83 | | | | |
- Resident only responses: (66 responses)
- | | | | | |
|-----------------|-----------------|----------------|-----------------|---------------|
| 11 = 17% | 20 = 30% | 8 = 12% | 25 = 38% | 2 = 3% |
| Average = 2.80 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|-----------------|----------------|-----------------|----------------|
| 4 = 11% | 14 = 38% | 5 = 14% | 10 = 27% | 4 = 11% |
| Average = 2.89 | | | | |
5. Should the town have jurisdiction or final approval over any new driveways being put in? **(102 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|---------------|
| 13 = 13% | 34 = 33% | 24 = 23% | 24 = 23% | 7 = 7% |
| Average = 2.78 | | | | |
- Resident only responses: (65 responses)
- | | | | | |
|----------------|-----------------|-----------------|-----------------|---------------|
| 8 = 12% | 24 = 37% | 10 = 15% | 18 = 28% | 5 = 8% |
| Average = 2.81 | | | | |
- Non-resident only responses: (37 responses)
- | | | | | |
|----------------|-----------------|-----------------|----------------|---------------|
| 5 = 14% | 10 = 27% | 14 = 38% | 6 = 16% | 2 = 5% |
| Average = 2.72 | | | | |
6. Our Town should provide a public place where residents and non-residents can hold community activities (community center). **(102 responses)**
- | SA | A | N | D | SD |
|-----------------------|-----------------|-----------------|-----------------|---------------|
| 10 = 10% | 40 = 39% | 26 = 25% | 21 = 21% | 5 = 5% |
| Average = 2.71 | | | | |
- Resident only responses: (66 responses)
- | | | | | |
|----------------|-----------------|-----------------|-----------------|---------------|
| 8 = 12% | 26 = 39% | 15 = 23% | 14 = 21% | 3 = 5% |
| Average = 2.66 | | | | |
- Non-resident only responses: (36 responses)
- | | | | | |
|----------------|-----------------|-----------------|----------------|---------------|
| 2 = 6% | 14 = 39% | 11 = 31% | 7 = 19% | 2 = 6% |
| Average = 2.80 | | | | |

Statistics

1. Do you consider yourself a resident of this town? **(102 responses)**

Yes = **64 = 63%**

No = **38 = 37%**

Number of weeks spent in town. **5-week average**

Only 14 surveys, which responded "No" to the first part of this question provided data for this part of the question.

2. What is your age and sex? **(102 responses)**

M = **80 = 78%**

F = **22 = 22%**

Average age =

Resident only responses: **(63 responses)**

M = **49 = 78%**

F = **14 = 22%**

Non-resident only responses: **(37 responses)**

M = **31 = 84%**

F = **6 = 16%**

3. How long have you been a resident of this town?

30-year average

4. How many are in your household?

2.56 average