



# EAU GALLE TOWNSHIP

LOCATED IN ST. CROIX COUNTY, WISCONSIN

## Town of Eau Galle Comprehensive Plan 2020

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Town of Eau Galle Planning Commission

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Adopted by:

Town Board

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## A. Introduction

### 1. Location and General Regional Context

The Town of Eau Galle is a community located in southeastern St Croix County, Wisconsin. The Town is located along Interstate 94, bound by the Village of Baldwin to the northwest, the Village of Woodville to the northeast and the Village of Spring Valley to the southeast. Eau Galle is located on the outer edge of a large, developing and expanding metropolitan area, and considered part of the St Paul Minneapolis Minnesota Metropolitan Statistical Area (MSA). The Twin Cities Metro area is approximately 40 miles west of the Town, while Eau Claire/Chippewa area is about 40 miles east.

2. The planning area encompasses approximately 36 square mile town. I-94 traverses the northern-quarter of the community in an east-west direction with an interchange with State Highway 63 which borders the western community in a north-south direction. County Highway B traverses the community in a north-south direction with an interchange with I-94. County Road N traverses the community in an east-west direction. The community lies within commuting distance of the Twin Cities, and a commuter park and ride lot is located near the I-94 and State Highway 63 interchange and is well utilized. The Eau Galle River is the only significant tributary in the community and traverses the extreme eastern one-quarter corner of the community, although the Rush River flows seasonally through the northwestern one-quarter of the community.

3. The Town of Eau Galle residents enjoy the “rural, small town” feel that they have been able to maintain while benefiting from nearby development, access to major transportation corridors and employment.

### 4. Comprehensive Planning Law

Wisconsin’s Comprehensive Planning Law or “Smart Growth Law” was passed in October 1999 as part of the State’s biennial budget. This law requires that every town, village and city be guided by a comprehensive plan starting 1/1/10. Smart Growth was enacted to encourage long-range planning for communities and provide consistency in land use decision making. Smart Growth planning also calls for public participation throughout the entire planning process. State statutes require the plans to consist of nine elements, each focusing on an important sector of the community. These elements are:

- a) Issues and Opportunities
- b) Housing
- c) Transportation
- d) Utilities and Community Facilities
- e) Agricultural, Natural, and Cultural Resources
- f) Economic Development
- g) Land Use
- h) Intergovernmental Cooperation
- i) Implementation

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other, creating an awareness and overall cohesive vision and plan for the Town of Eau Galle.

### 5. Plan Purpose

The purpose of the Town of Eau Galle Comprehensive Plan is to ensure that the qualities of the community that residents enjoy most remain and areas that can be improved upon are addressed. The plan will act as a guide for not only the Town Board but also community residents. The Plan

can provide a variety of benefits to a community by coordinating activities and policies, protecting resources, promoting economic development where appropriate.

#### 6. Public Involvement and Public Participation Policy

As required by Wisconsin State Statutes, a public participation plan is to be developed for the adoption of a Comprehensive Plan. The plan must address public meeting notices, publications, and open discussions must be written for each stage of the preparation of the Plan. It is required that the local governing body adopts any Comprehensive Plan, or amendments to a plan, by ordinance, passed by a majority vote. The Town acknowledges, in order for the Comprehensive Plan to be utilized effectively, it must be created and embraced by its residents. Initial public involvement was generated through the Plan Commission. The Commission developed a community survey that was mailed via postcard to all property owners. The survey was available on-line, or in paper format. There were 111 responses for a 18.5% return rate for the survey. The survey contained a number of questions with ranked responses as well as open dialogue boxes for comments. Every Plan Commission meeting that addressed the Comprehensive Plan was a public meeting and notice was given in the local newspaper. Open public meetings available for Town residents to attend and provide feedback throughout the process. The collective feedback has been incorporated into recommendations and development of the Comprehensive Plan.

#### 7. Summary of Survey Results

Survey of landowners in the Town of Eau Galle occurred in the months of July and August, 2020. A copy of the survey questions is attached at the end of the Plan report, appendix A. Survey responses were tabulated and consolidated into a report including open comments, detail included in appendix B. Overview of the results:

- a) Respondents would like the Town to maintain its rural character; safe, good environment, rural and agriculture. Careful balance of agriculture and business development that is controlled and located in areas that have roads that can support the traffic, and where noise and pollution have little impact.
- b) Economic development focus on ag tourism/entertainment, air B&B/short term rentals, and small commercial.
- c) Commercial and industrial development received mixed response, split favorable and not favorable.
- d) Respondents were adverse to restaurants, retail stores, business/professional office space, and industrial development.
- e) Concerns were raised regarding lot size and density regarding housing.
- f) Respondents were in favor of well-maintained roads, and control of invasive plants in reasonable and responsive ways along the roadways.
- g) Proximity to work, ease of commuting, access to quality education, low crime rate, and low taxes were highly favored by respondents.
- h) Smaller lot sizes, increased density, affordable housing and regulated building style was discouraged.

#### 8. Overall Planning Goals

- a) Maintain the rural character of the Town of Eau Galle.
- b) Support a strong tax base through controlled industrial/commercial and residential growth.
- c) Continue good working relationships with the School Districts, Village of Baldwin, Village of Woodville, St Croix County and surrounding Towns.

#### 9. Regional Planning Jurisdictions and Government Agencies

While the Town of Eau Galle plans for its own future, it also is within multiple planning and

government agency districts that do their own planning. The following planning documents were reviewed:

- a) Village of Baldwin Comprehensive Plan
- b) Village of Woodville Comprehensive Plan
- c) St Croix County Code of Ordinances – Land Use and Development – Zoning

#### 10. Goals, Objectives, and Policies

For each planning element: Goals, Objectives, Policies, Programs and Actions will be created.

Goal: A general statement that describes a desired future result.

Objective: Statements that describe what the Town hopes to achieve by a goal.

Policies: Policies, programs, and actions to describe specific implementation strategies to meet a goal and achieve the objectives. A policy can be an ordinance, a program can be a series of policies and actions, and an action can be something carried out by a group without the need for an official policy.

## B. Issues and Opportunities

### 1. Introduction

The Issues and Opportunities element provides a brief summary of the Town of Eau Galle historic population patterns, current population patterns, household characteristics, general education statistics, and other socio-economic characteristics and trends (age, income and employment)

- a) Statistical data is based on 2018 American Community Survey **(ACS)**.
- b) Demographic data from State of Wisconsin Department of Administration **(DOA)**.
- c) 2020 Census data will be available in March 2021 and will be reviewed and included as an addendum to the Plan.

### 2. Historical Population

- a) 2010 Census Count for the Town of Eau Galle was 1,139.
- b) According to the 2018 American Community Survey the population in the Town of Eau Galle was 1,086. **(ACS)**
- c) Historical population summary for Eau Galle: **(DOA)**

Year	Population	% Growth
1970	720	
1980	840	14.3%
1990	756	-10%
2000	882	14.3%
2010	1,139	22.5%
2020	1,245	8.5%

### 3. Population Forecasts

Population growth influences future land use, housing, transportation, and other characteristics of the area. Growth in surrounding communities will also influence these characteristics.

2020 Preliminary Estimate for the Town of Eau Galle 1,245, based on estimates reported by SCEDC (St Croix Economic Development Corporation) as of September 2020. Approximately 8.5% over 10 year period since the 2010 census. Compared to 7.83% population growth for St Croix County over the same period. **(DOA)**

#### 4. Household Forecasts

Population and household projections are used to estimate the number of new dwellings needed in the area over a defined period of time.

#### 5. Age Distribution

Age distribution can influence the types of housing, recreational needs, and other aspects of the area.

- a) The median age in Eau Galle is 42.4 years, which is on average older when compared to the median age of the United States at 37.9 years. (ACS)
- b) Population by age range of Eau Galle: 7.3% under 5 years old, 72.7% 18 years and older, 17.5% 65 years and older. (ACS)

#### 6. Diversity in Population

- a) Veterans living in Eau Galle is 8.1% of the population, compared to 7.5% of veterans in the United States. 100% of the veterans are male. (ACS)
- b) Health of the community, Eau Galle reports 7.1% disabled population compared to 12.6% disabled population in the United States. (ACS)  
The primary types of disabilities reported were hearing difficulty 4.4%, ambulatory difficulty 3.5% and cognitive difficulty at 1.9%. (ACS)
- c) Ethnic and cultural diversity in Eau Galle is well behind the National average.
  - i) Population by race breakdown in Eau Galle: 99.3% white only, 0.3% African American, 0.0% American Indian, 0.1% Asian, 0.0% Pacific Islander, 0.2% other, and 0.2% two or more races. (ACS)
  - ii) Language spoken in the home. Eau Galle residents: 2.5% speak language other than English in the home, compared to 21.5% in the United States.  
Types of languages spoken at home in Eau Galle: 97.5% English, 1.3% Spanish, 0.8% Indo-European, 0.1% Asian, and 0.3% Other. (ACS)

#### 7. Education Levels

Educational attainment can influence a person's career choices, job location, and income.

- a) Education attainment for Eau Galle residents report 96.1% high school graduate or higher, compared to 87.7% National average. (ACS)
- b) Education attainment breakdown for Eau Galle residents: 36.4% High School graduate, 17.9% some college but no degree, 14.2% Associates degree, 19.3% Bachelors degree, and 8.2% Graduate or profession degree. (ACS)

#### 8. Income Levels

- a) Median household income of Eau Galle residents is \$80,536. (ACS)
- b) Median earning of Eau Galle residents broken down by sex: \$58,750 male, compared to \$50,417 female. Average income for females \$50,417, compared to \$41,690 average for females in the United States. (ACS)
- c) Poverty rate in Eau Galle is reported at 7.1%. (ACS)

#### 9. Employment Forecasts and Characteristics

- a) The average time Eau Galle residents commute to work is 27.9 minutes, compared to National average of 26.6 minutes. (ACS)
- b) Most residents report that they drive alone to work at 83.8%, 5.7% carpool, 1.0% walk and 9.4% work at home. (ACS)

10. Demographic Trends

Data from 2010 Census Chartbook: Demographic Trends in Wisconsin. Prepared by Katherine Curtis, Department of Community & Environmental Sociology, Applied Population Laboratory, University of Wisconsin-Madison/Extension.

- a) Wisconsin’s population is growing at a slower rate than the national average.
- b) The population of Wisconsin is aging. General aging of our population increase in median age; people are living longer, and less children are being born.

Breakdown of Population in Wisconsin: 2020 compared to projected in 2040		
	2020	2040
Children (0-17)	22%	21%
Working Age (18-64)	60%	55%
Seniors (65+)	18%	23%

- c) Wisconsin is becoming increasingly racially and ethnically diverse. Wisconsin, and Eau Galle in particular lag the nation in diversity.
- d) Wisconsin’s housing density is uneven across the State, and home ownership is uneven across race groups.
- e) One-third of Wisconsin households are married families with children, although a growing proportion is not.
- f) Increase in multigenerational households.

**C. Housing**

1. Introduction

Housing is influenced by the age of structures, income of the residents, and occupancy characteristics. Housing can affect the image of the area.

2. Age Characteristics

Age of housing in Eau Galle varies from 100-year-old farmhouses to brand new homes.

3. Structural Characteristics

- a) Housing units in the Town of Eau Galle consist mostly of single-family units in a rural setting, with a good mix of older style farmhouses and newer homes.
- b) At the present time there are very few rental units available in the Town of Eau Galle. Only about 9% of the housing units are rentals. Significant growth in rental housing is not anticipated in the town, as it is readily available in the Villages of Baldwin and Woodville.
- c) Multi-family or rental units would be more suited for development adjacent to the Villages, or along the main traffic corridors of U.S. 63 and County Roads N and B. The Town of Eau Galle has an Ordinance regarding issuance of building permits of single and 2-family dwellings.
- d) Outbuildings cannot be converted to dwelling without going through permit process and inspection.
- e) Minimum dwelling size standards apply.
- f) Refer to Eau Galle Land Division Ordinance for additional details and guidance.

4. Value Characteristics

- a) The median value of owner-occupied unit increased from \$44,300 in 1990, to about \$118,300 in 2000, to \$270,000 in 2019.

5. Occupancy Characteristics

- a) The average size of the household unit 3.2. There is 434 housing units in the town, which is about 13 houses per square mile.
- b) Owner Occupied
- c) Renter Occupied

6. Housing Unit Projections

- a) The town had a 22% increase in housing units from 2000 to 2010.
- b) Building Permits – limited to housing \* Based on treasurer records of building permits > \$75.00.

Year	# Permits Issued
1997 to 1999	26
2000 to 2004	91
2005 to 2009	43
2010 to 2014	30
2015 to 2019	50
2020 YTD	7

c) Projected Growth

It is expected that Eau Galle will continue to see growth opportunity based on current activity and projected growth in excess of 10%. Growth in the Villages that border Eau Galle to the north, both Baldwin and Woodville will continue to push out into Eau Galle. Potential pressure exists around those borders for where that growth occurs.

- d) Housing units at St Croix County level grew 10.1% from 2010 to 2020. (DOA)

7. Sustainable Development

Sustainable development practice have gained in popularity, as people are more aware of the impacts development can have on the natural environment.

- a) Based on the feedback from the public survey, Respondents would like the Town to maintain its rural character; safe, good environment, rural and agriculture. As well as, discouraging smaller lot sizes, increased density, affordable house and regulated building style.
- b) Land development restriction of R2 Zoning District - 8 lots per 40 acres. Allowing for:
  - i) Preservation of greenspace
  - ii) Retain productive area
  - iii) Minimize additional number of driveways and roadway
  - iv) Promote environmental awareness and stewardship
- c) Each proposed development will be reviewed on its own merits, bound by zoning, use, and land ordinance guidelines.

8. Housing Assistance Programs and Agencies

- a) Assistance may be available for affordable and special needs housing through the Federal Government's Rural Development program. In the event of low-income housing, it is expected that these sites would be adjacent to or within the Villages to take advantage of programs of services and employment opportunities.
- b) Current programs available through:
  - i) Rural Development – United States Department of Agriculture
  - ii) WHEDA – Wisconsin Housing and Economic Development Authority
  - iii) First Time Homebuyers programs
  - iv) FSA – Farm Service Agency



- v) West CAP – non-profit organization that provides assistance, housing counseling, information and gap financing.
- vi) VA Loans – mortgage loan in the United States guaranteed by the US Department of Veterans Affairs. Program for veterans and military members.

## 9. Goals, Objectives and Policies

The main objective of new development should be to maintain the character of the area as a rural setting.

Goal: Attract new homeowners to live in the area.

Objective: Plan for responsible growth and development.

Policies: Regularly review Town policies to ensure they are adequately controlling key components, but not too restrictive. Promote the Town as a great place to live, work and recreate.

## D. Transportation

### 1. Introduction

Transportation is a primary component of a community's infrastructure. The network and type of roads, the movement of people, and the modes of transportation make up an important part of transportation within the Town of Eau Galle.

### 2. Functional Road Classification and Jurisdiction

- a) Incorporating the state and county transportation plans and transportation corridor plans, as well as, county highway functional jurisdictional studies and county bike/pedestrian plan, this Plan expands the criteria to include three local road classifications by function (major local roads, minor local roads, and single purpose local roads).
  - i) Principal arterials: Highways that serve corridor movements having trip length and travel density characteristics of an interstate or inter-regional nature. WisDOT has classified I-94 through The Town of Eau Galle as a principal arterial interstate highway; and USH 63 along Eau Galle's west side as a principal arterial "other" highway. It can be expected that WisDOT will expand USH 63 to four (4) lanes as use and need dictate.
  - ii) Minor arterials: Highways that are in conjunction with principal arterials, serve cities, large communities, and other traffic generators providing intra-regional and inter-area traffic movements. WisDOT has no minor arterial highways classified in The Town of Eau Galle.
  - iii) Major collectors: Highways that provide service to moderate sized communities and other intra-area traffic generators and link those generators to nearby larger population centers or higher function routes. St. Croix County Highway Department and WisDOT classify CTH "B" through Eau Galle as a major collector.
  - iv) Major local roads: Local roads that provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. The Town of Eau Galle currently classifies three (3) roads as major local road: the east/west route of 55<sup>th</sup> Avenue down 233<sup>rd</sup> Street and along 50<sup>th</sup> Avenue parallel to I-94; 220<sup>th</sup> Street north from 55<sup>th</sup> Avenue; and Pierce/St. Croix Road from CTH "BB" to CTH "B". Other roads could be considered as major local roads in the future pending growth and developments in the nearby villages.
  - v) Minor local roads: Local roads that provide access to adjacent land and providing for local travel over short distances on an inter-township basis or intra-township basis, linking local traffic to major local roads, collectors, or arterials. These roads carry low traffic volumes

compared to major local roads. Most of Eau Galle's roads currently fall under this classification.

- vi) Single purpose roads: Local roads used for a single purpose such as driveways that service one to three families. These roads are dead-end in nature and are very specific in their purpose. Several driveways that Eau Galle maintains fall under this classification.
- b) Transit – There are no mass transit issues in The Town of Eau Galle at this time. There exists a “Park and Ride” lot that may assist in transit, but mass transit will not be a part of this Plan until the need arises by the community or local officials.
- c) Disabled transportation - There is no disabled transportation issues addressed by The Town of Eau Galle at this time. Most disabled transportation needs are in cities and village and many are taken care of by charitable organizations. Disabled transportation will not be a part of this Plan until the need arises by the community or local officials.
- d) Other modes of transportation – shared roadway:
  - i) Bicycle and walking facilities – A bicycle and pedestrian path (Wildwood Trail) exists on the old railroad bed that extends from the Village of Woodville south (along either side of 250<sup>th</sup> Street) to Pierce County. St. Croix County has the responsibility of this path. Roadside bike and pedestrian path routes are included in the St. Croix County Bicycle/Pedestrian Plan. This plan serves as a tool for reference when improving roadways. If the designated bike/pedestrian routes are being considered for improvement, the Town will review the improvements desired for bike and pedestrian transportation. Funding is a separate issue to be considered along with the improvement decisions. The safety of residents and the travelling public are of utmost importance during the development and maintenance of these transportation facilities. The St. Croix County Bicycle/Pedestrian Plan recommends three facility types (Shared roadway, paved shoulder, and path or trail). There is no bicycle/pedestrian traffic allowed on I-94. (See the St. Croix County Bicycle/Pedestrian Plan map for details.) Bicycle/Pedestrian wayfinding signage is approved by the Town of Eau Galle.
    - a. Path/Trail: A bike/pedestrian path/trail should be physically separated from motor vehicle traffic by an open space or barrier and may be within the road right-of-way or within an open space. They should be constructed with an 8-10 foot wide paved surface and a two-foot clear zone on each side to accommodate two-way travel. Structures such as bridges, overpasses and underpasses should be constructed 10-12 feet width where feasible.
  - ii) ATV/UTV – ATVs and UTVs are allowed on all Town roads, and designated posted County routes.
  - iii) Horse & Buggy – various horse drawn equipment and buggies travel the various roads, operating at slower speeds.
  - iv) Implements of Husbandry – farm implements frequently utilize roadways in the Town. The size of implements continues to increase in size and width.
- e) Shared Roadway: Roads with relatively low traffic volumes and able to meet the suitability standards, and can be safely shared by bicyclists, pedestrians, and motorists with no additional improvements necessary. All other Eau Galle roadways not listed on the county designated bike/pedestrian plan currently handle the local bicycle and pedestrian traffic as designed. Bikes, Pedestrians, ATV/UTV, Horse & Buggy and Implement of Husbandry use the gravel shoulders when necessary and share the roadway with vehicle traffic in a safe and efficient manner through the current traffic laws.
- f) Paved Shoulder: Rural collector highways that are not suitable as shared roadways should have paved shoulders to a minimum width of three feet to accommodate bicycle/pedestrian traffic. There are no designated roads in Eau Galle of this type.

### 3. Air Transportation

- a) No airports exist in Eau Galle at this time. Several nearby cities and village in the surrounding communities have airports, so we see no need for air transportation facilities at this time. The only foreseeable air transportation issues would be generated by the desires of private landowners that hold pilot licenses and desire to house their personal airplane, helicopter, or air-vehicle on their land. This may generate a considerable amount of controversy from the community. Research into the affects and effects of an air facility should be done before any air facility decisions are made.

### 4. Railroads

- a) No railroads exist in Eau Galle at this time. The only foreseeable railroad would be through a federally developed mass transit rail system in the I-94 median or along I-94. Until then, railroads will not be a part of this plan.

### 5. Truck Transportation

- a) There is currently a trucking firm in Eau Galle along USH 63/I-94 on 47<sup>th</sup> Avenue. The objective of this Plan is to direct the development of industries along the I-94 and USH 63 corridors. These are federal roadways that have been built, with proper surface, base, setbacks, road width, etc. to handle the traffic generated by these types of businesses. Truck traffic generally follows along the higher-level roadways (arterials and collectors) which are federal, state or county jurisdictional highways. One of the goals of this Plan is to keep this truck traffic on the arterial and collector highways.

### 6. Future Improvements

- a) There are no current State or Local plans for significant roadway improvements in the Town of Eau Galle for the next 5 years (through 2025).

### 7. Goals, Objectives and Policies

#### a) Goals and Objectives

The Town of Eau Galle's Transportation Element to the Comprehensive Land Use Plan is intended to guide effective, efficient, and economical planning, construction and maintenance of all Town roads and transportation systems or facilities within the Town. The overall goal is to promote public safety, welfare and accessibility to the users, and protect property values along with preservation of the overall tax base. This can be accomplished through coordination and cooperation not only within the Town, but also with surrounding municipalities, the County and the State.

#### b) Policies

Local authority and control allow issues to be addressed with logic, common sense and the "intent" of each policy in mind. The Town of Eau Galle's road system is within St. Croix County. Very few local roads are continuous connections though the Township. The transportation issues that need to be addressed in the Town are, and will be, different than the rest of the county. Local road classification authority with the assistance from the state and/or county, if requested, considers the unique criteria in the Town which will result in effective outcomes consistent with statewide classifications. Refer to the Town of Eau Galle ordinance for specific policy restrictions regarding driveway separation, setbacks, mailbox placement, temporary sign placement, debris and other roadway obstructions. The state and/or town minimum standards for local roads will be used.

#### c) Conclusion

- i) Comprehensive regulatory devices could have significant bearing on the implementation of this Town Plan, such as the setbacks and other regulations pertaining to federal, state,

and county owned highways; yet comprehensive regulatory authority does not necessarily ensure Plan success.

- ii) The employment of “non-regulatory” planning devices should also be part of a continuing program of plan implementation and refinement. Therefore, references are to be made to other plans currently in existence and duplication, such as specific highway system plan details, is only for clarification, along with cooperation with other plans to encourage and enhance the opportunity for success of the Town’s Plan.
- d) Ordinance Recommendations
  - i) The highways in Eau Galle are to be kept clear of obstructions for safe travel and maintenance.
  - ii) Mailboxes are to be at least two (2) feet off the shoulder for maintenance activities.
  - iii) Miscellaneous temporary signs are not to obstruct vision of the traveling public.
  - iv) It is prohibited to apply paint or markings upon Town of Eau Galle road surface for public safety purposes
  - v) Rocks, branches and other yard debris are to be kept out of ditches and roadways for efficient drainage, vision and vehicle travel.
  - vi) Highway setbacks match the class of roadway outlined in the Plan. The footage should be the shorter of the two figures noted in the following guideline:

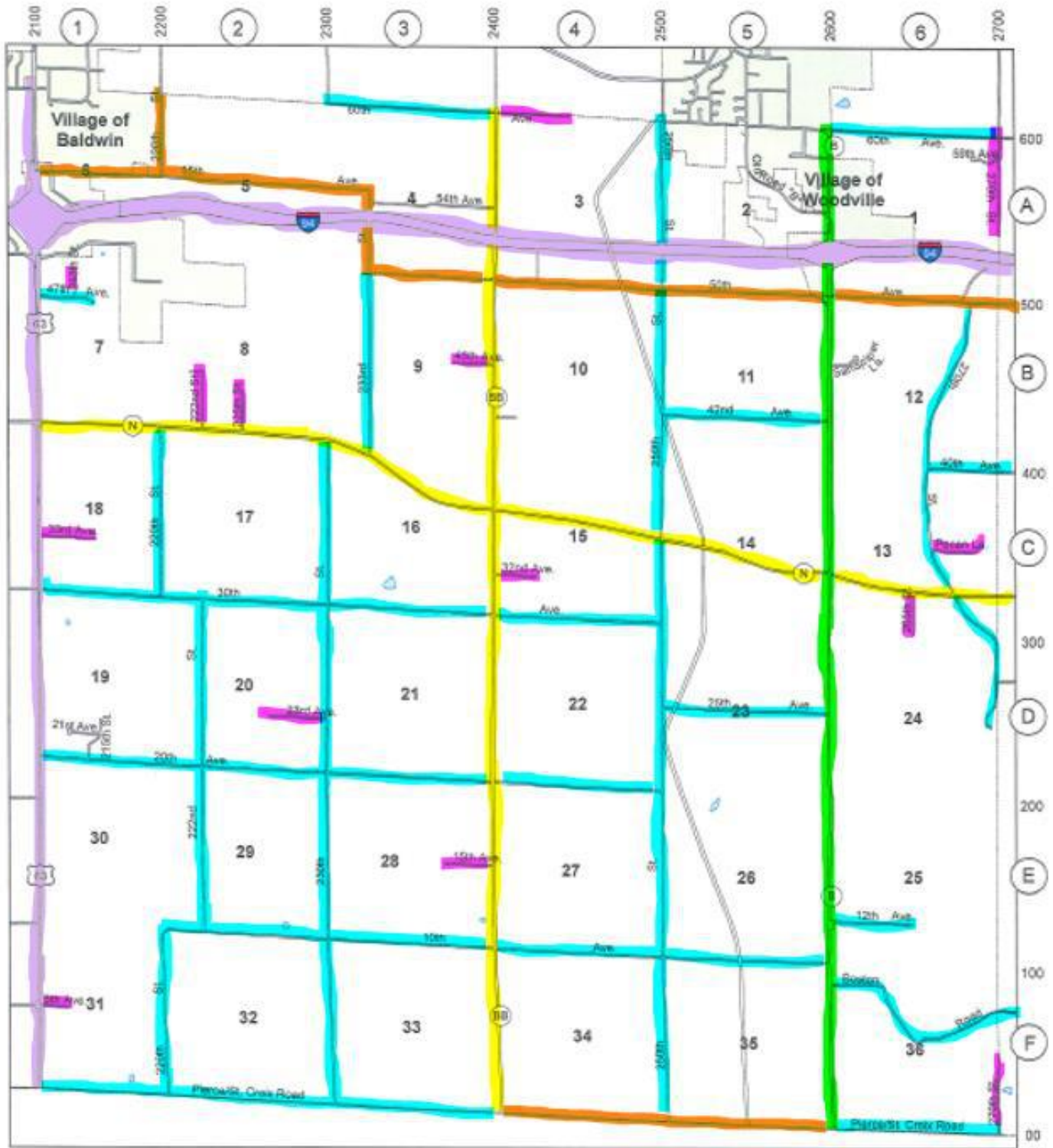
<b>Road or Highway Setback Requirements</b>	
Functional Classification	Setback from Right-of-Way
Freeways & Expressways	50 feet
Principal and Minor Arterials	50 feet
Major and Minor Collectors	50 feet
Subcollectors	50 feet
Access Roads	50 feet
One-Way Access Roads	50 feet
Permanent Cul-de-sacs	50 feet
Major and Minor Local Roads	50 feet
Single Purpose Roads	50 feet
Loop Roads	50 feet
Access, One-Way, Cul-de-sacs and Loop Roads in Conservation Design Development	50 feet

8. Maps

- a) A road map is included that identifies the current classification of each road. (See Map pg. 13) The Town of Eau Galle’s Driveway Ordinance includes a chart of setback guidelines, a drawing of vision triangles, and a chart of driveway separation guidelines.

# Town of Eau Galle

# T28N,R16W



<b>PRINCIPAL ARTERIALS</b>	<b>MAJOR LOCAL ROADS</b>
<b>MINOR ARTERIALS (NONE)</b>	<b>MINOR LOCAL ROADS</b>
<b>MAJOR COLLECTORS</b>	<b>SINGLE PURPOSE</b>
<b>MINOR COLLECTORS</b>	

## E. Utilities and Community Facilities

### 1. Introduction

Utilities and community facilities provide the basic elements for which the town is built and maintained on. These include waste water, drinking water, electricity, gas, communications and solid waste disposal. These are essential to attract and maintain the population. It also includes community facilities such as centers, libraries, schools and high learning. It can also include health and aging services.

### 2. Town Hall

- a) Currently the town hall is the only community center. It hosts meetings, voting, groups and special events. The Town Hall sits on a 37.5 acre tract of land.

### 3. Water Supply

- a) Private well
- b) County water quality
  - i) Refer to the St. Croix County Citizen Groundwater Monitoring Program (CGMP)

### 4. Waste Water

- a) There is no sanitary sewer or potable water service in the Town. Contracts between the Town Board and the two adjacent Villages have demonstrated no inclination from them to allow creation of a sanitary sewer district. Storm water occurs via natural run off.

### 5. Telecommunications

- a) Three land-based telephone companies serve the Town of Eau Galle. The Town of Eau Galle also has three major fiber optic cables running across it.
- b) Three major wireless providers own infrastructure in the Town who in turn sublease to multiple wireless sub providers.
- c) The major wireless providers are AT&T, T-Mobile, and Verizon.
- d) Baldwin Lightstream, Inc., based in Baldwin, WI. is the major supplier of telephone and internet service in the Town of Eau Galle. This is provided through fiber optic lines to the premise. Analog copper service will be eventually terminated.
- e) 24-7 West Wisconsin Telecom, Inc., through their Spring Lake and Spring Valley exchanges, serves a small portion of the Town in the east and is based in Menomonie, WI. They provide telephone and internet via fiber optic to the premise.
- f) Spring Valley Telephone Company serves the southeast corner of the town. Telephone service is through analog copper lines and internet is Digital subscriber lines.

### 6. Substation and Transmission Lines

- a) St. Croix Electric Cooperative is the major supplier of electric service in the Town of Eau Galle and is based in Hammond, WI. St. Croix Electric Cooperative has indicated that the Woodville Substation located on County BB gives them adequate power supply to serve any increase in residential load. Any new residential growth could easily be served by the construction of small single-phase feeder lines. No major line construction of new lines is anticipated in the near future, but replacement of aged lines will continue.
- b) Xcel is the other supplier of electric service to the Town of Eau Galle and the Town is served from their Eau Claire office. Xcel has indicated that any residential growth in the Town of Eau Galle could be served by their present facilities. Xcel does not anticipate any major construction in the near future in the Town. They have a 69KVA-transmission line running north to south through the Town of Eau Galle.

- c) Dairyland Power, based in La Crosse, WI. has a substation on County BB that serves all the St. Croix Electric Cooperative members in the Town of Eau Galle. Dairyland Power also has a 35KVA-transmission line serving the “Woodville” substation and another 35KVA-transmission line running north to south serving the “Baldwin” substation. Dairyland Power indicated that present facilities are adequate to serve any anticipated residential growth in the Town of Eau Galle. Dairyland Power has no upgrades or improvements planned but growth in other areas they serve could require improvements in transmission lines.
7. Gas
    - a) Williams Pipeline has a major high-pressure gas line along the middle of the southern six (6) Sections in The Town of Eau Galle.
    - b) Wisconsin Gas Company, WE Energies Milwaukee, WI is the assigned natural gas provider. Limited service exists along Baldwin and Woodville city borders.
  8. Parks & Trails
    - a) No parks planned in Eau Galle Town
    - b) Giezendanner School Forest
    - c) Wildwood Trail – a St Croix County Park
  9. Cemeteries
    - a) Brookville Cemetery
    - b) Private Cemetery
  10. Police
    - a) St Croix County Sheriff provides patrol and response.
  11. Fire and Rescue
    - a) Fire service is contracted through United Fire and Rescue with stations in Baldwin, Hammond and Woodville.
    - b) Ambulance service is through Baldwin Area Emergency Medical Services.
  12. Garbage
    - a) Solid waste is currently contracted as a Town via bidding on a yearly basis.
    - b) Curbside pickup provided
  13. Goals, Objectives and Policies
    - a) Goal: In general, support the existing and the continuous improvement in the quality of the area; schools, emergency services, library, etc. Be an advocate for Town residents for resources if a future need is identified.
    - b) Objective: Maintain and improve the quality of life for the residents.
    - c) Policies: Maintain communication between emergency services, businesses, and surrounding Villages. Be proactive in having representation from the Town of Eau Galle at meetings of partner organizations.

## **F. Economic Development**

### **1. Introduction**

Economic growth in the Town can determine land use and future development. The economy of neighboring communities can influence commuting patterns, job opportunities and personal incomes of Eau Galle residents. Expanded ag operations, business and industry help diversify the tax base and allows the tax burden to be distributed more evenly among property owners. A strong local economic base provides an opportunity for residents to work and live in their community.

## 2. Analysis of Local Workforce

- a) Unemployment rate of 4.8% for St Croix County, as of September 2020. \* Wisconsin Department of Workforce Development (DWD)
- b) Work local
- c) Commute
- d) Work from home
- e) Self employed
- f) Small business owners
- g) Ag producers

## 3. Education Levels

Educational attainment can influence a person's career choice, job location, and income.

- a) Education attainment for Eau Galle residents report 96.1% high school graduate or higher, compared to 87.7% National average. (ACS)
- b) Education attainment breakdown for Eau Galle residents: 36.4% High School graduate, 17.9% some college but no degree, 14.2% Associates degree, 19.3% Bachelors degree, and 8.2% Graduate or profession degree. (ACS)

## 4. Income Levels

- a) Median household income of Eau Galle residents is \$80,536. (ACS)
- b) Median earning of Eau Galle residents broken down by sex: \$58,750 male, compared to \$50,417 female. Average income for females \$50,417, compared to \$41,690 average for females in the United States. (ACS)
- c) Poverty rate in Eau Galle is reported at 7.1%. (ACS)

## 5. Age of Local Workforce

Maintaining a balance of age of people in the workforce to support the local economy with retired population that create demand the services.

Eau Galle - Working Age (18-64) 72.7%

Wisconsin - Working Age (18-64) 60%

## 6. Inventory of Local Businesses and Employers

Understanding the types of business and industries that evolve over time. Monitoring activity and risks appropriate for the type of business. Anticipate changes in operation that could have impact on the area; increased traffic, pollution, rapid growth and expansion, etc.

## 7. Local Economic Base

Based on the public survey there is a desire to have controlled growth where appropriate. Also recognizing the changing work environment that more people are working from home, requiring service expectations and local resources. Based on the feedback, expanding the zoning and land use options in the Town of Eau Galle to accommodate the changes and create flexibility as business operations continue to evolve. And minimize or control growth in mass consumer retail, restaurants and office space.

## 8. Assessment of Strengths and Weaknesses

### a) Strengths:

- i) Location to main transportation routes, including proximity to I-94.
- ii) Proximity to multiple economic hubs: Eau Claire, Menomonie, Woodville, Baldwin, Spring Valley, River Falls, Hudson, and the Twin Cities Metropolitan Statistical Area (MSA)
- iii) Workforce

### b) Weaknesses:

- i) Growth that gets annexation into the Village(s).



ii) Infrastructure needed as business grows.

9. Telecommuting

Telecommuting allows people to live and work in homes or offices while staying connected to an office in another location. To do this, employees must have access to reliable resources such as WIFI. Fiber is available in the Town of Eau Galle for most of the residents through Baldwin Lightstream making telecommuting an option.

10. Tourism

Tourism or features or activities that bring people from other areas to the Town of Eau Galle provides the opportunity to experience the area and promotes the area as a great place to live, work and recreate. Zoning updates for the Town provide for opportunities in Ag Tourism.

11. Economic Development Programs available for businesses of all types:

- a) SBA – Small Business Administration
- b) WHEDA – Wisconsin Housing and Economic Development Authority
- c) USDA Rural Development
- d) WEDC – Wisconsin Economic Develop Corporation
- e) Regional Loan Fund
- f) St Croix County Economic Development Corporation
- g) FSA – Farm Service Agency

12. Goals, Objectives and Policies

a) Goals Based on Survey Results:

- i) Economic development focus on ag tourism/entertainment, air B&B/short term rentals, and small commercial.
- ii) Commercial and industrial development where appropriate.
- iii) Limit restaurant, retail stores, business/professional office space, and heavy industrial development.

b) Objective:

- i) Promote economic growth, but retain the rural character of the Town at the same time.
- ii) Create buffer zones with zoning to maintain harmony amongst the residents and business.

c) Policies:

- i) Work with St Croix County Economic Development Corporation, Village of Baldwin and Village of Woodville on new business opportunities.
- ii) Continuously review zoning, land use, and land ordinances are appropriate with the current economic environment, requests, and residents.

## **G. Agriculture, Natural and Cultural Resources**

1. Introduction

A review and inventory of the agricultural, natural, and cultural resources in the Town of Eau Galle will provide a general overview of the areas natural and cultural features. Informed decisions can be made when addressing the future physical growth, development, and preservation of the land through the identification and analysis of features such as agriculturally productive areas, wetlands, endangered species, soil characteristics, and valued cultural resources. By identifying and analyzing these features, development can be guided to the most appropriate locations, thus protecting the natural areas while identifying potential locations for responsible growth.

Based on the survey results the agricultural operations allowable in the township have expanded to allow AG-1 and C-2 zoning and uses, including Ag Entertainment. Acknowledging different types of Agricultural practices and uses in the current environment. Allowing for rural farm development with flexibility to be sustainable and allow for diverse income opportunities.

Portions of the land within the Town of Eau Galle are classified as prime farmland. The U.S. Department of Agriculture describe prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, and fiber and is available for these uses.

Although specific agricultural data is not available for Eau Galle, it is available for St Croix County. The number of farms has decreased in recent years, however the average size of farms has increased. The average value of farms has increased, and the average value of farmland per acre has nearly tripled in value since the prior decade. \* USDA Census of Agriculture

## 2. Agricultural Activities

- a) Animal production
- b) Crop production
- c) Specialty crop production

## 3. Groundwater

- a) Refer to the St. Croix County Citizen Groundwater Monitoring Study

## 4. Environmentally Sensitive Areas & Wildlife Habitat

- a) Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem.
- b) Environmentally sensitive areas also referred to as corridors, consist of forestland, slopes of 20% or greater, wetlands, floodplains, and buffers around the surface waters (300 feet around streams, and 1,000 feet around lakes and ponds). Limiting development in and adjacent to environmentally sensitive areas.

## 5. Threatened or Endangered Species

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or significant portion of its range. A “threatened” species is one that is likely to become endangered in the near future. These species are protected because of their scientific, educational, aesthetic, and ecological importance. At this time, there are no identified threatened or endangered species in Eau Galle. Sensitive wildlife habitats in Eau Galle identified are: headwaters of the Rush River, Carr Creek, and various low land and creek areas throughout the Town.

## 6. Forests

The Wisconsin Initiative for Statewide Cooperation and Landscape Analysis and Data (WISCLAND) completed a statewide land classification system in 1999. WISCLAND defines a forest as “an upland area of land covered with woody perennial plants, the tree reaching a mature height of at least 6 feet tall with a definite crown”. Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plants and wildlife. Forest and trees can help protect other resources to by reducing heating and cooling cost of homes and businesses. They also offer erosion control for river banks and steep slopes.

7. Surface Water and Stream Corridors

Existing wetlands and ponds provide habitat for wildlife. They act as natural filters and holding areas for water runoff. Development near these areas has the potential to have a negative impact on the quality of water in surface waters and the function of the wetlands. Shorelands and wetlands are protected under the Wisconsin Department of Natural Resources (WDNR) Shoreland and Wetland Ordinance.

- a) The only bodies of water in Eau Galle are streams and very small rivers, most of which run dry every year.
- b) Rush River headwaters located in the town. Special restrictions apply in designated area.

8. Reference Maps Available from St. Croix County Community Development Department

- a) Soil Survey Maps
- b) Flood Plan Maps
- c) Wetland Maps
- d) Threatened and Endangered Species Maps
- e) Geological Survey (Topographic) Maps
- f) Water Table Maps

9. Metallic/Non-metallic Mineral Resources

Metallic and non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock or sand and gravel) materials. When economically viable, these materials may be removed through mining to process the raw materials into commercial or industrial products.

Metallic mining is regulated by the WDNR. Non-metallic mining is regulated by ordinances by St Croix County, regulating non-metallic mining and reclamation following completion of mining activities. An active non-metallic, gravel pit, is located in the NE corner of the Town of Eau Galle.

10. Parks, Open Space and Recreational Resources

- a) Wildwood Trail runs through Town of Eau Galle. The Trail is considered a St Croix County Park and is maintained by the County. The Park is open and available to use by the Town residents and the general public.
- b) Giezendanner Forest is located in the Town of Eau Galle. The Forest is owned and maintained by the Baldwin Woodville School District. The Forest is open and available to use by the Town residents and the general public.
- c) Snowmobile routes exist within the Town facilitated through St. Croix County and the St. Croix County Snowmobile Association.
- d) No other parks are located in the Town of Eau Galle, and there is no plan to add or maintain parks at the present time.

11. Historical/Cultural Resources

No historical or cultural resources noted in the Town of Eau Galle at this time.

12. Goals, Objectives and Policies

- a) Goal:
  - i) Create a balance between residential and commercial growth, as well as ag production and resource protection.
- b) Objective:
  - i) Promote economic growth but retain the rural character of the Town at the same time.
  - ii) Create buffer zones with zoning to maintain harmony amongst the environment, residents and business.

## H. Intergovernmental Cooperation

### 1. Introduction

Intergovernmental Cooperation allows the Town of Eau Galle to examine and benefit from neighboring communities and governmental agencies.

### 2. Existing Agreements

- a) Library
- b) Summer Recreation Programs
- c) Hockey Association/Rink
- d) Baldwin Area EMS
- e) United Fire and Rescue

### 3. County, Regional and State Government Units

- a) 911 Services
- b) Baldwin Area EMS
- c) United Fire and Rescue
- d) St Croix County Sheriff's Department
- e) St Croix County Highway Department

The Town of Eau Galle has an agreement with the St. Croix County Highway Department to maintain our roads and ditches year around for upkeep and snow removal.

- f) Wildwood Trail is a St. Croix County maintained pedestrian, bicycle and snowmobile trail passing through the Town.

### 4. School Districts

- a) Baldwin Woodville
- b) Spring Valley
- c) Wisconsin Indianhead Technical College
- d) Chippewa Valley Technical College

### 5. Existing or Potential Conflict

- a) Wisconsin Act 317 from 2003 allows for compensation for 5 years to the Town for lost tax revenue for property lost to annexation. There has been a concern with the St. Croix County Development Department with the slow processing of zoning requests and sanitary permits.

### 6. Future Areas for Intergovernmental Cooperation

- a) Copies of the Comprehensive Plan for the Village of Baldwin and the Village of Woodville will be kept on file with the Planning Commission.
- b) Maintain open communication with the Village of Baldwin and Village of Woodville. Request an annual meeting with each Village Board.

### 7. Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Town should hold joint meeting with neighboring governments and agencies to resolve future conflicts.

### 8. Goals, Objectives and Policies

- a) Goal: Encourage improved communications between the Town and other governing bodies and agencies.
- b) Objective: Hold or request to be a part of regularly schedule joint meetings with Village of Baldwin, Village of Woodville, St Croix County, and other departments/agencies that the Town has contracts or agreements with.

## I. Land Use

### 1. Introduction

The Land Use Districts proposed by the Planning Commission match the adopted land use map adopted by the town as presented by St Croix County. It is also based on input from residents, survey of residents and input from Commission members. The Commission tried to balance the desire of many residents to keep Eau Galle “rural” with the property rights of the larger land tract owners who consider the tracts of land their retirement plan. Survey results indicated that most preferred a low density to maintain rural character. Closeness to amenities and work while maintaining nature and open area were also important. (See attached results)

### 2. Land Use vs Zoning

An existing land use map depicts what activity is taking place on a parcel of land at a certain point in time. Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classification are assigned to a parcel of land. The zoning code is the written regulations, which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

### 3. Land use regulations enforced by St. Croix County within the Town can be found in the St. Croix County Code of Ordinances:

- a) Chapter 11, Animal Waste
- b) Chapter 12, Sanitary
- c) Chapter 14, Nonmetallic Mining
- d) Chapter 15, Zoning
- e) Chapter 16, Shoreland
- f) Chapter 17, Floodplain

### 4. Current Zoning Districts

- a) AG-1 Agricultural District
- b) AG-2 Agricultural District
- c) R-1 Residential District
- d) R-2 Residential District
- e) C-1 Commercial District
- f) C-2 Commercial District
- g) C-3 Commercial District
- h) I-1 Industrial District
- i) I-2 Industrial District
- j) NMO Nonmetallic Mining Overlay
- k) CON Conservancy District
- l) PD Planned Development District

## **AG-1 Agricultural District**

Purpose: The AG-1 District

- Provides for a wide range of traditional agricultural and agricultural accessory uses at various scales and accommodates all activities typically associated with the primary production and harvesting of crops, livestock, animal products or plant materials, recognizing that those uses may involve noise, dust, odor, use of heavy equipment and chemicals, and long hours of operation.
- Conditionally allows for incidental processing, packaging, storage, transportation, distribution and other activities intended to add value to agricultural products produced on premises or to ready those products for market, given the potential that they may pose for conflicts with agricultural uses due to volumes or speed of vehicular traffic, or in light of existing residential density, proximity to incompatible uses, environmental impacts or degradation of or loss of agriculturally productive lands.
- Allows other incidental activities, compatible with agricultural uses as a supplement to family income and supportive of the agricultural community.
- Provides additional economic opportunities for property owners that are generally compatible with agricultural uses, such as the establishment of new small-scale farming operations.
- Locates new farm residences in a manner that will minimize impacts on roads, soils and existing agricultural land uses.
- Preserves remnant parcels of productive agricultural land following development of adjoining properties.
- Preserves land for production of food and fiber.
- Preserves productive farms by preventing land use conflicts between incompatible users.
- Maintains a viable agricultural land base to support agricultural processing and service industries.
- Reduces costs associated with the provision of governmental services to non-agricultural parcels scattered among agricultural lands.
- Paces and shapes urban growth.
- Meets the criteria for certification of this district as a Farmland Preservation Zoning District under Wis. Stat. § 91.38.

The AG-1 District is intended to apply to productive farm operation lands, including lands that have historically exhibited good crop yields or are capable of such yields: lands which have been demonstrated to be productive for dairying, livestock raising and grazing, or other lands that are integral parts of such farm operations, land used for the production of specialty crops such as sod, fruits and vegetables, lands which are capable of productive use through economically feasible improvements such as irrigation, and lands consisting of undeveloped natural resource and open space areas.

### **A. Permitted and Conditional Uses**

1. Refer to "Use Table."
2. Minor subdivisions resulting in the creation of 4 or less lots over a 5-year period are permitted.

### **B. Lot Size and Land Division**

1. Land zoned AG-1 has a maximum density of one principal dwelling per 40 acres or full quarter-quarter (1/4-1/4) section.
2. Land divisions resulting in new lots smaller than 35 acres are permitted through the Minor Subdivision process, limited to the creation of 4 or less lots over a 5-year period. The resulting Certified Survey Map (CSM) must include, on its face, a list of the resulting lots and the number of additional lot splits, if any, available to each lot while it is zoned Ag 1.

### **C. Dimensional Standards**

### AG-1 Dimensional Standards

1	<b>Lot area (min)</b>	3 acres
2	<b>Density (max)</b>	1 principal dwelling per 40 acres or quarter-quarter (¼ - ¼) section
3	<b>Height (max)</b>	2 ½ stories / 35 feet (whichever is less) No height limit applies to agricultural accessory uses such as silos, bins, barns and seed storage facilities
4	<b>Street setback (min)</b>	50'
5	<b>Side setback (min)</b>	10' any side / 25' aggregate for principal building 5' accessory structure, 100' structure that houses animals
6	<b>Rear setback (min)</b>	25' for principal building 5' accessory structure, 100' structure that houses animals

Notes: “min” = minimum required | “max” = maximum allowed | “DU” = dwelling unit | “ac” = gross acres  
An “accessory structure” is a structure that is detached from all other structures by at least 10’, measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.

Local and county government shall determine allowable farm divisions to ensure that farms existing as of the effective date of this section are not divided so as to create in excess of the allowable number of lots per quarter-quarter (1/4 - 1/4). Remaining acreage of a farm not constituting a full quarter-quarter (1/4 - 1/4) shall be divided by 40, with the resulting quotient used to determine the number of additional residential units allowed (fractions are rounded down to whole numbers).

**Restriction on Rezoning** No land in the AG-1 District shall be rezoned except in accordance with County requirements and Wisconsin Statutes.

### AG-2 Agricultural District

Purpose: The AG-2 District:

- Provide for a wide range of agricultural, agricultural accessory and agriculture- related uses, at various scales of operation while providing for the minimum lot area necessary to accommodate such uses.
- Accommodate uses which are commercial or industrial in nature; are associated with agricultural production; and require a rural location due to extensive land area needs or proximity to agricultural resources and which do not require urban services.

In appearance and operation, the permitted uses in the AG-2 District are often indistinguishable from an active farm operation. Conditional uses in this District are clearly commercial or industrial in nature and may involve facilities or processes that require a remote location distant from incompatible uses, proximity to agricultural products or suppliers and/or access to utility services or major transportation infrastructure.

Examples of uses in the AG-2 District include, but are not limited to, agricultural support services, value-added or related businesses such as implement dealers, veterinary clinics, farm machinery repair shops, agricultural sales facilities, marketing, storage and distribution centers, plant and tree nurseries and facilities for the processing of natural agricultural products or by-products, including fruits, vegetables, silage or animal proteins. Those activities are characterized by: (1) Wholesale or retail sales and outdoor storage/display of agriculture-related equipment, inputs and products; (2) The use of parking areas, outdoor lighting and signage appropriate to the scale of the use; (3) Small, medium or large utilitarian structures, facilities or workshops, appropriate to the scale of the use; (4) Low to moderate traffic volumes; and (5) Noises, odor, dust or other potential nuisances associated with agriculture-related production or processing.

**A. Permitted and Conditional Uses** Refer to “Use Table.”

**B. Lot Size and Land Division**

1. Land zoned AG-2 has a maximum density of one principal dwelling per 20 acres or one-half of a quarter-quarter (1/4-1/4) section.

- Land divisions resulting in new lots smaller than 35 acres are permitted through the Minor Subdivision process, limited to the creation of 4 or less lots over a 5-year period. The resulting Certified Survey Map (CSM) must include, on its face, a list of the resulting lots and the number of additional lot splits, if any, available to each lot while it is zoned AG-2.

**C. Dimensional Standards**

AG-2 Dimensional Standards		
1	Lot area (min)	3 acres
2	Density (max)	2 principal dwellings per 40 acres or quarter-quarter (¼ - ¼) section
3	Height (max)	2 ½ stories / 35 feet (whichever is less) No height limit applies to agricultural accessory uses such as silos, bins, barns and seed storage facilities
4	Street setback (min)	50'
5	Side setback (min)	10' any side / 25' aggregate for principal building 5' accessory structure, 100' structure that houses animals
6	Rear setback (min)	25' for principal building 5' accessory structure, 100' structure that houses animals
<p>Notes: "min" = minimum required   "max" = maximum allowed   "DU" = dwelling unit   "ac" = gross acres            An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.            Local and county government shall determine allowable farm divisions to ensure that farms existing as of the effective date of this section are not divided so as to create in excess of the allowable number of lots per quarter-quarter (1/4 - 1/4). Remaining acreage of a farm not constituting a full quarter-quarter (1/4 - 1/4) shall be divided by 20, with the resulting quotient used to determine the number of additional residential units allowed (fractions are rounded down to whole numbers).</p>		

**Restriction on Rezoning** No land in the AG-2 District shall be rezoned except in accordance with County requirements and Wis. Statutes.

**R-1 Residential District**

Purpose: The R-1 district establishes areas within which agricultural uses, commercial uses serving agriculture and limited residential uses with a rural character are located. The R-1 District includes areas in or adjacent to agricultural uses, and that may retain an agricultural character. However, exclusive agricultural use (i.e. AG-1 or AG-2) on an area-wide basis is not warranted due to the existence of residential uses, demonstrated or expected ability of farm and selected nonfarm uses to exist in close proximity without undue conflict, the need to buffer agricultural and urban-residential uses, and related factors.

**A. Permitted and Conditional Uses**

- Refer to "Use Table."
- Minor Subdivisions resulting in the creation of 4 or less lots are permitted

**B. Density and Lots**

- Maximum residential density. Parcels of land existing on the effective date of this chapter shall not be divided into more than 4 lots per 40 acres (or portion thereof).
  - Calculation. The allowable number of residential lots shall be calculated by dividing the size of the parcel by 10. (Example: A parcel of 35 acres results in 35 ÷ 10 = 3.5 lots.)
  - Rounding. Any fractional lot resulting from the calculation in 2.a.1 which is at least .75 shall be rounded up to the next whole number.
  - Existing Residences. Any residence which exists on the parcel of land to be divided shall count against the maximum residential density allowed.



- d. Transfers. The transfer of allowable density from one parcel to a contiguous parcel under the same ownership is permitted. Such transfer may also be across a public or private road to a parcel under the same ownership which has opposite frontage.
  - e. Exception for existing lots. Parcels less than 17.5 acres existing on the effective date of this plan may be divided into two residential lots subject to the requirements of this plan and St. Croix County Land Division Ordinance.
2. Lots less than 17.5 acres created after the effective date of this ordinance are not eligible to be divided into two residential lots while zoned R1.
  3. All lots created after the effective date of this plan shall indicate, on the Certified Survey Map creating the lots, the number of additional residential lots that may be further divided from that lot in the future while it is zoned R1, including those lots that may not be further divided. No lot shall be created which does not carry with it the allowance for at least one dwelling unit unless identified on the Certified Survey Map as an outlet that may not be improved for residential use.
  4. The Certified Survey Map must include, on its face, a list of the resulting lots and the number of additional lot splits, if any, available to each lot while it is zoned R-1.
  5. The number of lots that may be created from an existing parcel while it is zoned R-1 will be calculated by local and county government whenever a land division is proposed.
  6. All land divisions are subject to the requirements of this ordinance and shall meet St. Croix County Land Division Ordinance.

**C. Dimensional Standards**

R-1 Dimensional Standards		
		Standard Design
<b>1</b>	<b>Lot area</b> (min)	3 acres minimum <b>(differs from St. Croix County)</b>
<b>2</b>	<b>Density</b> (max)	1 principal dwelling per 10 acres
<b>3</b>	<b>Height</b> (max)	Principal Building: 2 ½ stories / 35 feet (whichever is less) Additional 1' allowed per 1' additional setback from all property lines (up to 1 additional story/10') Accessory Structure: 25 feet, plus additional 1' allowed per 1' additional setback from all property lines, not to exceed five additional feet in height No height limit applies to agricultural accessory uses such as silos, bins, barns and seed storage facilities
<b>4</b>	<b>Street setback</b> (min)	50'
<b>5</b>	<b>Side setback</b> (min)	10' any side / 25' aggregate for principal building 5' accessory structure, 100' structure housing animals
<b>6</b>	<b>Rear setback</b> (min)	25' for principal building 5' accessory structure, 100' structure housing animals
<b>7</b>	<b>Open Space</b> (min)	--
Notes: "min" = minimum required   "max" = maximum allowed   "DU" = dwelling unit   "ac" = gross acres   -- = not applicable. An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.		

**R-2 Residential District**

Purpose: The R-2 district provides for limited residential uses with a rural character. The R-2 district provides for higher residential density than R-1, buffering the County’s agricultural base and complementary residential development from residential neighborhoods and commercial areas. This district restricts agricultural uses to lower-intensity operations consistent with residential neighborhoods, and to prevent large-scale or noxious agricultural processing uses.

**A. Permitted and Conditional Uses**

- 1. Refer to “Use Table.”

**B. Dimensional Standards**

R-2 Dimensional Standards			
		Standard Design	
1	Lot area (min)	3 acres minimum (differs from St. Croix County)	
2	Density (max)	8 lots per 40 acres (differs from St. Croix County)	
3	Height (max)	Principal Building: 2 ½ stories / 35 feet (whichever is less)	
		Additional 1’ allowed per 1’ additional setback from all property lines (up to 1 additional story/10’) Accessory Structure: 25 feet, plus additional 1’ allowed per 1’ additional setback from all property lines, not to exceed five additional feet in height No height limit applies to agricultural accessory uses such as silos, bins, barns and seed storage facilities	
4	Street setback (min)	50'	25'
5	Side setback (min)	10’ any side / 25’ aggregate for principal building 5’ accessory structure	10’ for principal building 5’ accessory structure
6	Rear setback (min)	25’ for principal building 5’ accessory structure	10’ for principal building 5’ accessory structure
7	Open Space (min)	--	65% of gross site area
Notes: “min” = minimum required   “max” = maximum allowed   “DU” = dwelling unit   “ac” = gross acres   -- = not applicable. An “accessory structure” is a structure that is detached from all other structures by at least 10’, measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.			

Owned Acres (Adjacent)	Required Minimum Density (Acres)	Dwelling Lots Allowed (Round Down)	In this column is the rounded DOWN number in the ←column to the left...	Clustered Lots Allowed (3 acre minimum)	Acres Used Clustered	Remaining Lot Acreage Required
40	5	8.0	8	7	21	19
39	5	7.8	7	6	18	21
38	5	7.6	7	6	18	20
37	5	7.4	7	6	18	19
36	5	7.2	7	6	18	18
35	5	7.0	7	6	18	17
34	5	6.8	6	5	15	19
33	5	6.6	6	5	15	18

Example 1:



3 ACRE MIN  
 5 ACRE PER 40 AVERAGE REQUIRED( 8 LOTS)  
**40 ACRE PARCEL SUBDIVIDED**

Example 2:



3 ACRE MIN  
5 ACRE PER 40 AVERAGE REQUIRED( 3 LOTS)  
**17.5 ACRE PARCEL SUBDIVIDED**

Example 3:



2 LOTS @ 5 ACRE =10 ACRE 3 ACRE MIN NOT APPLICABLE  
5 ACRE PER 40 AVERAGE REQUIRED( 1 LOT/9 ACRE)  
**9 ACRE PARCEL NOT SUBDIVIDABLE**

**R-3 Residential District**

NOTE: Not allowed under current Plan.

**C-1 Commercial District**

Purpose: The C-1 district is established for commercial uses in areas that serve the County’s agricultural businesses and rural communities. This district accommodates commercial and other non-residential uses while protecting surrounding properties from excessive noise, traffic, drainage, or other potential nuisance factors. Landscaping, parking, and paving standards appropriate for rural areas are established in the Development Standards subchapter to protect surrounding development, minimize stormwater runoff, and mitigate aesthetic impacts consistent with a rural environment.

**A. Permitted and Conditional Uses**

1. Refer to “Use Table.”

**B. Dimensional Standards**

C-1 Dimensional Standards		
1	Lot area (min)	3 acres minimum (differs from County)
2	Density (max)	--
3	Height (max)	2 ½ stories / 35 feet (whichever is greater)
4	Street setback (min)	50'
5	Side setback (min)	10' any side / 25' aggregate for principal building 5' accessory structure
6	Rear setback (min)	25' for principal building 5' accessory structure
7	Residential setback (min)	50' principal building and 20' for accessory structure abutting residential zoning district or use
8	Landscaping / Civic Space (min)	5% of lot area

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | -- = not applicable.  
 An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.

**C-2 Commercial District**

Purpose: The C-2 district provides for rural and agricultural tourism and entertainment uses such as wedding barns, agritourism activities with sales of off-site products, outdoor recreation, and related activities. This district accommodates those uses while protecting surrounding properties from excessive noise, traffic, drainage, or other potential nuisance factors.

- A. Permitted and Conditional Uses** Agricultural Entertainment and Agritainment, consistent with the Use Regulations. Refer to "Use Table."
- B. Dimensional Standards** Agricultural Entertainment and Agritainment, consistent with the Use Regulations.

C-2 Dimensional Standards		
1	Lot area (min)	3 acres minimum
2	Density (max)	--
3	Height (max)	2 ½ stories / 35 feet (whichever is greater)
4	Street setback (min)	50'
5	Side setback (min)	10' any side / 25' aggregate for principal structure 5' accessory structure
6	Rear setback (min)	25' for principal structure 5' accessory structure
7	Residential setback (min)	50' principal building and 20' for accessory structure abutting residential zoning district or use

<b>8</b>	<b>Landscaping / Civic Space</b> (min)	5% of lot area
<p>Notes: "min" = minimum required   "max" = maximum allowed   "DU" = dwelling unit   "ac" = gross acres   -- = not applicable.  An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.</p>		

**C-3 Commercial District**

Purpose: The C-3 district is established to provide for commercial uses in corridors and centers that are accessible to residential neighborhoods or other businesses. This district accommodates commercial and other non-residential uses while protecting surrounding properties from excessive noise, traffic, drainage, or other potential nuisance factors. Landscaping, parking, and paving standards are established in the Development Standards subchapter to protect surrounding development, minimize stormwater runoff, and mitigate aesthetic impacts consistent with development in and abutting corridors and centers.

**A. Permitted and Conditional Uses**

1. Refer to "Use Table."

**B. Dimensional Standards**

<b>C-3 Dimensional Standards</b>		
<b>1</b>	<b>Lot area</b> (min)	3 acres minimum <b>(differs from County)</b>
<b>2</b>	<b>Density</b> (max)	--
<b>3</b>	<b>Height</b> (max)	2 ½ stories / 35 feet (whichever is greater)
<b>4</b>	<b>Street setback</b> (min)	50'
<b>5</b>	<b>Side setback</b> (min)	10' any side / 25' aggregate for principal building
		5' accessory structure
<b>6</b>	<b>Rear setback</b> (min)	25' for principal building 5' accessory structure
<b>7</b>	<b>Residential setback</b> (min)	50' principal building and 20' for accessory structure abutting residential zoning district or use
<b>8</b>	<b>Landscaping / Civic Space</b> (min)	15% of lot area
<p>Notes: "min" = minimum required   "max" = maximum allowed   "DU" = dwelling unit   "ac" = gross acres   -- = not applicable.  An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.</p>		

**I-1 Industrial District**

Purpose: The I-1 District provides for development of light industrial uses in an industrial park setting, or for employment or production type uses that are fully enclosed and have low intensity and environmental, noise, vibration, or related impacts. These uses may include amenities and open space that serve employees, including limited and internalized retail and service uses.

**A. Permitted and Conditional Uses**

1. Refer to “Use Table.”

**B. Dimensional Standards**

<b>I-1 Dimensional Standards</b>		
<b>1</b>	<b>Lot area (min)</b>	3 acres minimum <b>(differs from County)</b>
<b>2</b>	<b>Density (max)</b>	--
<b>3</b>	<b>Height (max)</b>	2 ½ stories / 35 feet (whichever is greater)
<b>4</b>	<b>Street setback (min)</b>	50 feet
<b>5</b>	<b>Side setback (min)</b>	10' any side / 25' aggregate for principal building 5' accessory structure
<b>6</b>	<b>Rear setback (min)</b>	25' for principal building 5' accessory structure
<b>7</b>	<b>Residential setback (min)</b>	50' principal building and 20' for accessory structure abutting residential zoning district or use
<b>8</b>	<b>Landscaping / Civic Space (min)</b>	15% of lot area
<p>Notes: “min” = minimum required   “max” = maximum allowed   “DU” = dwelling unit   “ac” = gross acres   -- = not applicable.                      An “accessory structure” is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.</p>		

**I-2 Industrial District**

Purpose: The I-2 district is created to accommodate production, processing, assembly, warehousing and distribution uses. These uses potentially create impacts relating to noise, dust, vibration, air and water quality, and traffic and should be located apart from residential neighborhoods and public gathering areas.

The Heavy Industrial district requires sufficient space in appropriate locations for industrial uses while protecting surrounding properties from excessive noise, traffic, drainage, or other potential nuisance factors and air, water or thermal pollution or any other environmental degradation.

The district also protects locations where a variety of compatible industrial uses are located. Residential and institutional uses that are not compatible with the permitted industrial uses and would impede the development of industrially zoned lands for industrial purposes are prohibited.

**A. Permitted and Conditional Uses** Refer to “Use Table.”

**B. Dimensional Standards**

<b>I-2 Dimensional Standards</b>		
<b>1</b>	<b>Lot area (min)</b>	3 acres minimum <b>(differs from County)</b>
<b>2</b>	<b>Density (max)</b>	--
<b>3</b>	<b>Height (max)</b>	2 ½ stories / 35 feet (whichever is greater)
<b>4</b>	<b>Street setback (min)</b>	50 feet

5	<b>Side setback</b> (min)	10' any side / 25' aggregate for principal building 5' accessory structure
6	<b>Rear setback</b> (min)	25' for principal building 5' accessory structure
7	<b>Residential setback</b> (min)	100' for principal building and 20' for accessory structure abutting residential zoning district or use
8	<b>Landscaping / Civic Space</b> (min)	15% of lot area

Notes: "min" = minimum required | "max" = maximum allowed | "DU" = dwelling unit | "ac" = gross acres | -- = not applicable.  
 An "accessory structure" is a structure that is detached from all other structures by at least 10', measured from the edge of each roof overhang. Accessory structures that do not meet this standard or are attached to the principal building are considered part of the principal building and are subject to all dimensional standards applicable to the principal building.

**NMO Nonmetallic Mining Overlay**

Purpose: The Nonmetallic Mining Overlay provides for the site location of new and expansion of existing heavy industrial non-metallic mining sites. Nonmetallic mining is an important industry that contributes to the County's economic well-being. However, heavy industrial mining operations, if not properly sited and regulated, can create short-term and long-term damage to the physical environment and tax base. The NMO allows the County to allow the expansion of existing heavy industrial mining sites, engage in case-by-case review of proposals for new heavy industrial mining sites, and regulate heavy industrial mining to minimize or prevent damage to the public and to restore mining sites to a useful and stable condition after mining ceases.

**A. Permitted and Conditional Uses** The following uses are allowed:

1. Heavy Industrial Mining operations, subject to an approved reclamation plan and any conditions of approval of an NMO district, and consistent with County Code, all applicable state and federal regulations, and any conditions of a permit or reclamation plan approved by the County and the State of Wisconsin; and
2. Permitted and conditional uses allowed in the base district, subject to their applicable requirements and approval processes.

**B. Dimensional Standards**

1. The nonmetallic mining site must comply with any buffer zone, setback, height, or area of operations standards required by County Code, any state or federal statute, and any condition of a state or County permit.
2. Any land use subject to a reclamation plan shall comply with the base district requirements, any condition of rezoning to an NMO district, and any State or County-approved reclamation plan in effect when the use is established.

**CON Conservancy District**

Purpose: The Conservancy District preserves and perpetuates in an open state areas such as lowland swamps, marshes and wetlands, floodplains and stream beds, slopes, bluffs, wooded areas, native or restored prairie, parks, recreation areas, wildlife habitat and other areas of aesthetic value which, because of their unique physical features, are deemed desirable to be retained for the benefit of this and future generations. The Conservancy District regulations:



- preserve and perpetuate open space land and water areas consistent with the intent and purpose of this chapter, and
- protect the community and the County from costs and consequences that are incurred when unsuitable development occurs in those areas which, because of their unique physical features, are deemed desirable to be retained for the benefit of this and future generations.

**A. Permitted and Conditional Uses**

1. Refer to “Use Table.”

**B. Dimensional Standards**

Conservancy District Dimensional Standards		
<b>1</b>	<b>Impervious surface coverage (max)</b>	10%
<b>2</b>	<b>Street setback (min)</b>	50 feet
Notes: “min” = minimum required   “max” = maximum allowed. Impervious surface coverage is calculated as the percentage of impervious surface is calculated by dividing the surface area of existing and proposed impervious surfaces on the lot or parcel by the total area of the lot or parcel and multiplying the result by 100. Impervious calculations do not include any area within the Right-of-Way.		

**PD Planned Development District**

Purpose: The Planned Development district accommodates master planned development that cannot feasibly comply with the standards in any of the other zoning districts, and that demonstrates a high degree of design quality and accomplishes an important public purpose.

- Applicability:** This section establishes Planned Development districts that are applied at the request of a property owner.
- Generally:** The procedures for approving a PD rezoning are established in County Codes. A PD rezoning requires a General Development Plan approval at the time of rezoning, and a Final Development Plan to be approved by the Zoning Administrator. Any approval of PD zoning requires demonstration of adequate service and infrastructure capacity, including roads, water and wastewater.
- Public Benefit Required:** The PD District shall be used to enable high-quality development that serves community goals and objectives as identified in the comprehensive plan. The PD District is not available as a means to reduce environmental or neighborhood protections or the general quality of development that occurs under the base zoning districts.
- Comprehensive Plan Consistency:** The PD District is available in any Future Land Use Classification shown on the Future Land Use Map of the Comprehensive Plan, if the uses and intensity of use proposed is consistent with the Comprehensive Plan.
- Permitted Uses:** The uses permitted in the PD District are established in the General Development Plan for each site proposed for PD zoning.
- General Development Plan:** The zoning for the site shall be proposed and recorded in a General Development Plan (GDP). The GDP shall include:
  - Existing conditions map(s) of the site including:
    - aerial photo, including adjacent parcels
    - existing structures
    - elevation contours, 2-foot or better
    - wetlands and floodplains
    - woodlands
    - any existing utility or access easements

- b. Concept plan map of the site including, at minimum:
  - a. lot sizes
  - b. public and private road locations
  - c. general land use for each lot
  - d. stormwater management locations
  - e. public or private open space, if any
- c. Permitted and conditional uses for each lot, with reference to a base zoning district if appropriate.
- d. Description of standards for each of the following development attributes, including reference to the standards applicable in a base zoning district or description of any proposed standards that differ from the standards applicable in a base zoning district or that are not addressed in County Zoning:
  - a. lot size
  - b. development intensity, including the number of residential units and the building area of any non-residential uses
  - c. lot coverage
  - d. setbacks
  - e. building height
  - f. off-street and on-street parking and loading
  - g. signs
  - h. screening, landscaping or buffering
  - i. building design
  - j. site design
  - k. tree preservation
  - l. exterior lighting
  - m. facilities or improvements for pedestrian safety
  - n. street design
  - o. water supply
  - p. wastewater treatment
  - q. upgrades town roads which is based on existing design and projected use
- e. Description of any requirements for detailed site plans to verify compliance with development standards, such as screening and buffering locations, wastewater treatment facility locations, building locations or other attributes. If site plans are deemed unnecessary, the GDP shall indicate this.
- f. Estimated project phasing, including anticipated timing of land division(s) and construction.

**G. Final Development Plan**

- a. The details of development shall be documented in a Final Development Plan that includes the following information:
  - a. Preliminary Plat or Certified Survey Map
  - b. Site plans, as described in the GDP
  - c. Any agreements, bylaws or covenants that will be recorded to govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, open areas or other facilities.

The Final Development Plan may be submitted for approval concurrent with the General Development Plan, or as a unified General and Final Development Plan if it includes the required information.

1) Land Use Classifications

The Use Table establishes uses permitted within each zoning district, and how they are permitted. The uses permitted in each of the Zoning Districts established in this Plan are defined as follows:

Table Use Categories		
<b>P</b>	<b>Permitted by Right</b>	Uses in the Use Table identified by "P" in any column are permitted subject to district regulations, any conditions of rezoning, and the conditions specified in the Use Regulations or Development Standards or elsewhere in this Chapter. Any by-right, conditional or accessory use permitted in any district must comply with the requirements of the district in which it is located unless the Board of Adjustment approves a variance from those requirements. The property owner must obtain a permit by showing that the proposed use is listed as a permitted use.
<b>L</b>	<b>Land Use Permit</b>	The use is permitted if a land use permit is issued.
<b>C</b>	<b>Conditional Use</b>	Conditional Uses are uses that are allowed only after the Local and County government reviews the proposed use, holds a public hearing and decides whether to approve the use, based upon the application of standards found in County ordinances. Conditional uses are also subject to any conditions and limitations specified in the Use Regulations or imposed as a condition of rezoning conditional use permit approval. See County Submittal Requirements for application information.
<b>A</b>	<b>Accessory</b>	Uses in the Use Table identified with an "A" are permitted only as an accessory use to another use that is permitted as a by right or conditional use in the applicable district.
<b>U</b>	<b>Use Regulations</b>	Permission, standards and location determined by Use Regulations
	<b>Not Permitted</b>	Uses in the Use Table identified by a blank cell are not permitted in that particular district.
	<b>Not Listed</b>	Not permitted unless the use is approved as provided in subsection 3 below.

**A. Additional Regulations Apply** The fact that a use is shown as a permitted use does not always mean that the project may proceed. State and County Sanitary, Land Division, or other sections of this code may result in a permitted use not being allowed to proceed, depending upon the manner in which those provisions apply.

**B. Uses Not Listed**

1. The Zoning Administrator may determine that an unlisted use is permitted by right or as a conditional use if sufficiently similar in nature and impact to a permitted use or a conditional use. The Zoning Administrator may refer to any of the following factors as guidance in making this determination:
  - a. Whether the use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Zoning Administrator may refer to empirical studies or generally accepted planning or engineering sources in making this determination.
  - b. Whether the use is within the same industry classification as another permitted use. In making this determination, the Administrator may refer to the most recent edition of the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”). If the use is not defined in the NAICS, the Administrator may refer to the American Planning Association, Land- Based Classification Standards LBCS Tables (April 1, 2001).
2. The burden is on the applicant to establish that the use is similar to the expressly listed use. The applicant shall submit all proofs or verification that show that the proposed use is similar to another permitted or conditional use and could be allowed.
3. The Local and County government shall initially determine if a proposed use is similar to another permitted or conditional use in the district and could be allowed.

4. If the Local and County government determines that the proposed use is deemed sufficiently similar in nature and impact to a permitted use or a conditional use, the applicant shall submit an application for a conditional use permit to the Board of Adjustment.
  5. If the County Zoning Administrator determines that the proposed use does not meet the standards listed in subsection a above, the proposed use shall be denied, and the applicant notified in writing. The determination may be appealed to the Board of Adjustment as an appeal of an administrative decision.
- C. **Preemption.** Uses regulated by the State of Wisconsin and exempt from local control are permitted subject to state regulations.

**Use Tables:**

AGRICULTURE	AG-1	AG-2	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	CON
Agriculture, Aquaculture*	P	P	P	P							P
Agriculture, Beekeeping*	P	P	P	P	A						P
Agriculture, Crop or Forage Production	P	P	P	P	P						
Agriculture, Enrolled Land*	P	P	P	P	P						
Agriculture, Floriculture*	P	P	P	P							
Agriculture, Forest Management*	P	P	P	P							
Agriculture, Fur Farm*	P	P	P	C	C						
Agriculture, Keeping Livestock	P	P	P	P							
Agriculture, Sod or Christmas Tree Production*	P	P	P	P							
Agriculture, Wholesale Nursery	P	P	P								
Agricultural Resource Production (including sawmills)	P	P	C								
Animal Production, Other											C
Community Garden	P	P	P	P	P	P		P			
Community Supported Agriculture	P	P	P	P	P	P		P			
Crop/Limited Agriculture	P	P	P	P	A	P		P			
Grazing	P	P	P	P	P						P
Greenhouse	A	A	A	A	A	P		A			
Harvesting of Wild Crops	P	P	P	P							P
Livestock Facility (< 200 animal units) (L where required)*	P	P	P	P							
Livestock Facility (200-499 animal units) (L where required)*	P	P	P								
Livestock Facility (> 500 animal units) (L where required)*	L	L	L/C								
Manure Storage	P	P	C	C							
Pick-Your-Own Operations	P	P					P				
Raising of Chickens and Ducks	P	P	A	A	A						
Raising of Waterfowl, Fowl, and Fish											P

Stock Yard or Livestock Auction Facility		C									
<b>NATURAL RESOURCES</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Filling, Draining, or Dredging of Wetlands	L	L	L	L	L	L		L	L	L	C
Undeveloped Natural Resources and Open Space Land Use	P	P	P	P	P	P	P	P	P	P	P
<b>RESIDENTIAL</b>											
<b>Residences</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Dwelling, Single-Family	P	P	P	P	P		P				
Caretaker Unit								A			
Conservation Design Development			P	P	P						
Dwelling, Rental or Secondary	P	P									
Dwelling, Two-Family			C	C	P						
Manufactured Home	P	P	P	P	P		P				
Mobile Home Park			C	C	C						
Mobile Home											
Modular Home	P	P	P	P	P		P				
Multifamily Dwelling					P						
Temporary Residence	L	L	L	L	L						
<b>Group Living</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Community Living Arrangement (9-15 persons) (Wis. Stat. § 59.69(15))			C	C	P						
Community Living Arrangement (> 15 persons) (Wis. Stat. § 59.69(15))			C	C	C						
Foster Home / Adult Family Home (Wis. Stat. § 59.69(15)(bm), (br)2)			P	P	P						
Life Care or Continuing Care Service					P			P			
Retirement Housing Service					P			P			
Skilled-Nursing Service (above intermediate level nursing care)					P			P			
<b>LODGING</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Boarding House								P			
Bed and Breakfast (subject to Wis. Stat. § 97.01(1g) or 97.625(1p) as determined by DATCP)		C	C	C	C	C		C			
Campground, Private			C	C		C	C	C			
Campground, Public			C	C							L
Hotel or Motel								C			
Short-Term Rental *	P	P	P	P	P						
<b>ART, ENTERTAINMENT, &amp; RECREATION</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Adult Establishment *						L		L	L	L	
Agricultural Entertainment (< 15 days) L if > 100 persons during 24 hour period)*	A	A									

Agricultural Entertainment (> 15 days) <b>L</b> if > 100 persons during 24 hour period)*	A/C	A/C									
Agricultural Entertainment (< 30 days) <b>L</b> if > 100 persons during 24 hour period)*							P				
Agricultural Entertainment (> 30 days) <b>L</b> if > 100 persons during 24 hour period)*							C				
Amusement or Theme Park								C			
Drive-In Theater			C					C			
Farm Exhibition (< 5 days) <b>L</b> if > 100 persons during 24 hour period)*	A	A					P				
Farm Exhibition (> 5 days) <b>L</b> if > 100 persons during 24 hour period)*	A/C	A/C					L				
Game Arcade								C			
Golf Course			C	C	C			C			C
Hiking, Biking, and Bridle Trails	P	P	P	P	P	P	P	P	P	P	P
Indoor Recreational Facility								C			
Miniature Golf								P			
Museum		L	L					L			
Outdoor Entertainment Facility						C		C			
Outdoor Recreational Facility			C	C		C	C	C			
Racetrack								C			
Stadium, Arena, or Conference Center								C			
Theater, Movie, or Performing Arts								C			
Zoos, Botanical Gardens, Arboreta, and similar uses								C			
<b>COMMERCIAL/MIXED USE</b>											
<b>Animal Services</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Game Management	P	P	C								
Kennel, Commercial	C	C	C			P		P			
Stable, Commercial	C	C	C	C		C		C			
Veterinary Clinic						P		P			
<b>Automotive</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Automotive Parts, Accessories, and Tire Stores								P			
Automotive Service, Repair, and Towing						P		P			
Car Wash								A			
Dealerships (Motor, Off-Road, Watercraft, and Implements)								P			
Service Station								P			
Truck Service, Repair, and Towing						P		P	P	P	
<b>Day Care</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>

Child Care Home, Family (< 8 children)	A	A	A	A	A	A		A			
Child Care Center (Wis.Stat. § 48.65)						P		P			
Group Day Care						P		P			
<b>Financial Services</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Financial or Investment Institution								P			
<b>Food &amp; Beverage Sales/Service</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Bar or Tavern								P			
Grocer*	C	C						P			
Liquor Store								P			
Restaurant								P			
Roadside Stand*	P	P	P	P	P	P		P			
Sales - Processed or Preserved Agricultural Products and Produce	C	C	C			P		P			
<b>Mixed Uses</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Vertical Mixed Use (retail or office on ground floor, residential on upper floors)								P			
<b>Office, Business &amp; Professional</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Courier and Messenger Service								P			
Office								P			
Plant or Livestock Genetic Laboratory		C				C		P			
Postal Service								P			
<b>Personal/Business Services</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Barber or Beauty Shop								P			
Business Support Services								P			
Funeral Home								P			
Indoor Maintenance and Repair of Goods and Equipment						P		P			
Laundry								C			
<b>Retail Sales</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Contractor Sales and Service						P		P			
Convenience Store								C			
Drug Store/Pharmacy								P			
Garden Center						P		P			
Landscape Supply and Contracting Business (Plant or Tree Nursery)		C	C			P		P			
Notion, Variety, or Gift Shop								P			
Retail Sales and Service (< 2500 sf)								P			
Retail Sales and Service (> 2500 sf)								C			
Riding Supply	C	C				P		P			
<b>Miscellaneous Commercial</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Agricultural Supply*			C			P		P			

Business Conducted By Owner/Operator of Farm*	C	C									
Farm-Related Exhibition, Sale, or Event (5 days or less)*	P	P	P			P	P	P			
Farm-Related Exhibition, Sale, or Event (more than 5 days)*	C	C	C			P	P	P			
Home Occupation, Major *	A/C	A/C	A/C	A/C	A/C						
Home Occupation, Minor *	A	A	A	A	A						
Motion Picture or Sound Recording								P	P		
Sale or Storage of Agricultural Byproducts		C									
Salvage Operation			C			C			C	C	
<b>INFRASTRUCTURE</b>											
<b>Transportation/Parking</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Airstrip		C	C								
Freight Terminal										C	
Parking Facility								C			
Taxi and Limousine Service								P			
Transit System								P	P	P	
<b>Utilities</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Air Conditioning and Steam Supply										P	
Biopower Facility		C									
Dam		C	C	C	C						C
Electric Generating Facility (Large Scale)	C	C									
Electric Generating Facility (Small Scale)	C	C	C	C	C	P		P	P	P	
Flowage Area		C	C	C	C						C
Irrigation and Industrial Water Supply	P	P	P	P					P	P	
Power Plant										C	
Solar Collector / Solar Energy System	C	C	C	C	C	C	C	C	C	C	C
Utility, Major	C	C								P	
Utility, Minor	P	P	P	P	P	P	P	P	P	P	
Wind Energy System	C	C	C	C	C	C	C	C	C	C	C
Wired Communication/Cable Facility*		C	C	C	C						C
<b>Communications Uses</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Radio and Television Broadcasting Studio								P			
Mobile Support Structures and Facilities (may require L)*	U	U	U	U	U	U	U	U	U	U	
<b>Waste-Related</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Hazardous Waste Collection, Treatment, and Disposal										C	
Septic Tank and Related Services									P	P	



Solid Waste Collection, Treatment, and Disposal										C	C	
Solid Waste Processing or Transferring										C	C	
<b>PUBLIC, CIVIC, &amp; INSTITUTIONAL</b>												
<b>Assembly</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Governmental, Institutional, or Nonprofit Community Use	C	C	P	P	P			P				
Club or Lodge	C	C				P		P				
Religious Institution	P	P	P	P	P	P		P				
<b>Civic and Open Space</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Cemetery	P	P	P	P	P	P		P				
Historic or Natural Resource	P	P	P	P	P	P	P	P	P	P	P	
Open Space			P	P	P	P	P	P	P	P	P	
Park			P	P	P	P	P	P	P	P	P	
<b>Educational Services</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Personal Instruction Services						P		P				
Private One-Room Schoolhouse	L	L	L									
School (public or private)								P				
Technical or Trade School								P				
<b>Public Administration / Institutional</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Library								P				
Correctional or Military Institution*								P		C		
Hospital*								P				
Medical Clinic*			C					P				
Public Safety								P	P	P		
<b>Social Services and Non-Profit Organizations</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Child and Youth Services								P				
Elderly and Disabled Services								P				
Family Services (food, emergency, etc.)								P				
<b>INDUSTRIAL/PRODUCTION</b>												
<b>Manufacturing &amp; Employment</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>	
Agricultural Products Processing		C							C	C		
Asphalt Plant	C	C	C	C	C				P	P		
Brewery or Distillery							C	C	P	P		
Building Construction Services								C	C	P		
Composting, Commercial											C	
Forest Products Processing									C	C		
Heavy Construction Services										P		
Industry, Heavy									C	P		
Industry, Light									P	P		
Manure Processing Facility		C									C	
Recycling Facility								C	C	C		

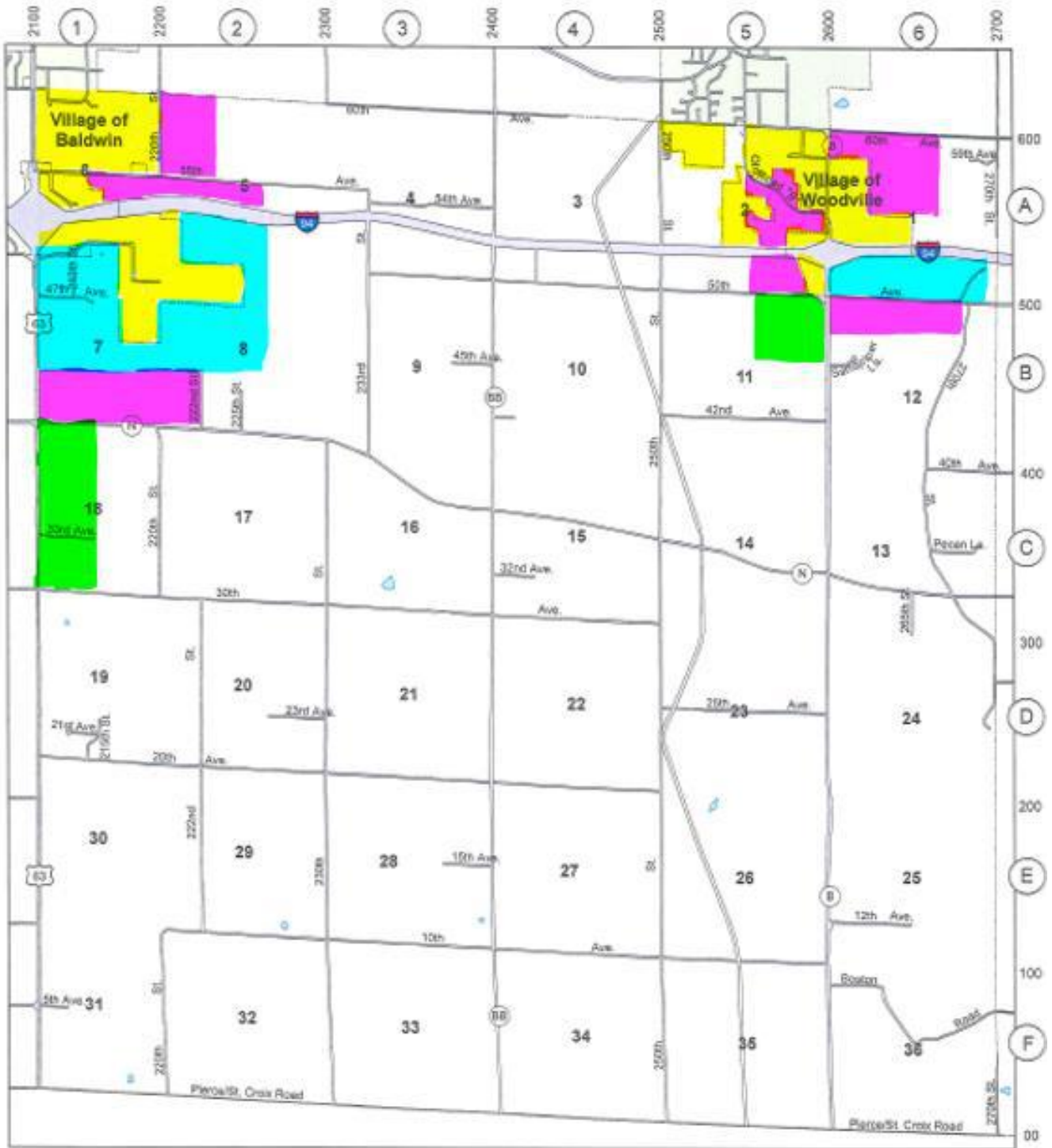
Renewable Fuel Manufacturing		C								C	
Slaughterhouse						C			P	P	
Winery	A	A	C						P	P	
Mining & Natural Resource Extraction	AG-1	AG-2	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	CON
Heavy Industrial Mining (if located within the NMO District)										P	
Metal Extraction										C	
Nonmetallic Mining,		C	C							C	
Temporary Nonmetallic Mining		L	L							L	
Warehousing, Storage & Distribution	AG-1	AG-2	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	CON
Contractor Storage Yard *			C	C		L		L	L	L	
Dead Stock Hauling Service*		C							C	P	
Propane Storage and Distribution						C		C	C	C	
Seasonal Storage	P	P	P								
Self-Storage Facility								P			
Warehouse (Greater than 20,000 sf)									C	C	
Warehouse (Less than 20,000 sf)									P	P	
Wholesaling									P	P	
Wrecking and Demolition Service										P	
<b>MISCELLANEOUS</b>	<b>AG-1</b>	<b>AG-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>CON</b>
Accessory Structures & Uses	A	A	A	A	A	A	A	A	A	A	A
Portable Storage Unit	A	A	A	A	A	A		A	A	A	
Outdoor Junk Storage	P	P	P	P	P	P	P	P	P	P	
Minor Subdivisions	P	P	P	P	P	P	P	P	P	P	P
Major Subdivisions				P	P	P		P	P	P	
<b>Notes:</b> P = Permitted   L = Land Use Permit required   C = Conditional   * = Use Regulations apply   U = approval determined by Use Regulations A = Accessory Use											

5. Future Development Zoning Map

- a. Zoning recommendation made in accordance with St Croix County Zoning and Land Use changes, and based on feedback from the public survey of residents of the Town of Eau Galle.
- b. AG1, AG2, R1, R2, C2 and C3 are acceptable throughout the Town.
- c. Other zoning and use recommendations on the Table below. (See Map pg. 43)

# Town of Eau Galle

# T28N,R16W



<b>BLUE – I1, I2, C1, C2, C3</b>	<b>WHITE – AG1, AG2, R1, R2, C2</b>
<b>PINK – I1, C1, C2, C3</b>	<b>YELLOW - VILLAGES</b>
<b>GREEN – C3, C2</b>	

## 6. Development Criteria

### a) Goals, Objectives and Policies

- i) Goal: Create a balance between residential and commercial growth, and ag production.
- ii) Objective:
  - a. Promote economic growth, but retain the rural character of the Town at the same time.
  - b. Create buffer zones with zoning to maintain harmony amongst the environment, residents, ag production and business.

## J. Plan Implementation

### 1. Introduction

The development and adoption of a Comprehensive Plan becomes meaningful only if the Plan is implemented. The Plan is best implemented when it is used as a guide for future decisions and kept current with new information as it becomes available. Beyond the maintenance of the Plan itself, the Plan can be used to guide the development decisions for zoning, land use and ordinances, and intergovernmental relations.

### 2. Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be State, County and local guidelines & ordinances used as guidelines. Non-regulatory tools can be action of the Town Board, groups, or residents voluntarily take to achieve a goal.

### 3. Summary of Survey Results

Survey of landowners in the Town of Eau Galle in the months of July and August, 2020. A copy of the survey questions is attached at the end of the Plan report, appendix A. Survey responses were tabulated and consolidated into a report including open comments, detail included in appendix.

### 4. Overview of the results:

- a) Respondents would like the Town to maintain its rural character; safe, good environment, rural and agriculture. Careful balance of agriculture and business development that is controlled and located in areas that have roads that can support the traffic, and where noise and pollution have little impact.
- b) Economic development focus on ag tourism/entertainment, air B&B/short term rentals, and small commercial.
- c) Commercial and industrial development received mixed response, split favorable and not favorable.
- d) Respondents were adverse to restaurants, retail stores, business/professional office space, and industrial development.
- e) Concerns were raised regarding lot size and density regarding housing.
- f) Respondents were in favor of well-maintained roads, and control of invasive plants in reasonable and responsive ways along the roadways.
- g) Proximity to work, ease of commuting, access to quality education, low crime rate, and low taxes were highly favored by respondents.
- h) Smaller lot sizes, increased density, affordable house and regulated building style were discouraged.

5. Implementation Priorities and Schedule

There are numerous policies, programs, and actions recommended throughout the Comprehensive Plan. Personnel and budget can limit what can be done and the timeline. This section is used as a guide to prioritize and schedule implementation policies.

6. Summary of goals and recommended action:

Element	Goal	Recommended Action	Responsible Party
Survey	Maintain rural character.		
Survey	Support strong tax base through controlled growth.	1. Plan for growth and development 2. Regularly review ordinances & use	Board
Housing	Attract new homeowners to the area.	1. Plan for growth and development 2. Regularly review ordinances & use	Board Plan Commission
Transportation	Effective, efficient and economical planning and maintenance of safe roads in the Town.	Roadways and ditches kept clear of obstructions and signs.	Board
Utilities	Support continuous improvement in the quality of the area. Be an advocate of the residents if a future need is identified.	1. Maintain communication with Villages, agencies and departments who we have contracted services with. 2. Proactively have representation from Eau Galle at meetings.	Board Plan Commission Residents
Economic Development	Promote economic growth while maintaining rural character of the area.	Create buffer zones with zoning to maintain appropriate co-existence.	Board Plan Commission
Ag, Natural, Cultural	Create a balance between residential & commercial growth with ag production & resource protection.	Create buffer zones with zoning to maintain appropriate co-existence.	Board Plan Commission
Intergovernmental	Encourage good communication between the Town and other governing bodies & agencies.	Proactively have representation from Eau Galle at meetings.	Board Residents
Land Use	Promote economic growth while maintaining rural character of the area.	Create buffer zones with zoning to maintain appropriate co-existence.	Board Plan Commission
Plan Implementation	Maintain a relevant and effective Comprehensive Plan	Revise and amend the Plan as needed. Review goals, actions and timelines.	Board Plan Commission

7. Roles and Responsibilities

Residents/Property Owners: Encourage continuous input from the residents and property owners. The process does not end with the adoption of the Comprehensive Plan. Views change and new ideas evolve, and with this the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

Plan Commission: The Plan Commissions role in the planning process is to review all pertinent information, give input, and act as advisory to the Town Board. The Plan Commission will use the Comprehensive Plan as a guide for making decision and will recommend revisions and updates as needed.

Town Board: In order for the Comprehensive Plan to be implemented, the Board must formally adopt the Plan. At that time, the Comprehensive Plan becomes the official guide for decision-making by the Board. The Board is also responsible for establishing and actively supporting a continuing planning program.

8. Plan Updates

Ongoing evaluation of the Comprehensive Plan is important. The needs of the area today may be different in the future. Revision and amendments to the Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by State statues. These include publishing a notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Comprehensive Plan and its Implementation chapter should be reviewed yearly by the Board (and/or Plan Commission) to measure the progress of the Plan and reflect or report on the progress based on set goals and new goals set. By law, the Comprehensive Plan is required to be updated every 10 years.

9. Goals, Objectives and Policies

Goal: Maintain a relevant and effective Comprehensive Plan for the Town of Eau Galle.

Objective: Ensure the Plan is usable and applied to meet the Town goals and changing needs.

Policies: Encourage annual review of Implementation goals, action and timelines. Revise and amend the Plan as needed.

**K. Survey**

Actual Survey and Results can be found on the Town of Eau Galle Website.

**L. Town of Eau Galle Zoning Map ([See Map pg. 47](#))**

