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Town of Oak Grove

Comprehensive Plan 2012 - 2032

Prepared by:
Town of Oak Grove Plan Commission

Adopted by:
Oak Grove Town Board
March 18, 2013

Planning assistance
provided by:



Menomonie Madison Green Bay

Town of Oak Grove - Pierce County
Ordinance No. # 2013- OZ

An Ordinance regarding the adoption of the Amended Comprehensive Plan for the Town of Oak Grove, Pierce County, Wisconsin.

The Town Board of the Town of Oak Grove, Pierce County, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sec. 60.22(3) Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Town of Oak Grove is authorized to prepare, amend and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), Wis. Stats.

Section 2. The Town Board of the Town of Oak Grove, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Sec. 66.1001(4)(a), Wis. Stats.

Section 3. The Plan Commission of the Town of Oak Grove, by a majority vote recorded in its official minutes dated November 8, 2012, has adopted a resolution recommending to the Town Board the adoption of the amended document entitled A Town of Oak Grove Comprehensive Plan 2012 - 2032@ containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.

Section 4. The Town has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), Wis. Stats. on January 16, 2013 at 7:00 pm at the Oak Grove Town Hall, N4939 1100th St., Prescott 54021, WI.

Section 5. The Town Board of the Town of Oak Grove, Wisconsin does, by enactment of this ordinance, formally adopt the amended document entitled, A Town of Oak Grove Comprehensive Plan 2012 - 2032@ pursuant to Sec. 66.1001(4)(c), Wis. Stats.


Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication as required by law.

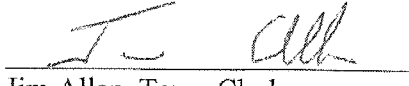
Adopted by the Town Board of the Town of Oak Grove this 18th day of March, 2013.

YES 2 NO 1 ABSTAIN 0 ABSENT 0

APPROVED:

ATTEST:


Jerry Kosin, Town Chair


Jim Allen, Town Clerk

Adopted: March 18, 2013

Published: March 28, 2013

Effective: March 28, 2013

Town of Oak Grove Comprehensive Plan 2012 – 2032

Prepared Under the Direction of:

Town of Oak Grove Plan Commission

Jerry Kosin, Chair
James Boles
Wally Betzel
Ralph Chase
Rudy Jungwirth
Gene Schommer
Andrew Verga

Oak Grove Town Board

Jerry Kosin, Chair
Jeff Benson, Supervisor
Gene Schommer, Supervisor

James Allen, Clerk
Jeremy Boles, Treasurer

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Appendix A Public Participation

Appendix B Community Survey Results

Note on Comprehensive Plan Limitations

The Comprehensive Plan is intended to act as a policy guide for the future growth and development of the Town of Oak Grove, Pierce County, Wisconsin. Many forecasts and ideas are represented to accomplish that growth and development. It should be noted that although the planning period is 20 years, there will be a need for modifications on a periodic basis and a Plan update every 10 years, per Wisconsin State Statutes 66.1001, to adjust for deviations from growth forecasts and unforeseen variables.

Maps and drawings found within the Comprehensive Plan are a compilation and reproduction of various sources and data. The maps are intended to be used for reference purposes only and should not be used as a substitute for an accurate site survey or other legal map.

Vision Statement

The Town of Oak Grove is dedicated to preserving its natural beauty, historical significance, and rural character while supporting economic activity that does not detract from these qualities. The vision will be achieved by promoting orderly growth and incorporating community design that preserves these qualities for the benefit of all residents.

Overall Planning Goals

1. Maintain the rural and historic character of the Town, and preserve farmland and open space.
2. Protect the Town's surface and subsurface water quality.
3. Encourage sustainable development at a minimal cost to the Town.
4. Protect the overall health and safety of the Town through improved public and emergency services.
5. Encourage the development of aesthetically pleasing commercial and industrial development that will maintain the character of the Town and increase the general tax base.
6. Provide transportation maintenance that has economic feasibility while sustaining quality and safety.
7. Maintain local control of Town affairs.

CHAPTER 1

Introduction

Location and General Regional Context

The Town of Oak Grove was created in 1856 by separating from the Town of Clifton. The community prospered off of the land. Agriculture was the primary industry and continues to be an important characteristic of the Town.

The Town of Oak Grove is located in Pierce County, Wisconsin. It is a rural area containing a mix of farmland, woodlands, and creeks (*see Map 1-1*). It is these qualities that make the Town a desirable place to live as well. The Town borders the Mississippi River and the City of Prescott to the west. The Town is also surrounded by the Towns of Clifton, River Falls, Trimble, and Diamond Bluff.

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 by January 1, 2010. 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. Before 1999, public participation and a public hearing were not required for adoption of a local plan.

State statutes require the plans to consist of nine elements, each focusing on an important sector of your community. These elements are:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- 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 for the Town of Oak Grove.

Plan Purpose

The purpose of the Town of Oak Grove's Comprehensive Plan is to ensure that the natural beauty and historic qualities of the community, which residents cherish, are preserved or improved upon for future enjoyment. The plan will act as a guide for not only Town government, but also local organizations and community residents and will look at how the Town fits into the regional context.

The Comprehensive Plan can provide a variety of benefits to a community by coordinating Town purchases, sharing services, promoting responsible economic development, and protecting historic/natural resources.

Plan Development Process

The Town of Oak Grove has incorporated the nine required elements into their plan. Each chapter was addressed individually before moving on to the next chapter. When all were complete, the Comprehensive Plan was reviewed as a whole, checking for any inconsistencies.

Regional Planning Jurisdictions and Government Agencies

While the Town of Oak Grove plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans will be reviewed to address any inconsistencies between them. Some of the planning and government agencies that will be contacted include:

- Mississippi River Regional Planning Commission
- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Pierce County
- Pierce County Economic Development Corporation

Public Involvement and Public Participation Policy

Wisconsin State Statutes Section 66.1001 requires a public participation plan/policy/procedure for the adoption of a comprehensive plan. The plan/policy must address public meeting notices, publications, and open discussions for every stage of the preparation of the comprehensive plan.

It is required that the local governing body adopts any comprehensive plan or amendments to a plan must do so with the use of a resolution, passed by a majority vote. Once a comprehensive plan is adopted, one copy must be provided to the following: every governing body within the boundaries of the local government unit; the clerk of all adjacent governing bodies, the Wisconsin Department of Administration, the regional planning commission, and the local public library.

The Town acknowledges, in order for the Comprehensive Plan to be utilized effectively, it must be created and embraced by Town residents. The Town has crafted a Public Participation Plan that helps identify key stakeholders for each element and various methods to generate public involvement.

Initial public involvement was generated through public Plan Commission meetings and a Community Survey. At one of the first meetings, the Plan Commission held a brainstorming session, with public involvement, that looked at the strengths and weaknesses of the Town of Oak Grove as well as the how residents would like to see their community in 20 years. The ideas and thoughts generated from this meeting were used to develop the Town's vision statement and overall goals for the plan.

The Oak Grove Community Survey was used in conjunction with the Pierce County Community Attitudes Survey. See Appendix B for the Oak Grove Community Survey and survey results. The Pierce County surveys and survey results can be found on the Pierce County, Wisconsin website.

Goals, Objectives, Policies, Programs, and Actions

For each planning element, Goals, Objectives, and Policies, Programs, and Actions will be created. These will be used to create planning goals and identify ways to achieve each goal. Definitions of these terms are listed below.

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

Objective: Objectives are statements that describe what the Town hopes to achieve by a goal.

Policies, Programs, and Actions: Policies, programs, and actions describe specific implementation strategies to be carried out in order 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 of an official policy.

CHAPTER 2

Issues and Opportunities

Introduction

The Issues and Opportunities chapter analyzes demographic information in order to identify and understand trends in the Town and surrounding area. The Issues and Opportunities element also takes into account two public opinion surveys (Pierce County 2006, Town of Oak Grove 2008) that were conducted to gauge resident's attitudes towards housing, transportation, natural resources, and other topics. This information will be used to create a plan that addresses the Town's future needs and desires.

Most of the demographic information is taken from the U.S. Census Bureau which conducts a census every ten years. The most recent census was completed in 2000. Current information is limited but efforts have been made to incorporate updated data when available.

Historical Population

The Town of Oak Grove has seen a steady increase in population averaging a 19.0% increase in population every ten years between 1960 and 1990 (*see Table 2-1*). Between 1990 and 2000, the Town's population had grown by almost 36%. Many communities in western Wisconsin experienced a similar increase in population growth during that same period. As the Twin Cities Metropolitan Area (TCMA) grew, land and home prices increased to a point where a person could buy a larger lot and bigger home in Wisconsin. The regional transportation network made commuting to jobs in the TCMA reasonable for residents living in Wisconsin. The area's natural beauty also made western Wisconsin a desirable place to live. At the same time, new subdivisions were being built to accommodate the in-migration of new residents. The 2010 US Census shows that Oak Grove's population continues to grow with a population of 2,150 residents. The increase represents a 42% increase since 2000.

Table 2-1 – Historical Population

Year	1960	1970	1980	1990	2000
Population	664	783	936	1,120	1,522
% Change	-	17.9%	19.5%	19.7%	35.9%

Source: West Central Wisconsin Regional Planning Commission

Population Forecasts

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

Population projections allow Oak Grove to forecast land needs for new residents and their affect on local services and transportation network. The rise in residential growth between 1990 and 2000 made available population projections inaccurate. To attempt to create realistic projections, several scenarios were taken into consideration (see Table 2-2).

Table 2-2 – Population Projections – Town of Oak Grove

Year	2000	2005	2010	2015	2020	2025	2030
Projection A	1,522	1,629	2,021	2,128	2,236	2,343	2,450
Projection B	1,522	1,672	1,830	1,975	2,122	2,281	
Projection C	1,522	1,828	2,012	2,213	2,421	2,626	2,819
Projection D	1,522	1,796	2,069	2,442	2,815	3,322	3,828

Source: Wisconsin Department of Administration and Cedar Corporation

Projection A used the average population growth per year between 1960 and 2000. This resulted in 21.45 additional residents per year in the Town resulting in an estimated population of 2,450 by 2030. This would be a 61% increase in population over 30 years. This projection assumes that the growth trends experienced between 1990 and 2000 were an abnormality.

Projection B was created by the Wisconsin Department of Administration Demographics Center in 2004. The projection only extended to the year 2025. This resulted in an estimated population of 2,281 by 2025, which would be a 49.9% increase in population over 25 years.

Projection C was an updated population projection by the Wisconsin Department of Administration Demographics Center in 2008. This resulted in an estimated population of 2,819 by 2030, which would be an 85.2% increase in population over 30 years. The 2008 population projection showed more growth than previously forecasted by the Wisconsin Department of Administration Demographics Center in 2004.

Projection D assumed that the factors that contributed to the population growth between 1990 and 2000 would still be relevant. A growth rate of 36% every ten years was used. This resulted in an estimated population of 3,828 by 2030, which would be a 152% increase in population over 30 years.

Recently, the housing market and nation's economy experienced a severe decline and new home construction has slowed. At the same time, the estimated population in the Town of Oak Grove was 1,978 in 2008. This shows an increase in population growth of about 30.0% since 2000. Although residential growth and new residential development in western Wisconsin has slowed, the attributes and factors that make the Town an attractive place to live are still applicable.

There are still hundreds of vacant residential lots being actively marketed in the Town of Oak Grove. When new home construction rebounds, Oak Grove will

once again attract new residents and will be a prime location for accelerated development as seen in recent years. Therefore, Projection D appears to be the most realistic for use in the Comprehensive Plan development and will be used for the housing forecasts.

Household Forecasts

Table 2-3 reveals housing forecasts for the Town of Oak Grove. The housing forecasts were created by dividing the projected population by the projected persons per household to arrive at the projected number of households. It is estimated that the number of persons per household will slowly decrease over time. Assuming one new household equals one new home. Table 2-3 shows that the Town may have an additional 143 to 187 new homes every five years beginning in 2015.

Table 2-3 – Housing Forecasts

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,522	1,828	2,069	2,442	2,815	3,322	3,828
Persons Per Household	3.06	*	2.95	2.89	2.85	2.85	2.83
Total Households	498	*	701	845	988	1,166	1,353
Additional Units Needed		-	205	144	143	178	187

Source: Wisconsin Department of Administration and Cedar Corporation; * No data

Age Distribution

The U.S. Census shows that between 1990 and 2000, almost all age groups have increased in number. Figure 2-1 shows that the largest growth in population occurred between the ages of 35 and 54 years, and 19 years and younger. These increases suggest the age groups represent families with children moving into the area.

The 35 to 39 population has the highest number of residents, but residents in the 75 to 79 age group have seen the highest percent increase between 1990 and 2000 (see *Table 2-4*). The dramatic percentage increase of residents 75 and older is likely due to a better quality of life due to available facilities and amenities in the area geared toward the elderly, allowing residents to stay in the community. Additionally, the 20 to 24 and 25 to 29 age groups were the only groups to see a decline in population in the Town. The declining age group could be due to people continuing their education or leaving the area for work. It may also indicate that housing may be too expensive for younger families.

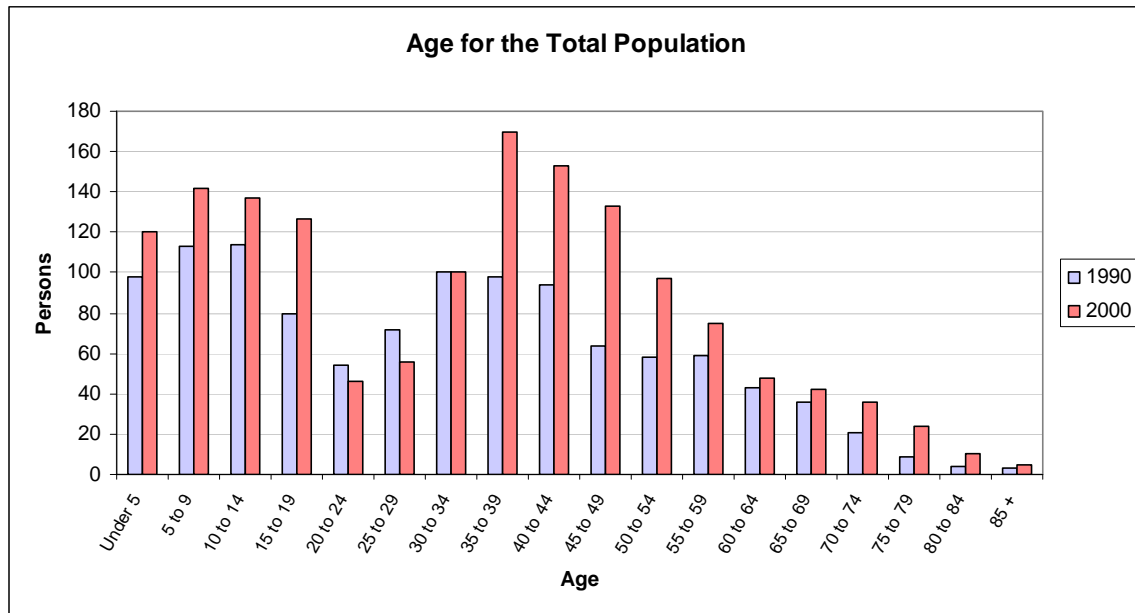
The age distribution also indicates multiple housing needs, services, and recreational opportunities. Generally, a younger population would find a greater need for affordable housing and recreation, while an older population may have a need for different types of housing and transportation services. It is important to consider the needs of all age groups.

Table 2-4 – Age for the Total Population

Age	1990	2000	# Change	% Change
Under 5	98	120	22	22.4%
5 to 9	113	142	29	25.7%
10 to 14	114	137	23	20.2%
15 to 19	80	127	47	58.8%
20 to 24	54	46	-8	-14.8%
25 to 29	72	56	-16	-22.2%
30 to 34	100	100	0	0.0%
35 to 39	98	170	72	73.5%
40 to 44	94	153	59	62.8%
45 to 49	64	133	69	107.8%
50 to 54	58	97	39	67.2%
55 to 59	59	75	16	27.1%
60 to 64	43	48	5	11.6%
65 to 69	36	42	6	16.7%
70 to 74	21	36	15	71.4%
75 to 79	9	24	15	166.7%
80 to 84	4	10	6	150.0%
85 +	3	5	2	66.7%
Total	1,120	1,521	401	35.8%

Source: 1990 and 2000 U.S. Census

Figure 2-1 – 1990 & 2000 Town of Oak Grove Age Distribution



Education Levels

The number of residents, 25 and older, who have attained a high school education or higher has grown from 86.1% in 1990 to 95.5% in 2000. A majority of this increase may be related to people from the Twin Cities area moving to the

Town of Oak Grove. The proximity to the Twin Cities area allows residents to commute and have access to a diversity of jobs and income levels associated with higher education. Educational attainment can influence a person's job opportunities, housing preferences, and spending patterns. Tables 2-5 and 2-6 show that 162 more residents received a bachelor's degree or higher in 2000 than 1990. It is likely that those residents travel outside of the Town for employment, given that the Town has a limited number of jobs.

Table 2-5 – Education Attainment Population 25 and Older

	1990	% Of Total	2000	% Of Total	# Change	% Change
Population 25 Years and Over	669	100.0%	890	100.0%	221	33.0%
Less than 9th Grade	45	6.7%	23	2.6%	-22	-48.9%
9th to 12th Grade (No Diploma)	48	7.2%	17	1.9%	-31	-64.6%
High School Graduation (Includes Equivalency)	278	41.6%	301	33.8%	23	8.3%
Some College, No Degree	121	18.1%	202	22.7%	81	66.9%
Associate Degree	79	11.8%	87	9.8%	8	10.1%
Bachelor's Degree	74	11.1%	191	21.5%	117	158.1%
Graduate or Professional Degree	24	3.6%	69	7.8%	45	187.5%

Source: 1990 and 2000 U.S. Census

Table 2-6 – High School Graduate or Higher Attainment

	1990	% Of Total	2000	% Of Total	# Change	% Change
High School Graduate or Higher	576	86.1%	850	95.5%	274	47.6%
Bachelor's Degree or Higher	98	14.6%	260	29.2%	162	165.3%

Source: 1990 and 2000 U.S. Census

Income Levels

As stated earlier, income levels often coincide with a person's educational attainment and the availability and diversity of jobs within or near a community. The Town of Oak Grove has seen an increase of over 77% in median household income between 1989 and 1999 (see *Tables 2-7 & 2-8*). In 1999, the median household income was \$72,596. This exceeds the median income levels of Pierce County (\$49,551) and the State of Wisconsin (\$43,791). This increase is likely related to a higher education attainment levels and residents working in metropolitan areas.

The number of residents in all income ranges up to \$49,999 has decreased while the number of residents in all income ranges above \$49,999 has increased significantly.

Table 2-7 – Median Household Income

Year	1989	1999	% Change
Median Household Income	\$40,956	\$72,596	77.3%

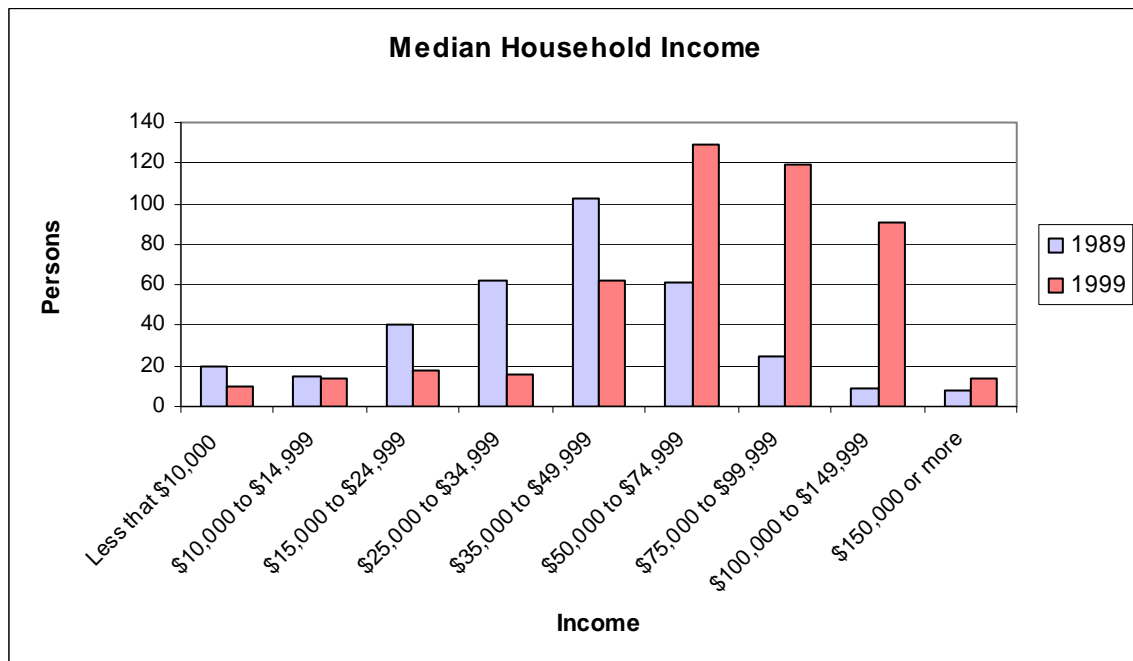
Source: 1990 and 2000 U.S. Census

Table 2-8 – Median Household Income Distribution

	1989	1999	# Change	% Change
Less than \$10,000	20	10	-10	-50.0%
\$10,000 to \$14,999	15	14	-1	-6.7%
\$15,000 to \$24,999	40	18	-22	-55.0%
\$25,000 to \$34,999	62	16	-46	-74.2%
\$35,000 to \$49,999	103	62	-41	-39.8%
\$50,000 to \$74,999	61	129	68	111.5%
\$75,000 to \$99,999	25	119	94	376.0%
\$100,000 to \$149,999	9	91	82	911.1%
\$150,000 or more	8	14	6	75.0%

Source: 1990 and 2000 U.S. Census

Figure 2-2 – 1989 & 1999 Town of Oak Grove Median Household Income



Employment Forecasts and Characteristics

Occupation refers to the type of work a person, 16 years and over, does. It does not indicate where these occupations are held.

Nearly all occupations have seen an increase in number between 1990 and 2000 except farming/ fishing/ forestry and service occupations (see *Figure 2-3*). Occupations in farming/ fishing/ forestry have decreased from 79 residents in

1990 to 13 residents in 2000. Much of this decrease can be attributed to retirement or the selling of farms. In many cases, remaining farmers are farming more land.

Management/ professional/ related occupations have experienced the largest increase in number growing from 139 residents in 1990 to 303 residents in 2000. This would indicate that growing numbers of residents who commute to jobs outside of the Town of Oak Grove.

Figure 2-3 – Occupation of Workforce Population

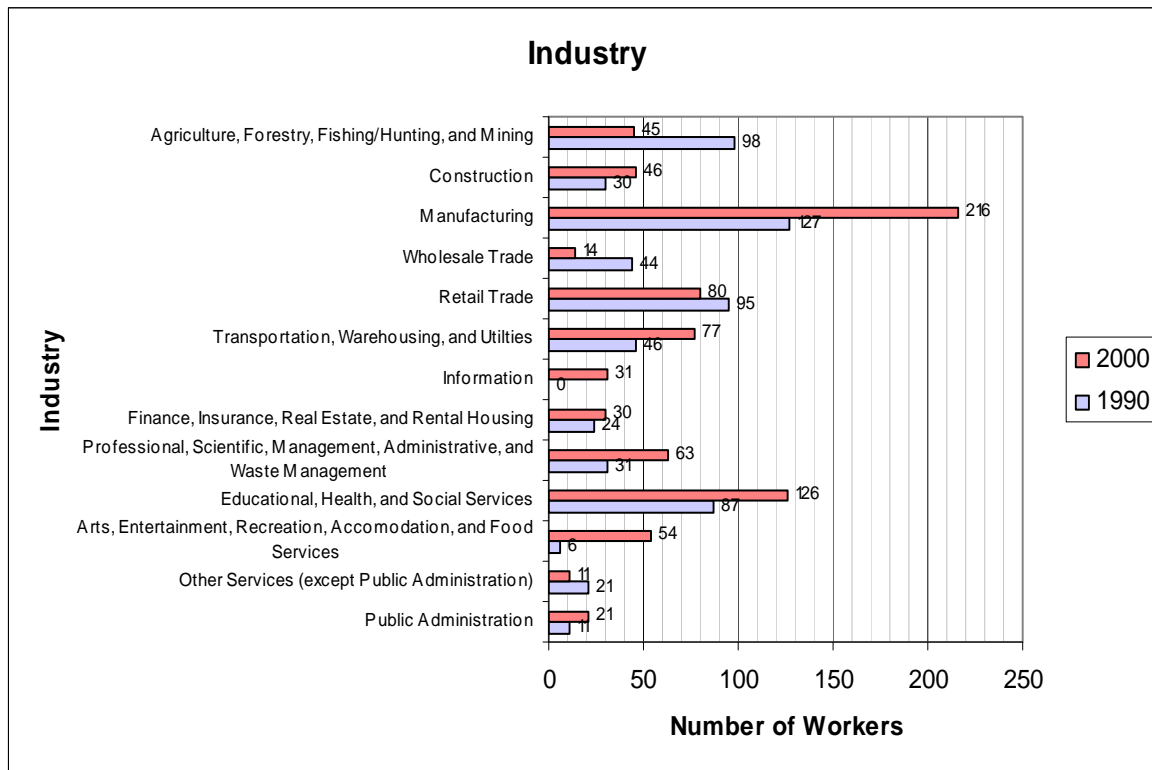


Industry refers to what industry each occupation is in. The largest industry in 2000 for workers living in Town of Oak Grove is manufacturing which has also experienced the largest gain in workers (*see Figure 2-4*). Large gains can also be seen in the areas of transportation/ warehousing/ utilities, information, professional/ scientific/ management/ administrative/ waste management, educational/ health/ social services, and arts/ entertainment/ recreation/ accommodation/ food services.

The agriculture/ forestry/ fishing/ hunting/ mining and wholesale trade industries have had the greatest decrease in workers though farming is still a significant part of the Oak Grove landscape.

The Town would like to have some commercial and light industrial growth that does not detract from the Town's character to increase the general tax base.

Figure 2-4 – Occupation by Industry



Demographic Summary

The Town of Oak Grove has experienced continuous population growth between 1960 and 2000 and this growth has continued today. It is projected that the population will continue to grow, but the recent housing crisis may slow that pace for a number of years. Oak Grove is an attractive place to live because of the topography, rural nature, proximity to the Mississippi River, and the short commute to a diversity of jobs in the Twin Cities Metropolitan Area..

A majority of the population growth in Oak Grove is due to in-migration of residents from the Twin Cities area.. The median household income is significantly higher than in Pierce County and State of Wisconsin which correlates with the higher educational attainment and available job opportunities.

Farming is still an important way of life in Oak Grove and contributes to the landscape that residents value.

Vision Statement

The Town of Oak Grove is dedicated to preserving its natural beauty, historical significance, and rural character while supporting economic activity that does not detract from these qualities. The vision will be achieved by promoting orderly growth and incorporating community design that preserves these qualities for the benefit of all residents.

Comprehensive Planning Goals

1. Maintain the rural and historic character of the Town, and preserve farmland and open space.
2. Protect the Town's surface and subsurface water quality.
3. Encourage sustainable development at a minimal cost to the Town.
4. Protect the overall health and safety of the Town through improved public and emergency services.
5. Encourage the development of aesthetically pleasing commercial and industrial development that will maintain the character of the Town and increase the general tax base.
6. Provide transportation maintenance that has economic feasibility while sustaining quality and safety.
7. Maintain local control of Town affairs.

The vision statement and comprehensive planning goals provide direction for the comprehensive plan as each element is addressed.

CHAPTER 3

Housing

Introduction

Housing in the Town of Oak Grove is significant for several reasons. It is typically one of the largest expenditures in a person's life and it generates significant tax revenue. The desire to develop land for housing can have visible effects on the Town's land use patterns.

The types of housing found in the Town are influenced by the age of the structure, resident's income, and past and present zoning and subdivision ordinances. Housing also can affect the image of a community by the design of subdivisions, housing styles, and property maintenance.

Age Characteristics

Data for the number of homes built between 2000 and 2007 shows that over 50% of the homes in the Town of Oak Grove were built after 1994. This coincides with the housing boom in the Twin Cities Metropolitan Area and western Wisconsin.

Older homes may need utility upgrades, such as septic systems, electrical wiring, and heating systems. Older homes may also have historical significance and would provide opportunities for restoration.

Table 3-1 – Year Structure Constructed

Year Built	Homes	Percent
Total	761	100.0%
1999 to 2007	289	38.0%
1995 to 1998	102	13.4%
1990 to 1994	60	7.9%
1980 to 1989	77	10.1%
1970 to 1979	78	10.2%
1960 to 1969	29	3.8%
1940 to 1959	21	2.8%
1939 or earlier	105	13.8%

Source: U.S. Census Bureau 1999 to 2000, Pierce County 2000 to 2007

Structural Characteristics

The majority of homes within the Town currently use Bottled, Tank, or LP Gas (see Table 3-2). A small percentage of homes have utility gas which extends from the City of Prescott. With rising fuel costs, the Town may experience an increase in the use of outdoor wood burners, windmills, solar panels, and geothermal systems.

Table 3-2 – Types of House Heating Fuel

Fuel Type	Number	Percent
Utility Gas	7	1.5%
Bottled, Tank, or LP Gas	343	71.6%
Electricity	44	9.2%
Fuel Oil, Kerosene, Etc.	59	12.3%
Coal or Coke	0	0.0%
Wood	21	4.4%
Solar Energy	0	0.0%
Other Fuel	5	1.0%
No Fuel	0	0.0%
Total	479	100.0%

Source: 2000 U.S. Census Bureau

As Table 3-3 indicates, the Town primarily consists of 1 unit single family homes. Any need for multiple family homes is likely provided by neighboring communities, such as the City of Prescott or Village of Ellsworth.

Table 3-3 – Housing Units in a Structure

Units	Number	Percent
Total Housing Units	505	100.0%
1 Unit, detached	479	94.9%
1 Unit, attached	2	0.4%
2 Units	11	2.2%
3 or 4 Units	2	0.4%
5 to 9 Units	1	0.2%
10 to 19 Units	0	0.0%
20 or more Units	0	0.0%
Mobile Home	10	2.0%
Boat, RV, Van, etc	0	0.0%

Source: 2000 U.S. Census Bureau

In the future, older residents may want access to condominiums or elderly apartments in order to continue to live in the Town, yet reduce the work and maintenance associated with owning a single family home. Younger residents may need affordable, first time homeowner options.

The Pierce County Community Attitudes Survey results identified that residents in the Town of Oak Grove felt that housing was adequate but there was a need for affordable housing and senior housing options.

Home Values

The median housing value for the Town of Oak Grove has more than doubled over the last ten years (*see Tables 3-4 & 3-5*). This increase is likely due to the large number of new homes built since 1994. With access to higher paying jobs, residents may desire larger homes causing the value of those homes to be considerably higher than the existing housing in the Town.

Table 3-4 – Median Owner-Occupied Housing Value

1990	2000	% Change
\$95,800	\$194,900	103.4%

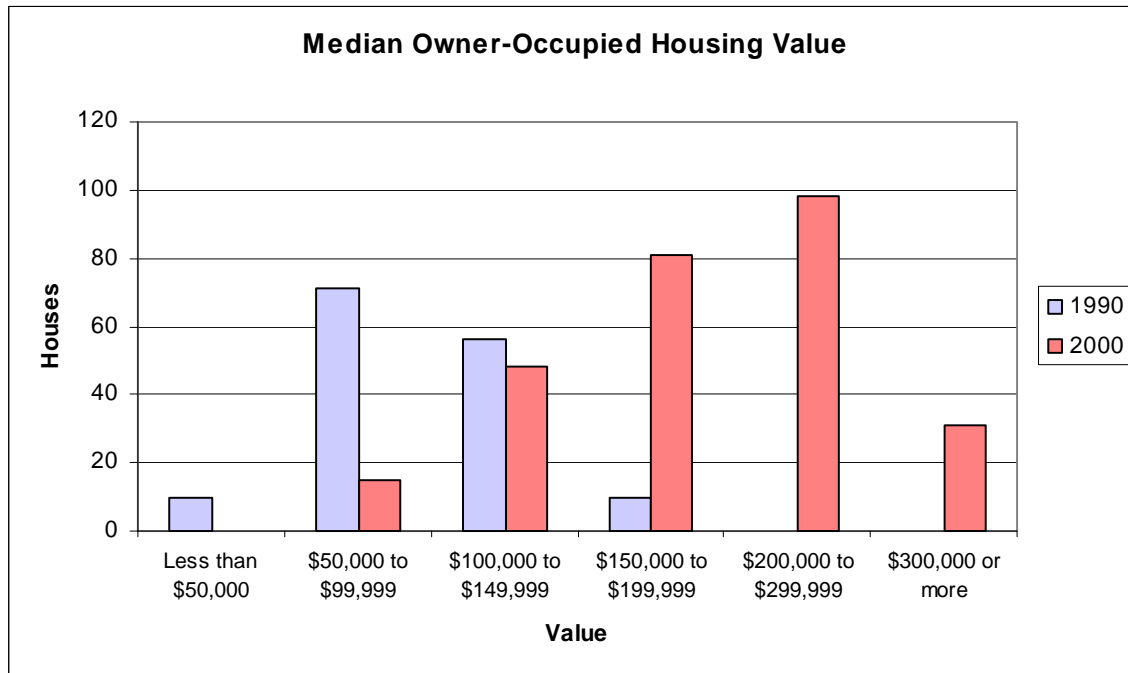
Source: US Census Bureau 1990, 2000

Table 3-5 – Owner-Occupied Housing Value

Value	1990	2000	# Change	% Change
Less than \$50,000	10	0	-10	-100.0%
\$50,000 to \$99,999	71	15	-56	-78.9%
\$100,000 to \$149,999	56	48	-8	-14.3%
\$150,000 to \$199,999	10	81	71	710.0%
\$200,000 to \$299,999	0	98	98	-
\$300,000 or more	0	31	31	-

Source: US Census Bureau 1990, 2000

Figure 3-1 – Median Owner-Occupied Housing Value



Occupancy Characteristics

Table 3-6 reveals the number of owner and renter-occupied housing units in the Town. The number of renter-occupied units has decreased between 1990 and 2000, indicating that recent construction is primarily owner occupied or that fewer homes are available for renting. With few multiple family homes in the Town it is most likely that residents are renting single family homes.

Table 3-6 – Occupied Housing Units

	1990	% of Total	2000	% of Total	# Change	% Change
Owner-Occupied Housing Units	279	82.1%	455	91.4%	176	63.1%
Renter-Occupied Housing Units	61	17.9%	43	8.6%	-18	-29.5%
Total	340	100.0%	498	100.0%	158	46.5%

Source: 1990 and 2000 U.S. Census

Housing Affordability Analysis

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs.

Table 3-7 reveals that over 71% of residents owning homes pay less than 30% of their household income for housing costs, so based on the definition of affordable housing, housing for residents in Oak Grove is considered affordable. The monthly owner costs are calculated from the mortgage payment, real estate taxes, home owners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-7 – Monthly Housing Costs-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	59	21.6%
15 to 19%	52	19.0%
20 to 24%	45	16.5%
25 to 29%	40	14.7%
30 to 34%	23	8.4%
35% or more	54	19.8%
Not computed	0	0.0%
Total	273	100.0%

Source: US Census Bureau 2000

Costs associated with renting can vary significantly compared to homeownership. Renters do not have to directly pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else (*Table 3-8*). Approximately 58% of the households that rent are paying less than 30% of their income on housing.

Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed."

Table 3-8 – Gross Rent-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	13	38.2%
15 to 19%	2	5.9%
20 to 24%	5	14.7%
25 to 29%	0	0.0%
30 to 34%	0	0.0%
35% or more	7	20.6%
Not Computed	7	20.6%
Total	34	100.0%

Source: US Census Bureau 2000

Housing Assistance Programs and Agencies

The ability to afford or maintain housing can be challenging for some residents. There are several county, state, and federal programs and agencies that assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs.

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

The Rural Development Program provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA)

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

West CAP

West CAP is a non-profit corporation that works in partnership with local communities to plan and develop good quality, affordable housing for low and moderate-income families and individuals.

Movin' Out

Movin' Out is a housing organization that provides assistance, housing counseling, information, and gap financing for rehabilitation and purchase to Wisconsin households with a member with a permanent disability.

Habitat for Humanity

Habitat for Humanity is a nonprofit organization that builds homes for low-income families.

Community Development Block Grants (CDBG)

The CDBG program provides grants to local governments for housing rehabilitation programs for low- and moderate-income households.

Low Income Energy Assistance Program (LIEAP)

The LIEAP program provides payments to utility companies or individuals to help pay for home heating costs in the winter.

Housing Cost Reduction Initiative (HCRI)

This state program provides funding to local public and non-profit agencies to reduce housing costs for low- and moderate-income households.

Housing Development Issues

Housing is a major land use in many communities. It is important for each community to look at its development patterns and projected growth to determine if current development patterns are desirable or may have long-term negative impacts. There are many options a community can explore when evaluating the effect of residential development on the landscape.

Lot size versus protection of farmland: Large lot residential subdivisions commonly result in the loss of agricultural land and open space due to poor use of these lands. Most large lot subdivisions are designed with a single family home located in the center of a lot greater than one acre in size. Farmland is the most vulnerable to large lot residential development because it is the easiest and least expensive to develop.

Current Zoning: There are four zoning districts that are used in Oak Grove. Two of those districts allow residential development.. Rural Residential 12 (RR12) and General Rural Flex 8 (GRF8) both allow for residential dwellings on a minimum lot size of three acres except in already platted areas.

These zoning districts may restrict the development of affordable housing because of the minimum lot size.

Conservation Subdivisions: Residential subdivisions can incorporate a conservation component which minimizes the impact of residential development on the natural resources while maintaining the same density as conventional developments. Residential homes are built on smaller lots clustered in areas best suited for development, thus conserving valuable farmland and open spaces by permanently protecting these areas through a conservation easement.

Purchase of Development Rights (PDR): Purchase of Development Rights (PDR) is the acquisition of the rights to develop certain parcels. The purpose is to create a conservation easement by paying the willing land owner for his or her right to develop the land or use it for other than specified purposes.

Transfer of Development Rights (TDR): A TDR Program allows land owners to transfer development rights from a sending area (area to be protected in perpetuity) to a receiving area (land to be developed). This program would allow the Town to permanently preserve the best farmland and still be able to get an equitable value for the development rights on their land.

Purchase of Agricultural Conservation Easements (PACE): The PACE Program was created by the Wisconsin Department of Trade, Trade, and Consumer Protection (DATCP). The program provides up to 50% of the cost of purchasing agricultural conservation easements. Through the program, the State will provide funding to local governments or non-profit organizations to purchase easements from willing landowners. Land with an agricultural conservation easement cannot be developed for any purpose that would prevent its use for agriculture.

Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Support subdivision practices that minimize the loss of the Town's productive agricultural land and natural resources.

Objectives:

1. Protect and maintain wetlands, rivers, lakes, and forested lands.
2. Preserve valuable wildlife habitat.
3. Preserve farmland and the ability to farm.

Policies, Programs, and Actions:

1. Encourage the infill of existing subdivisions before the development of new ones.
2. Explore the use of conservation subdivisions to preserve valuable natural resources and productive farmland.
3. Support the use of new technologies that allow the preservation of land by allowing denser residential development that does not fragment farmland or other natural resources.
4. Consider the creation of land use regulations, such as Transfer of Development Rights, that guide the location of future residential development and protect productive agricultural land and natural features.
5. Guide development away from prime farmlands.

Goal 2: Provide a variety of quality housing options while maintaining a predominantly rural character.

Objectives:

1. Support housing that is designed to enhance and maintain the Town's rural character.
2. Support housing programs that allow homeowners to maintain or rehabilitate their homes.

Policies, Programs, and Actions:

1. Explore standards for residential site design in order to preserve the rural character.
2. Participate in programs offered by the State or Pierce County when available that provide funding to residents who would like to maintain and/or rehabilitate their housing stock.

Goal 3: Increase communication between Town government, residents, businesses, and industries to realize the vision and goals outlined in the Town's Comprehensive Plan.

Objectives

1. Protect property values, natural resources, and the environment.

Recommendations:

1. Promote communication between Town government, residents, businesses, and industries, to discuss concerns that affect the community and explore ways to mitigate the concerns.
2. Create a *Rural Living Guide* for new residents that explain common agricultural practices, emergency services, government services, etc.

CHAPTER 4

Transportation

Introduction

Proximity to jobs and a well-developed transportation system has had a major impact on the landscape in the Town of Oak Grove. An excellent road network makes the Town a desirable place to live because it allows residents to have access to other communities, commodities, and job opportunities while living in a quiet rural area.

Residents have access to U.S., State, and County highways, which allows them to commute to jobs in other communities in a reasonable amount of time. The highways are also viewed as good locations for industry and businesses. Other forms of transportation, such as walking and biking, are also important to people when looking for a place to live.

Though a community desires the best transportation system, the associated costs for improvements and maintenance can be prohibitive.

The Transportation chapter will inventory and evaluate local modes of transportation and identify possibilities for future development, maintenance, and improvements.

Functional Road Classification and Jurisdiction

Roads and highways provide different levels of service. Highways provide for the movement of through traffic while streets provide access to property. Most public roads in Wisconsin are classified according to their function and jurisdiction. A functional classification system groups roads and highways according to the character of service that they provide. It also helps determine eligibility for federal aid. Classifications are divided into urban and rural categories, based on population. The Town of Oak Grove falls under the rural functional classification system.

The Wisconsin Department of Transportation uses population figures, land uses, spacing between classified roads, and average daily traffic counts to determine the functional classification. Classifications are updated every 10 years after census information becomes available. The Town can request a review of their classifications but would be required to collect the data needed.

Functional Road Classification System (Rural <5000 Population)

Principal Arterials: Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into:

- Interstate highways
- Other principal arterials

Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

Major Collectors: 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.

Minor Collectors: Collect traffic from local roads, and provide links to all higher function roads. All developed areas should be within a reasonable distance of a collector road.

Local Roads: Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Map 4-1 shows the functional classification of roads in Oak Grove. U.S.H. 10, S.T.H. 35, and S.T.H. 29 are classified as minor arterials while C.T.H. E is a major collector. These highways have access restrictions so that the functions are not compromised.

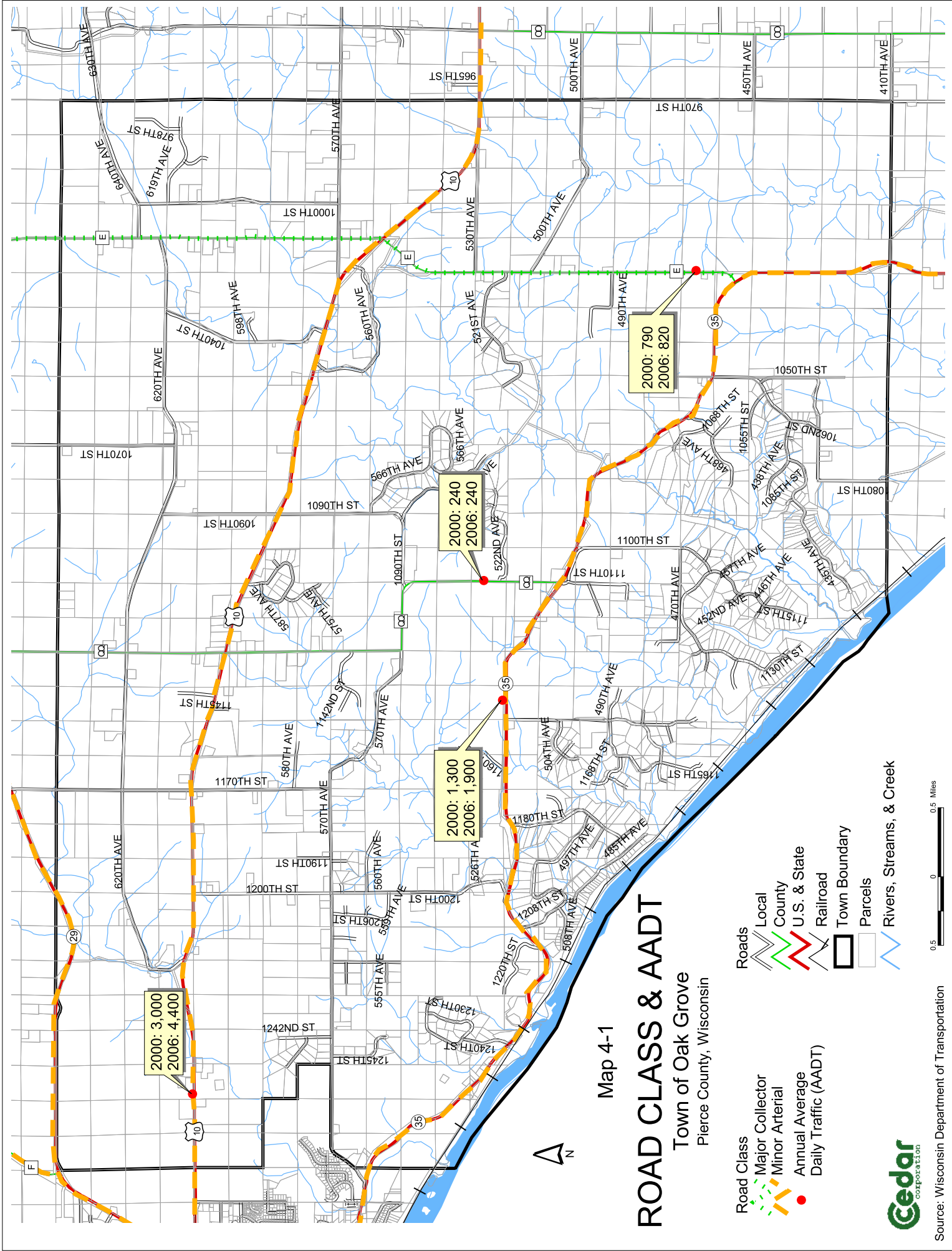
Average Daily Traffic

The Wisconsin Department of Transportation takes Annual Average Daily Traffic (AADT) counts in specific locations throughout the State. In the Town of Oak Grove, the AADT is counted at U.S.H 10, S.T.H. 35, C.T.H. QQ, and C.T.H. E (see Map 4-1). Table 4-1 identifies the AADT for 2000 and 2004/2006 at these locations. The table shows that traffic has increased by 46.6% on U.S.H 10 during that period. The AADT is based on a short-term count, usually 48 hours. The count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle.

Table 4- 1 – Town of Oak Grove Annual Average Daily Traffic (AADT)

Year	U.S.H. 10	S.T.H. 35	CTH QQ	CTH E
2000	3,000	1,300	240	790
2004/2006	4,400	1,900	240 (2004)	820 (2004)

Source: Wisconsin Department of Transportation



Transportation Facilities for the Disabled

The Pierce County Aging and Disability Resource Center (ADRC) provides transportation for residents age 60 and over and residents that are disabled. ADRC is a volunteer transportation service, which operates a van and a wheel chair equipped bus that provides residents with transportation to congregate meal sites, medical appointments, and essential shopping. Oak Grove residents are eligible for these services.

The Pierce County Veterans Service also provides transportation, for Pierce County Veterans, to and from the Minneapolis VA Medical Center. The service is provided daily and requires veterans to schedule their ride appointments ahead of time, the service also charges all riders a fee primarily based on income. This service has been active for over twenty years and will continue into the foreseeable future.

Bicycle/Pedestrian Trails

Currently, there are not any developed recreational or biking trails in Oak Grove. The Pierce County Outdoor Recreation Plan 2004-2008 lists C.T.H. QQ as having the best conditions for bicycling.

Community surveys completed by Pierce County and Oak Grove show that there is a growing interest in having walking or biking trails in Oak Grove. At the same time, a majority of survey respondents indicated they were not willing to pay higher taxes in order to implement a trail system.

Rail Service

The Burlington Northern-Santa Fe (BNSF) railroad runs through Oak Grove along the Mississippi River. BNSF transports a variety of freight such as agricultural products, consumer goods, metal, and nonmetallic minerals. The railroad line along the Mississippi River is one of the major rail transportation corridors in the country.

Passenger rail service is available from Amtrak in Red Wing, MN. There is a growing interest nation-wide in expanding passenger rail service to address road congestion and growing fuel costs and energy consumption. The development of passenger rail service in the area greatly influence land use and the physical development of the area.

Air Transportation

The Minneapolis-St. Paul International Airport provides major commercial air service for Western Wisconsin and Town of Oak Grove residents. The airport

consists of the Humphrey and Lindberg Terminals. This airport will continue to be the main provider of passenger and commercial service in the area.

The Red Wing Regional Airport is the closest airport to the Town. The Red Wing Regional Airport is located in Pierce County, approximately 15 miles southeast of the Town of Oak Grove. The airport has one runway; Runway 9-27 is 5,010'x100' and has an asphalt surface. The airport also has fuel available and two local restaurant/hotels offer pick-up/drop-off services to the airport.

There is one airstrip and one heliport in the Town of Oak Grove. The airstrip is privately owned and operated. It is located about one half mile east of County Trunk Highway QQ on 620th Avenue in an unfarmed section of open field. The heliport is also privately owned and is located near S.T.H. 35 and 468th Ave.

When considering future airstrips or heliports, the Town should evaluate the impact they may have on nearby farms and residential subdivisions in regards to noise, number of flights, hours of operation, and other potential issues specific to the proposed site.

Truck Transportation

There are no trucking terminals in the Town of Oak Grove. Trucks designed to carry or haul heavy loads traveling through Oak Grove typically use the State, US, and County highways. High volume truck traffic on Town roads may have a negative impact on the condition of the road or to the people living along these routes. The Town may require businesses that generate high traffic volumes to use the State, US, and County highways.

Water Transportation

There are no water transportation facilities in Oak Grove. Barges used for the movement of raw materials and commodities are located in the Twin Cities.

Transit and Related

Jefferson Lines bus service provides long route transportation for the area. The closest pick-up/drop off point to the Town is located in the City of Hudson.

Ride Share

There is one Wisconsin Department of Transportation regulated Park and Ride lot in the City of Prescott that area commuters can utilize. Local residents also ride share from some Town businesses with large parking lots.

Other Transportation Systems

The local snowmobile club, the Prescott Sno-Bees, along with the Pierce County Snowmobile Council, have designated snowmobile trails throughout Pierce County. The Prescott Sno-Bees provide grooming and maintenance to the local recreational snowmobile trails, and installs signs during the snowmobile season. Trail maps are available through the Pierce County Nugget Lake Parks office.

Some of the snowmobile trails in Pierce County were designated from the Rails to Trails program, which converts former railroad lines into multipurpose trails.

State, Regional, and Local Plans

The Wisconsin Department of Transportation 2008-2013 Improvement Program lists plans for safety improvements and road resurfacing for portions of U.S.H. 10 beginning in 2010. Additionally, plans for the reconstruction of the intersection of U.S.H. 10 and C.T.H. E are scheduled to be done in 2009.

Road Maintenance Planning

With transportation infrastructure comes maintenance. A sound transportation plan should be able to responsibly plan for upcoming expenditures. Three ways of doing this are by using the Pavement Surface Evaluation and Rating or PASER program, devising long-range capital improvement plans, and by requiring Traffic Impact Assessments when needed.

Pavement ratings can be used to prioritize maintenance and develop budgets for local roadways. Since 2001, municipalities and counties have been required to assess the physical pavement condition of their local roads using the PASER program. PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning.

The Town also maintains a capital improvement program for road improvements that lists possible projects. The list is revisited yearly. The Town also conducted a needs assessment as part of determining impact fees, which included specific road improvement projects.

If high traffic volumes are proposed on Town roads by a business or industry, Oak Grove should consider requiring a Traffic Impact Analysis (TIA) to determine if the road can accommodate the proposed traffic volume and weight of the trucks. If the TIA shows that the truck traffic will be detrimental to Town roads, the Town may enter into a road maintenance and use agreement.

Funding Sources and Organizations

Costs for transportation development, improvements, and maintenance can be expensive or cost prohibitive. Grant monies are available for various transportation related projects. Land developers typically pay for the initial expense of transportation infrastructure related to the development. Identified long term impacts may be addressed in a road maintenance and use agreements between the Town and the developer.

Bicycle and Pedestrian Facilities Program

The Bicycle and Pedestrian Facilities Program (BPFP) funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. The BPFP is managed in conjunction with the Transportation Enhancements (TE) Program.

Transportation Economic Assistance (TEA)

The Transportation Economic Assistance (TEA) program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state.

Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must begin within three years, have the local government's endorsement, and benefit the public. The program is designed to implement an improvement more quickly than normal state programming processes allow. The 50% local match can come from any combination of local, federal, or private funds or in-kind services.

Applications are first come, first serve, and funded when all eligibility information is complete and satisfactory.

Local Road Improvement Program (LRIP)

Established in 1991, the LRIP assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. A reimbursement program, LRIP pays up to 50% of total eligible costs with local governments providing the balance.

The program has three basic components: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D, and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects.

Wisconsin Department of Natural Resources (WDNR)

There are multiple grants available through the Wisconsin Department of Natural Resources for the development of ATV, snowmobile, and recreational trails and trail maintenance.

Local Groups and Organization

Local groups and organizations can be used to help develop a long-range trail plan, clear trail areas, and fundraise for trail improvements and maintenance.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Maintain a safe, quality, and economical transportation system.

Objectives

1. Provide quality roads that meet the needs of residents and farmers.
2. Maintain a system of roads that is both safe and aesthetic.
3. Provide long-range transportation planning to anticipate the 20 year projected population growth needs.
4. Utilize proper planning to ensure that road improvements are done in a fiscally responsible manner.

Policies, Programs, and Actions:

1. Utilize grants to offset the costs of road construction and reconstructions.
2. Use the Pavement Surface Evaluation and Rating (PASER) pavement evaluation system to efficiently plan future infrastructure expenditures.
3. Work with Pierce County to plan and budget for future road maintenance.
4. Coordinate planning with the City of Prescott so that transportation infrastructure growth and improvements meets the needs and desires of the City and Town.
5. Discourage the development of subdivisions with wide, long winding streets, to reduce the cost of maintenance.
6. Ensure all Town roads are properly named and signed.
7. Divert potential high traffic volumes from Town roads onto State, U.S. and County highways.
8. Evaluate the transportation needs of new development to avoid potential conflicts with existing development.
9. Require that a Traffic Impact Assessment be completed, when needed, to determine if road improvements are required because of a new proposed development or land use.
10. Enter into a road maintenance and use agreement when a Traffic Impact Assessment shows that the truck traffic will be detrimental to Town roads and the safety of residents.

Goal 2: To provide and maintain a multi-modal system for the public that can be used for both recreational and transportation purposes.

Objectives:

1. Develop or expand safe bicycle/pedestrian routes and trails within the existing system.
2. Work with neighboring communities to link bicycle/pedestrian routes and trails and include access to the St. Croix and Mississippi River.

Policies, Programs, and Actions:

1. Encourage developers to design and construct alternative non-road connections (i.e. bicycle/pedestrian routes or trails) within and adjacent to developments.
2. Explore the prospect of creating and implementing a regional bicycle/pedestrian trail system with Pierce County.
3. Ensure the safety of pedestrians and bicyclists through properly marked routes, road crossings, signage, and promoting law enforcement and safety education programs. Safety and education information could be included on the Towns webpage.
4. Maintain and develop boat/canoe landings.
5. Extend road shoulders for pedestrians and bicyclists and incorporate amenities such as benches.
6. Evaluate the potential negative impacts of proposed land uses on traffic volumes, road maintenance, and existing/proposed land uses to avoid creating unsafe conditions for all modes of transportation.

Goal 3: Preserve the Town of Oak Grove's unique character and farming practices.

Objectives:

1. Design a transportation system that compliments the Town's existing scenic setting and topography.
2. Incorporate additional safety precautions to inform drivers of main farm machinery routes.

Policies, Programs, and Actions:

1. Design roads that are consistent with the Towns rural character.
2. Utilize additional signage to warn drivers of slow moving vehicle or farm machinery on frequently traveled routes.
3. Provide safety and education programs, such as a *Rural Living Guide*, to inform residents of proper precautions when approaching/around farm machinery on the roads. Safety and education information could be included on the Towns webpage.
4. Ensure road signs are offset to provide adequate clearance for farm equipment.

CHAPTER 5

Utilities and Community Facilities

Introduction

The level of community services is often limited by a community's population. The rural nature of the Town of Oak Grove limits the amount of services offered to residents. Some services and community facilities are frequently provided by neighboring communities. The Utilities and Community Facilities chapter will identify the provider of facilities and utilities to residents and identify any future needs.

This chapter discusses services in the areas of water, sanitary sewer, storm sewer, solid waste, recycling, recreation, public facilities, and services.

Stormwater Management

The Town of Oak Grove does not have an urban type stormwater management system. Stormwater is typically managed by ditches, swales, ponds, and culverts. Stormwater management is an important issue. Increased amounts of impervious surfaces can have an impact on the quality and quantity of stormwater runoff and excessive stormwater runoff can cause sediment and contaminants to pollute surface and ground waters. Agricultural practices can also lead to erosion and contamination through the overuse of pesticides and herbicides.

Water Supply

The water supply for residential, agricultural, and commercial needs in the Town of Oak Grove is supplied by private wells. Groundwater is stored in underground aquifers and is drawn out through a well. This water supply is recharged through rainfall and snow melt.

Groundwater protection is important because contamination can be very expensive to mitigate. High capacity wells (70 gallons per minute or greater) are permitted by the Wisconsin DNR. New private wells must have the well water tested and the results sent to the Wisconsin DNR.

Sanitary Sewer Service/ On-Site Wastewater Treatment Technology

Sanitary sewer service is not available to residents of the Town of Oak Grove. All wastewater treatment needs in the Town of Oak Grove are provided by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks.

Pierce County issues permits for septic systems in the Town of Oak Grove. Septic systems need to be visually inspected at least once every three years and holding tanks require a service contract between the holding tank owner and pumper (Comm 83.54 (4)(d) Wis. Admin Code).

Proper maintenance of these systems is important because failing systems can have a negative impact on groundwater and surface water quality.

Solid Waste Disposal & Recycling Facilities

Solid waste disposal and recycling in the Town of Oak Grove is provided through private agreements with each residence. The Town does not provide recycling services, but the Pierce County Solid Waste and Recycling Center is open six days a week and also provides a Recycling Guide pamphlet to help residents recycle proper items.

Pierce County Solid Waste Department provides other garbage and waste collection periodically for items such as hazardous waste, paints, tire, and electronic equipment.

When considering a new landfill in Oak Grove, the Town should evaluate the potential effects on existing and potential land uses regarding noise, types of waste accepted, land use conflicts, and the protection of the environmental resources of the Town, including, but not limited to, ground-water, surface water, air, etc.

Parks

There are no public lands, parks, or Wisconsin Department of Natural Resources managed lands in the Town of Oak Grove.

Telecommunications Facilities, Power Plants, & Transmission Lines

The availability of infrastructure such as high-speed internet service or cell phone service is an important factor for attracting new business and residents who may want to telecommute. Many businesses count on reliable services such as high-speed internet in order to be competitive and operate efficiently. Residents, especially those moving from an urban area, are used to amenities such as high-speed internet service.

Pierce County regulates the size and location of Wireless Communication Service Facilities (WCSF), telecommunication towers, antennas, and related facilities as well as minimizing the adverse visual effects of these towers.

Currently, telecommunication towers less than 70 feet are permitted in all zoning districts except Exclusive Agriculture, which requires a conditional use permit.

In the Pierce County Community Attitudes Survey, 19% of respondents indicated that communications would help in bringing about growth in the Town.

Phone, internet, and cable television services are provided by local and national telecommunication companies though the level of service varies. The Pierce County Community Attitudes Survey showed that less than half of the residents of Oak Grove have internet access and very few have cable television service. Twenty-six percent (26%) of those with internet access have a dial-up connection.

Pierce-Pepin Cooperative Services (located just west of the Village of Ellsworth) and Northern States Power / Xcel Energy provide transmission lines, electrical services, and other services to the Town and its residents.

Cemeteries

There are six cemeteries in the Town of Oak Grove (*4 identified on Map 5-1*). The Big River Presbyterian Cemetery, Hammann Cemetery, St. John's United Church of Christ Cemetery, St. Joseph's Catholic Cemetery, St. Mary's Catholic Cemetery, and Stirrat Cemetery.

All cemeteries are considered archeological sites and are protected by State and Federal regulations.

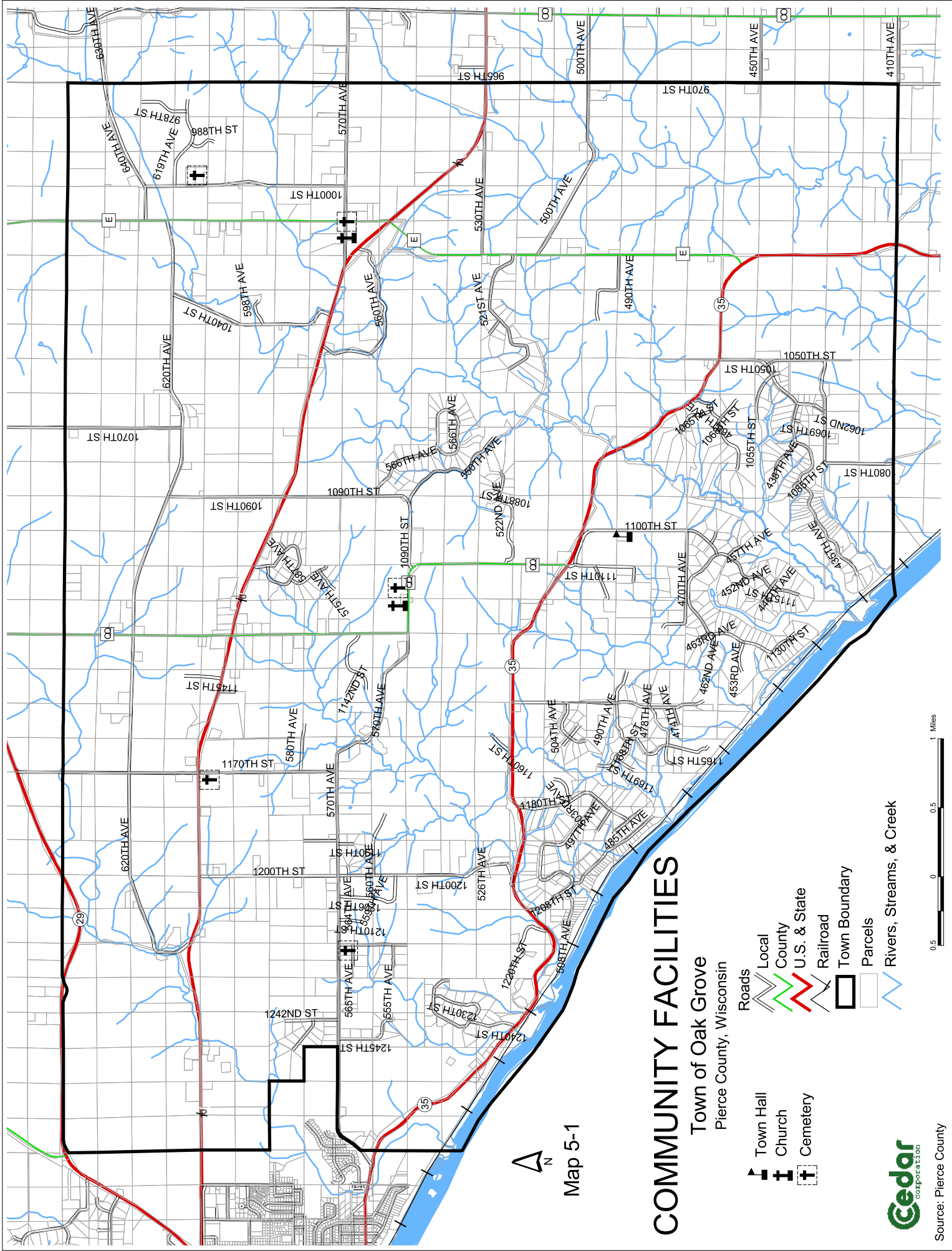
Health Care Facilities

There are no healthcare facilities located in the Town of Oak Grove but residents have access to many healthcare facilities in the surrounding area. The closest health care facility is located in the City of Prescott. Other facilities are located in the City of River Falls, City of Hastings, MN. and throughout the Twin Cities Metropolitan Area.

Child Care Facilities

There are four licensed Family Child Care facilities located in the Town of Oak Grove, listed below. Other child care needs are likely met by local residents offering child care in their homes or child care is provided in the communities where residents work.

- TLC for Kids: W12491 580th Street, Prescott
- Theresa's Day Care: 174 Monroe Street, Prescott
- Country Goose Preschool: W11338 740th Avenue, Prescott
- Once Upon A Childhood: W11002 587th Avenue, Prescott



Map 5-1

COMMUNITY FACILITIES

Town of Oak Grove
Pierce County, Wisconsin

- Town Hall
- Church
- Cemetery
- Roads
- Local
- County
- U.S. & State
- Railroad
- Town Boundary
- Parcels
- Rivers, Streams, & Creek



Source: Pierce County

Police

Policing services to the Town are provided by the Pierce County Sheriffs Department. All 911 calls are answered by the Pierce County Emergency Management Department which then dispatches appropriate emergency services.

Fire & Rescue

The Prescott Area Ambulance and Prescott Area Fire Department serve the Town of Oak Grove. Both services are owned jointly by multiple municipalities, each municipality is assessed an operating fee annually for both services (see *Map 5-2*).

Libraries

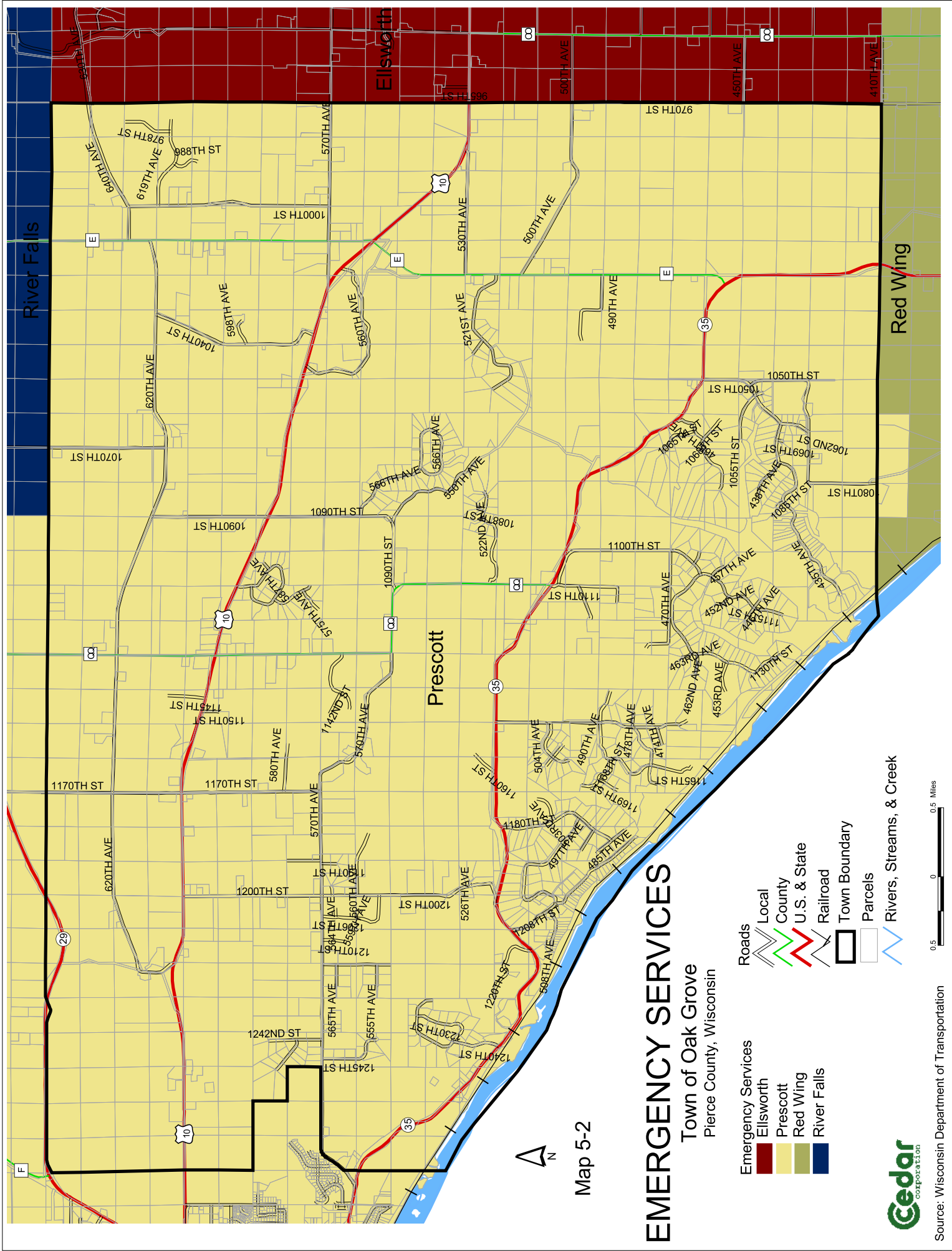
The Prescott Public Library is the closest library to the Town of Oak Grove, located on Borner Street in the City of Prescott. The library is open six days a week and offers programs for children and families in the area. The library is also one of 42 libraries in west-central Wisconsin that have combined their catalogs to serve you better by utilizing the *MORE* online catalog service.

Schools

The Town of Oak Grove is almost completely within the Prescott School District, a small portion of the Town is within the Ellsworth Community School District (see *Map 5-3*). The Prescott School District is comprised of three schools, the High School, Middle School, and Malone Elementary School. All schools are located in the City of Prescott.

Town Hall

The Town of Oak Grove constructed a new Town Hall and garage on nine acres of land off of 1100th Street. The former Oak Grove Town Hall is located on a small parcel of land along the south side of County Truck Highway QQ. The Town Hall building is listed on Wisconsin Historical Society's Architectural and History Inventory.



Map 5-2

EMERGENCY SERVICES

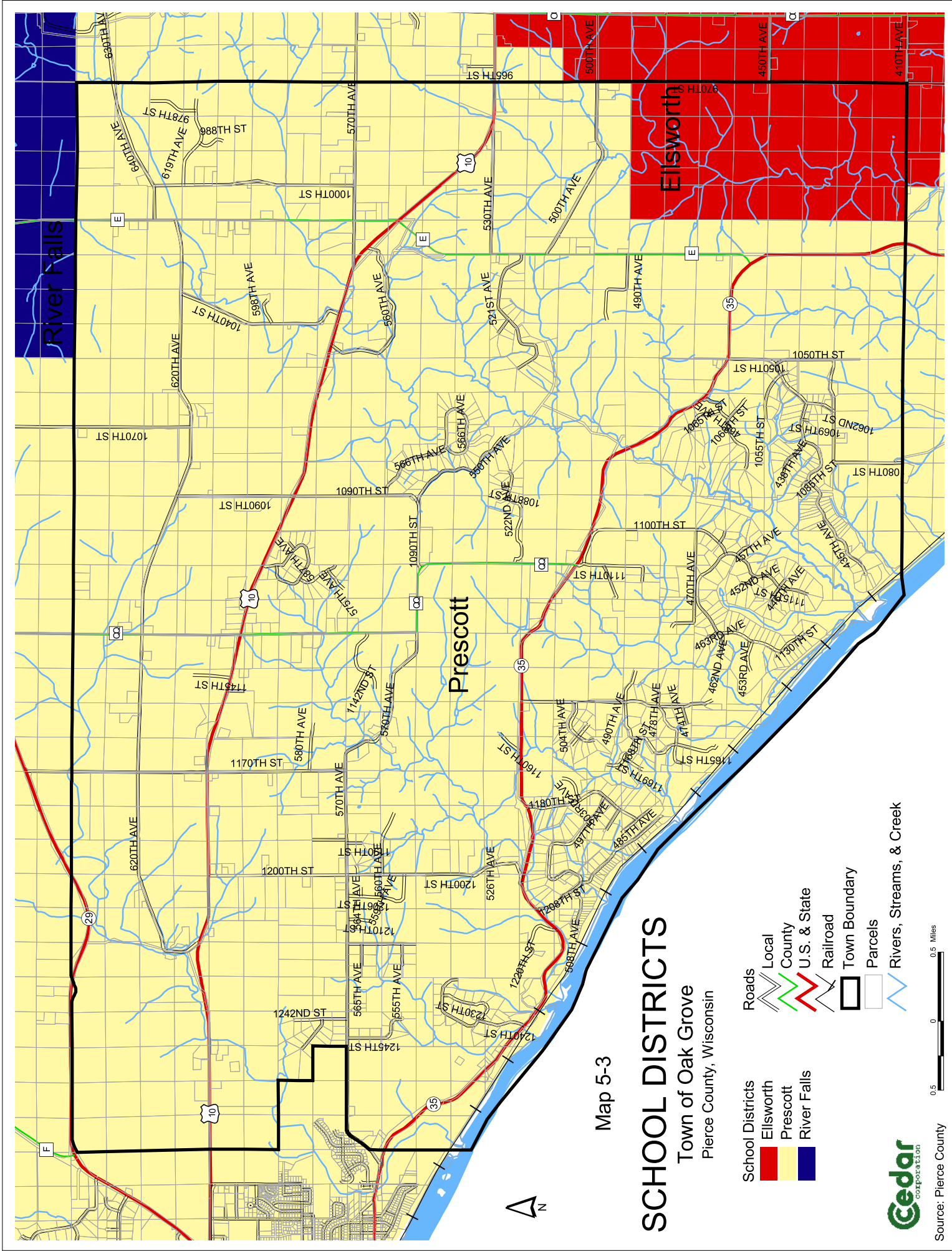
Town of Oak Grove
Pierce County, Wisconsin

- Emergency Services
 - Ellisworth
 - Prescott
 - Red Wing
 - River Falls
- Roads
 - Local
 - County
 - U.S. & State
- Railroad
- Town Boundary
- Parcels
- Rivers, Streams, & Creek

0.5 0 0.5 Miles



Source: Wisconsin Department of Transportation



Goals, Objectives, Policies, Programs, and Actions

Goal 1: Promote the integration of multiple services into the future Town Hall building and site.

Objectives:

1. Provide additional public services or facilities to Town residents.
2. Reduce insurance rates for home owners and to lower the Towns Insurance Service Office Inc. (ISO) rating.

Policies, Programs, and Actions:

1. Develop a community park at the future Town Hall site.
2. Encourage public services such as Police, Fire, and EMS, to jointly develop additional building space within the future Town Hall building/site.

Goal 2: Maintain existing facilities and utilities to adequately serve the Town of Oak Grove and its residents and explore the feasibilities of new facilities.

Objectives:

1. Provide basic facility and utility needs for Town residents.

Policies, Programs, and Actions:

1. Work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to the Town's residents
2. Promote the use of and support the further development of facilities such as parks, libraries, schools, ect. in neighboring communities to help meet some of the needs of Town residents.
3. Improve Town owned land with parks and recreational trails when feasible.

Goal 3: Encourage the development of telecommunication services in Oak Grove.

Objectives:

1. Provide additional telecommunication services which serve a larger area.
2. Provide telecommunication services that offer a variety of services.
3. Discourage the monopoly of available services to reduce user fees/costs.

Policies, Programs, and Actions:

1. Encourage telecommunication providers to establish antennae in the Town of Oak Grove.
2. Support telecommunications facilities that would better enable residents to establish home based businesses if the towers/antennae do not detract from the rural aesthetics of the Town.
3. Support the development of wireless technology (Wi-Fi) throughout Pierce County.

4. Support a variety of service providers that seek to develop services in the area.

Goal 4: Protect the surface and groundwater supply in the Town.

Objectives:

1. Ensure safe drinking water for Oak Grove Residents.
2. Encourage residents to work with Pierce County for water and well testing on a regular basis.

Policies, Programs, and Actions:

1. Support continued inspection of private septic systems and holding tanks to minimize the chance of groundwater contamination due to failing systems.
2. Practice stormwater and farm run-off best management practices.
3. Consider future land uses and the proposed physical location of them to areas that are susceptible to groundwater contamination.
4. Avoid or minimize the potential negative effects to the quality and quantity of groundwater from proposed land uses in Oak Grove.

CHAPTER 6

Agricultural, Natural, Cultural & Resources

Introduction

A review and inventory of the agricultural, natural, and cultural resources in the Town of Oak Grove will provide a general overview of the Town's natural features. Informed decisions can be made when addressing the future physical growth, development, and preservation of the Town's lands 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.

Town History

The Town of Oak Grove was originally part of the Town of Clifton, but separated from Clifton in 1856 around the same time Prescott became a City. Early residents were primarily farmers who lived off of the land. Agriculture has been and continues to be a major economic factor within the Town. Most of the early settlers arrived in the area around 1848. Early residents included the Cornelison family, the Thing brothers, the Harnsberger brothers, the Miner brothers, Mr. John Rice, Mr. John Murphy, Mr. Michael Rock, and Mr. Red Endorf.

Agricultural Resources

Agriculture is still a very important aspect to the Town of Oak Grove and Pierce County. This section will briefly look at the status of agriculture within the County over the last 20 years. Data specific to the Town is not available.

Table 6-1 shows how the number of farms in Pierce County has increased since 1997, but the average farm size has decreased. The overall increase in the number of farms is likely due to the addition of small/specialty farms or hobby farms in the Town.

Table 6-1 – Pierce County Agricultural Statistics: Number of Farms

	1997	2002	2007
Number of Farms	1,265	1,510	1,531
Land in Farms (acres)	267,586	267,311	271,178
Average size of Farm (acres)	212	177	177

Source: USDA, National Agricultural Statistics Service

The high demand for residential and industrial development in the County has caused the value of farmland to increase (see Table 6-2). Farmland is desirable for such development because the land is generally flat, has relatively good soils and requires very little excavation and grading when preparing to develop the land. The estimated value of farm land per acre in Pierce County has nearly tripled between 1997 and 2007.

Table 6-2 - Pierce County Agricultural Statistics: Estimated Value of Farm, Land, and Buildings

	1997	2002	2007	% change 1997 - 2007
Average/farm	\$244,146.00	\$439,725.00	\$591,718.00	142.4%
Average/acre	\$1,130.00	\$2,320.00	\$3,341.00	195.7%

Source: USDA, National Agricultural Statistics Service

Table 6-3 reveals that the majority of farms in Pierce County are 50 to 179 acres in size. The number of farms in this acreage has increased from years past, but continues to be the general farm size. Few farms exist on less than 9 acres and greater than 1,000 acres, although both categories have increased slightly since 1997.

Table 6-3 – Pierce County Agricultural Statistics: Farms by Size

Farms by Size	1997	2002	2007
1 to 9 acres	51	73	55
10 to 49 acres	208	389	462
50 to 179 acres	486	609	606
180 to 499 acres	420	346	295
500 to 999 acres	72	60	73
1,000 acres or more	28	33	40

Source: USDA, National Agricultural Statistics Service

The Pierce County Community Attitudes Survey results identified that over two-thirds of residents in the Town of Oak Grove felt that Pierce County should encourage agricultural expansion and agri-development.

Productive Agriculture Areas

The general topography of productive agricultural lands is flat or rolling hills that have high quality well drained soils. The amount of productive agriculture lands in an area varies greatly on the existing conditions. Steep slopes and wetlands are poor agriculture areas and livestock grazing is limited in these areas. Erosion and groundwater pollution are environmental concerns which are often a result of overgrazing and livestock waste entering streams and other water bodies.

The Wisconsin Farmland Preservation Act was enacted in 1977 to slow the conversion of land from agricultural to urban usage. This legislation provides for the preparation of county farmland preservation plans, and state income tax credits for the maintenance of farmland in delineated preservation areas.

Ultimately, only those farmers owning lands within delineated prime agricultural areas which are zoned for exclusive agricultural use will be eligible for the full state income tax credits provided under the law.

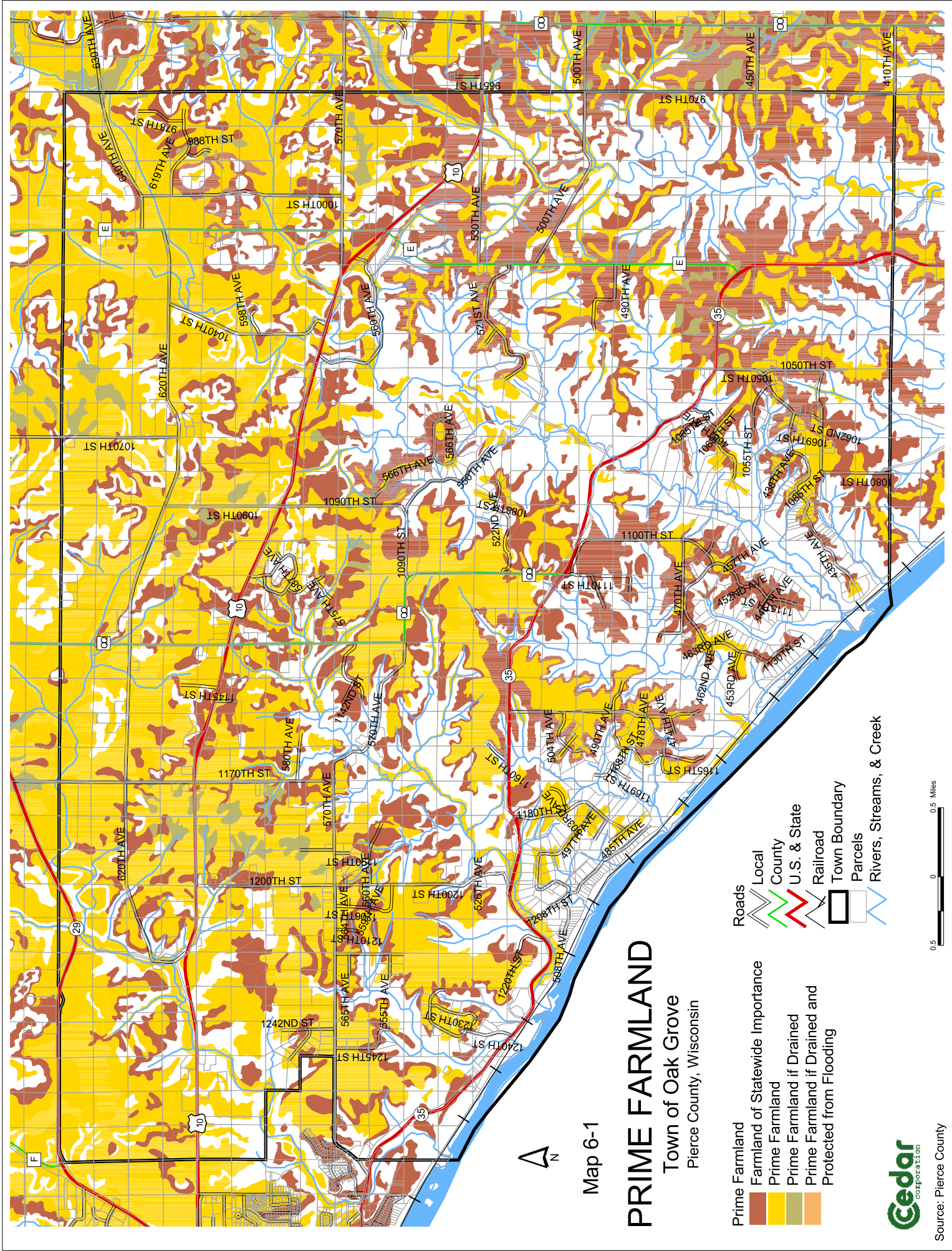
The Town of Oak Grove has a large percentage of prime farmland or potentially productive agricultural areas evenly spread throughout the Town (see *Map 6-1*). Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Prime farmland should have an adequate supply of moisture, favorable growing temperature/season, and acceptable soil composition. The soils that make up the Town of Oak Grove have a large effect on the Town's agriculture production.

The most prominent soil types in the Town of Oak Grove are Kasson Silt Loam, Seaton Silt Loam, Dorerton-very stony-Elbaville Complex, and Vlasaty Silt Loam. The general characteristic of the soils tend to be a silt loam to a clay loam. The steep slopes and hills throughout the Town are primarily composed of the Dorerton-very stony-Elbaville Complex soil type, while the Kasson Silt Loam, Seaton Silt Loam, and Vlasaty Silt Loam soils make up the majority of the plains.

Silt loam soils are typically well-drained and not prone to flooding. These conditions make silt loam soils a good fit for agricultural uses. Each soil type is subject to some erosion, categorizing them into Class 2, 3, and 7. Soils in Class 2 and 3 are suitable for the mechanized production of commonly grown field crops and for pastures when properly managed. The land containing these soils in the Town can be generalized as prime farmland. Soils such as the Dorerton-very stony-Elbaville Complex, in Class 7, are generally not suited to the mechanized production of common field crops without special management practices.

Soil Attenuation

Soil attenuation is defined as the soil's ability to absorb contaminants. Soils have the ability to attenuate contaminants through a series of complex physical, chemical, and biological processes. Attenuation allows the soil to store needed plant nutrients, restrict the movement of metals, and remove harmful bacteria. Soils that have a high attenuation potential are better at protecting the groundwater from possible contaminants. The attenuation rating was developed by the University of Wisconsin-Extension. In order to protect groundwater, development should be limited in areas where soils have poor attenuation. Much of the Town of Oak Grove has poor attenuation due to the shallow depth to bedrock.



Source: Pierce County

Soil Suitability for Dwellings with Basements

Soil properties and characteristics are a major influence in the land use activities that can occur on a given soil type. Soils are grouped into classifications based on their respective properties. It is important to assess the various types of properties that occur within the soils of the Town of Oak Grove so optimum locations for development and preservation can be identified.

The Natural Resource Conservation Service (NRCS) has developed a limitations rating system for the various soil characteristics discussed in this chapter. Below are the descriptions of those limitations based on the Pierce County Land and Water Resource Management Plan:

No to Slight Limitations: Soil properties and site features generally are favorable for the indicated use and the limitations are easy to overcome.

Somewhat to Moderate Limitations: Soil properties are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.

Severe Limitations: Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. In the case of severe limitations, questions regarding the economic and environmental feasibility of such development should be seriously considered.

An important element of soils is their suitability for dwellings with basements. The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as the degree of limitations. A soil limitation on a person's property does not necessarily mean a basement cannot be built, but rather there may be an increased cost of construction.

According to the soil survey for the Town of Oak Grove, the majority of soils are very limited for dwellings with basements (*see Map 6-2*). These are areas where development could be limited. However, the County's soil survey does not take the place of a site visit and many of the soils in the area may adequately support dwellings with basements. The areas of the Town that can support dwellings with basements with little or no limitations are located in the eastern and southeastern portion of the Town and adjacent to the City of Prescott.

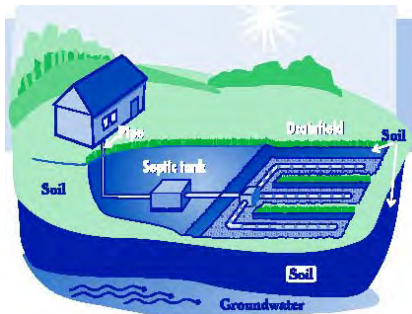
Soil Suitability for Septic Tank Absorption Fields

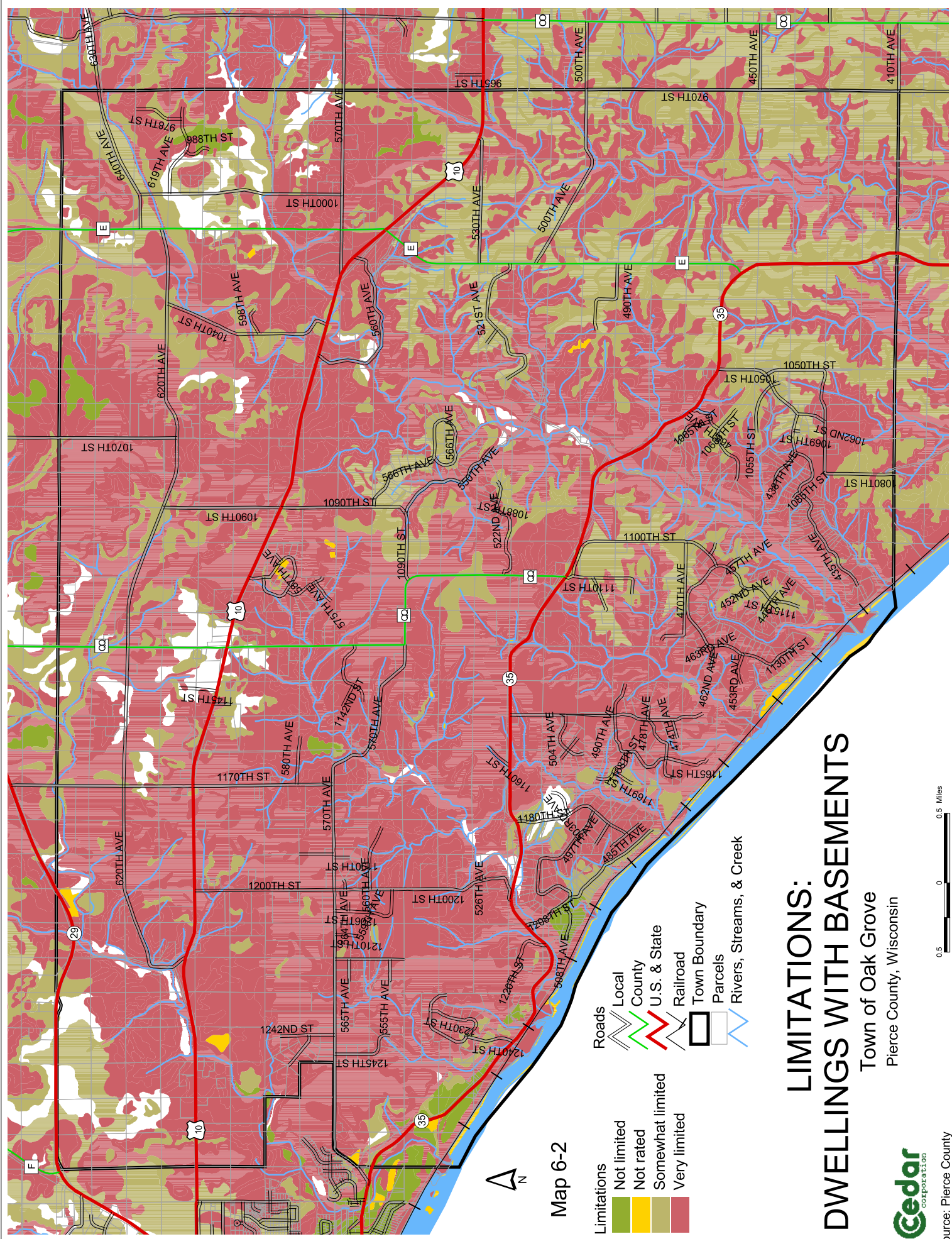
Oak Grove is a rural community and does not have municipal water or sanitary sewer with the exception of those properties directly adjacent to the City of Prescott. The main sources of water are wells and the primary methods of sanitary disposal are septic systems. Drainage or absorption fields are connected to the end of the septic tank and allow for the septic effluent to be distributed to the soil over a large area (see *Image 6-1*). Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding.

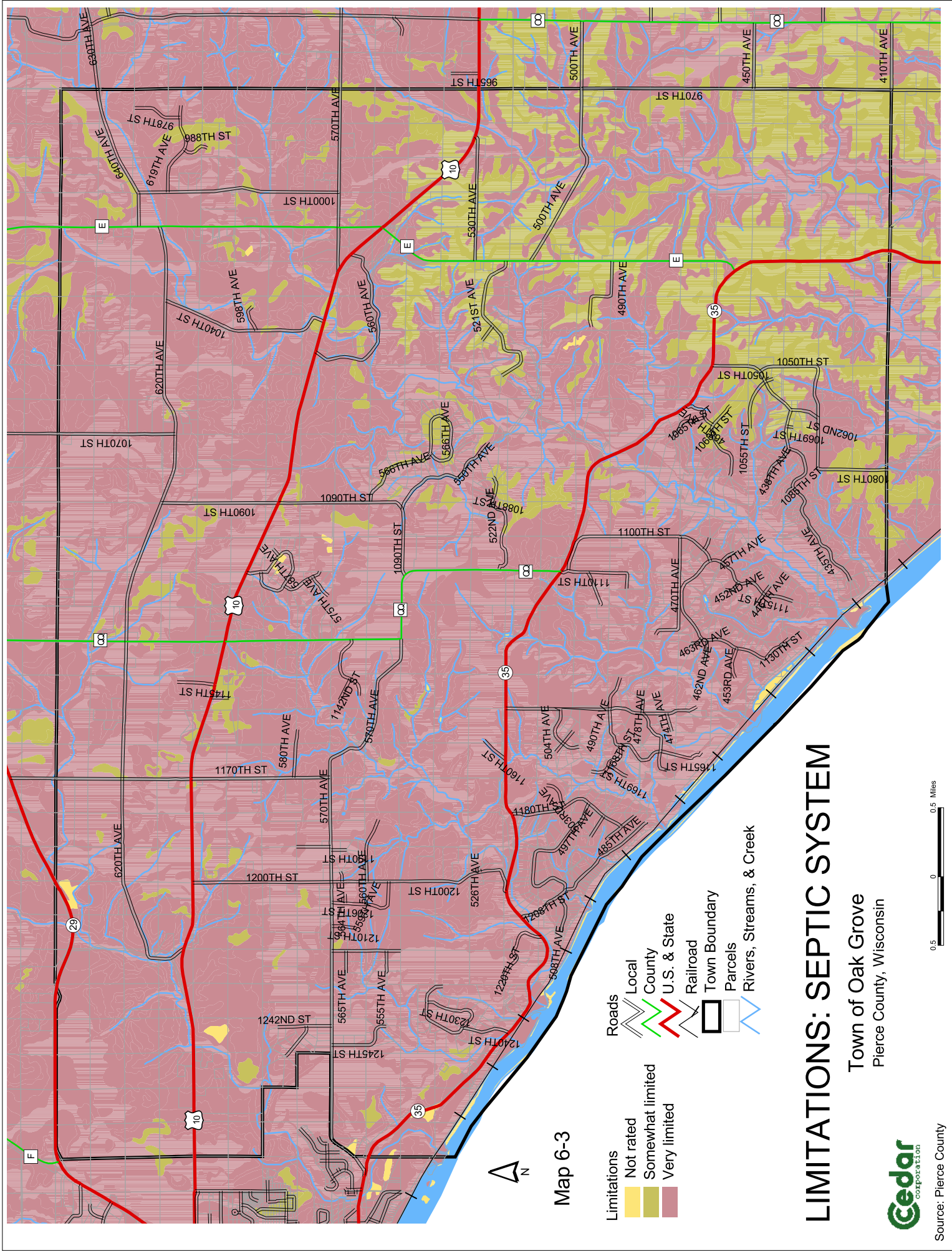
The NRCS interpret the various soil types and determine their ability to act as functioning absorption fields by looking at soils ability to maintain a properly functioning septic system but also the soils attenuation ability.

The majority of Pierce County has severe limitations for septic tank absorption fields (see *Map 6-3*). Oak Grove is no different. This does not mean septic tanks cannot be built on soils with severe limitations however residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect the areas wells and groundwater. Modern technology can still be used so that septic systems function properly in soils with severe limitations without adversely affecting the groundwater.

Image 6-1 – Typical Onsite Wastewater Treatment Systems







Map 6-3

LIMITATIONS: SEPTIC SYSTEM

Town of Oak Grove
Pierce County, Wisconsin



Source: Pierce County

Historical or Cultural Resources

Cultural resources are defined as historic buildings/structures and historic/ancient archeological sites. The preservation and promotion of cultural resources can have a positive impact by acknowledging the historical development of the Town of Oak Grove and instilling pride in residents.

Archeological Sites

The Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and historical buildings. There may be other sites that have not been identified or are known but have not been reported to the WHS.

A search of the Wisconsin Historical Society (WHS) database reveals seventy-eight archeological sites within the Town of Oak Grove (*see attached Table 6-4*). The locations are general in nature to discourage human disturbance and the protection of private property. The significance of the sites is not known at this time.

There are current laws and statutes in place that protect these sites. Federal projects need to ensure that their projects, such as a highway, do not adversely affect archeological sites (Section 106). In Wisconsin, state projects (Sec.44.40), political subdivisions (Sec.44.43), burial sites (Sec.157.70), rock art sites (Sec.943.01), public lands (Archaeological Resource Protection Act of 1979), and state lands (Sec.44.47) are all protected.

Table 6-4: Archaeological Sites: Town of Oak Grove

Burial Code	Site Name	Site Type	Township Range Section
BPI-0016	St. John's Cemetery	Cemetery/Burial	T26 R19 W16
BPI-0017	St. Mary's Cemetery	Cemetery/Burial	T26 R19 W14
BPI-0019	St. Joseph's Cemetery	Cemetery/Burial	T26 R20W S14
BPI-0020	Pine Glen Cemetery	Cemetery/Burial	T26 R20W S14
BPI-0061	Pleasant Grove Cemetery	Cemetery/Burial	T26 R19 W S7
BPI-0062	McMillan-Staples Family Cemetery	Cemetery/Burial	T26 R 19 W S1
PI-0098	Trumpeter Mound Group	Mounds- Conical, Other	T26 R 19 W S29
PI-0130	Smith Landing	Other	T26 R19 W S33
PI-0131	Big Valley Site	Campsite/village	T26 R19 W S33
PI-0137	Trumpeter I	Campsite/village	T23 R19 W S27
PI-0145	Haikka I	Campsite/village	T26 R19 W S27
PI-0146	Trumpeter II	Cave/rock shelter	T26 R19 W S27
PI-0147	Trumpeter III	Rock Art	T26 R19 W S33
PI-0148	Trumpeter IV	Mounds- Conical, Cemetery/burial	T26 R19 W S33
PI-0150	Boles I	Campsite/village	T26 R19 W S21
PI-0160	Siewal I	Campsite/village	T26 R19 W S11
PI-0164	Trumpeter VI	Cave/rock shelter	T26 R19 W S27
PI-0165	Trumpeter 7	Mounds- Conical	T26 R19 W S33
PI-0166	Trumpeter 8	Mounds- Conical, Foundation/depression	T26 R19 W S33
PI-0051	Lyons Park 1	Mounds- Conical, Other	T26 R19 W S33
PI-0056	La Pune	Cabin/homestead, Mounds-conical	T26 R19 W S33
PI-0057	Jacques Mounds	Mounds- Conical, Other	T26 R19 W S29
PI-0058	Eagle Point	Mounds- Conical, Cemetery/burial	T26 R19 W S30
PI-0082	Big Eddie	Lithic scatter	T26 R19 W S 34
PI-0085	Last Day	Campsite/village	T26 R19 W S28
PI-0086	Silo	Campsite/village	T26 R19 W S33
PI-0089	Eichman	Other	T26 R19 W S28
PI-0008	Prescott Mounds	Mounds- Other, Cemetery/burial	T26 R20 W S10
PI-0009	Beverly Hills	Mounds- Other, Cemetery/burial	T26 R20 W S24
PI-0010	Unnamed Site	Mounds- Conical, Cemetery/burial	T26 R19 W S19
PI-0091	Estate	Campsite/village	T26 R19 W S35
PI-0120	Nelson (JAB-14)	Mounds- Linear	T26 R19 W S35
PI-0122	JAB-7C	Cabin/homestead	T26 R19 W S33
PI-0121	JAB-7D	Cabin/homestead	T26 R19 W S33
PI-0123	JAB-7E	Lithic scatter	T26 R19 W S 34
PI-0125	JAB-6	Isolated finds	T26 R19 W S35

Burial Code	Site Name	Site Type	Township Range Section
PI-0124	JAB-5	Isolated finds	T26 R19 W S35
PI-0127	JTP-2	Campsite/village	T26 R20 W S14
BPI-0015	Hammann Family Cemetery	Cemetery/Burial	T26 R19 W S18
PI-0413	P #394	Campsite/village	T26 R19 W S24
PI-0414	P #395	Campsite/village	T26 R19 W S24
PI-0415	P #396	Campsite/village	T26 R19 W S35
PI-0416	P #397	Campsite/village	T26 R19 W S35
PI-0420	P #359	Mounds- Conical, Cemetery/burial	T26 R20 W S23
PI-0431	P 384	Campsite/village	T26 R19 W S2
PI-0432	P 351	Campsite/village	T26 R19 W S2
PI-0433	P 343	Campsite/village	T26 R19 W S2
PI-0434	P 315	Campsite/village	T26 R19 W S2
PI-0435	P 314	Campsite/village	T26 R19 W S3
PI-0436	P 313	Campsite/village	T26 R19 W S2
PI-0437	P #126	Campsite/village	T26 R19 W S2
PI-0485	Unnamed Site	Isolated finds	T26 R19 W S2
PI-0512	Old 51	Mounds- conical	T26 R19 W S32
PI-0537	Possible Mound	Mounds- Other	T26 R20 W S24
PI-0560	Big River Quarry	Quarry	T26 R19 W S33
PI-0561	Gunter Farmstead	Farmstead	T26 R19 W S33
PI-0562	Old Still	Foundation/depression	T26 R19 W S33
PI-0563	Crew Cut Bluff	Lithic scatter	T26 R19 W S33
PI-0176	90-PI-155	Mounds- Conical, Cemetery/burial	T26 R19 W S33
PI-0199	Howard Huppert II	Isolated finds	T26 R19 W S2
PI-0200	Howard Huppert I	Campsite/village	T26 R19 W S2
PI-0198	Harnsberger	Cabin/homestead	T26 R20 W S23
PI-0335	PI 216	Campsite/village	T26 R19 W S2
PI-0271	PI 64	Campsite/village	T26 R19 W S33
PI-0272	PI 67	Isolated finds	T26 R19 W S27
PI-0273	PI 69	Other	T26 R19 W S33
PI-0274	PI 70	Other	T26 R19 W S33
PI-0279	PI 79	Campsite/village	T26 R19 W S12
PI-0296	PI 107	Isolated finds	T26 R19 W S29
PI-0302	PI 120	Isolated finds	T26 R19 W S36
PI-0278	PI 77	Isolated finds	T26 R19 W S29
PI-0321	PI 182	Campsite/village	T26 R19 W S2
PI-0322	PI 183	Mounds- Other	T26 R19 W S11
PI-0304	PI 123	Campsite/village	T26 R19 W S11
PI-0305	PI 124	Campsite/village	T26 R19 W S11
PI-0307	PI 127	Campsite/village	T26 R19 W S10
PI-0308	PI 128	Campsite/village	T26 R19 W S10
PI-0412	P #393	Campsite/village	T26 R19 W S23

Source: Wisconsin Historical Society

Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in the mid-1970. It was started to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants.

A search of the AHI database shows that there are eighteen historic resources in the Town of Oak Grove. The properties and their AHI reference number are listed in Table 6-5.

Table 6-5: Architecture and History Inventory

AHI #	County	Township	Location	Resources Type
25054	Pierce	Oak Grove	SW NW T26 R19 W S06	House
25055	Pierce	Oak Grove	SE SE T26 R19 W S06	School
25056	Pierce	Oak Grove	NW SW T26 R19 W S07	House
25057	Pierce	Oak Grove	NE SE T26 R19 W S09	House
25058	Pierce	Oak Grove	SW SW T26 R19 W S13	House
25059	Pierce	Oak Grove	NE NE T26 R19 W S14	Church
25060	Pierce	Oak Grove	NW NW T26 R19 W S14	House
25061	Pierce	Oak Grove	SW NE T26 R19 W S16	Town Hall
25062	Pierce	Oak Grove	NW SW T26 R19 W S16	Church
25063	Pierce	Oak Grove	NE SE T26 R19 W S17	House
25064	Pierce	Oak Grove	SE NE T26 R19 W S24	Barn
25065	Pierce	Oak Grove	NW SW T26 R19 W S28	House
25066	Pierce	Oak Grove	SE SW T26 R20 W S03	House
46091	Pierce	Oak Grove	T26 R19 W S20	School
46093	Pierce	Oak Grove	T26 R19 W S21	House
46094	Pierce	Oak Grove	T26 R19 W S21	House
46096	Pierce	Oak Grove	T26 R19 W S21	House
46097	Pierce	Oak Grove	T26 R19 W S21	Barn

Source: Wisconsin Historical Society

Being on the AHI registry conveys no special restrictions on the property or special status. The inventory has not been updated to show structures that have been demolished, moved, or given new addresses over time. This list should be used as a starting point for any local research into the creation of historical districts or the historical designation of homes, structures, or sites.

Wildlife Habitat & Environmentally Sensitive Areas

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. Areas that may be considered environmentally sensitive areas or wildlife habitat are forests, lakes, streams, rivers, wetlands, steep slopes, and shoreland buffers.

Environmentally sensitive areas, also referred to as corridors, consist of wetlands, floodplains, forestland, slopes of 20% or greater, and buffers around the surface waters (300 feet around streams, and 1,000 feet around lakes and ponds). Each of these features will be discussed in this chapter however, it is important to view them all together in order to identify contiguous environmental corridors (see *Map 6-4*). The integrity of these environmental corridors should be protected whenever possible.

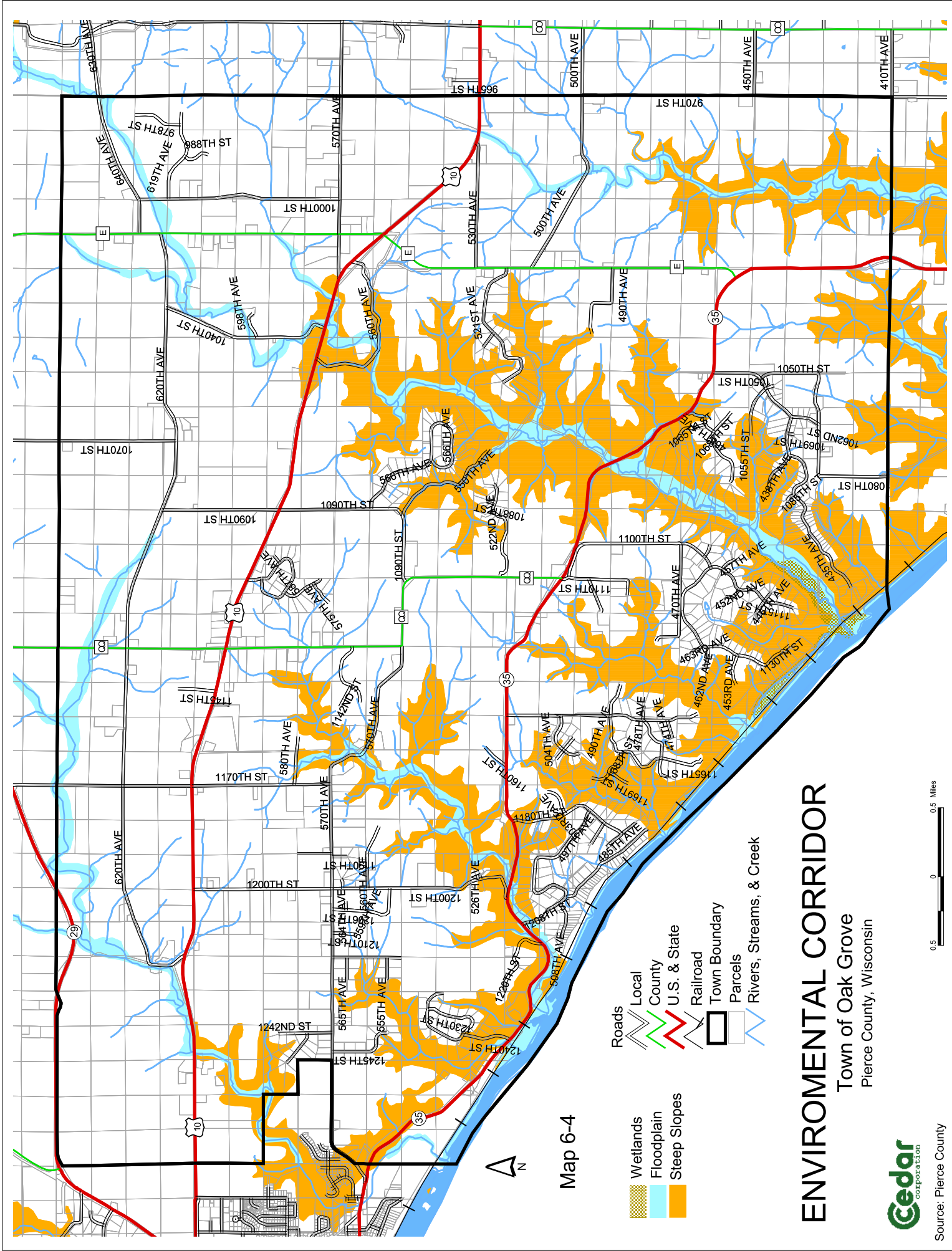
Forests

The majority of forest lands and other natural landscapes within the Town of Oak Grove are in areas too steep for agricultural practices. The forested land can be found adjacent to the wetlands, along the rivers and creeks, and along the steeper slopes in the Town. Most of the forested lands are located along the south and southwestern boundary of the Town (see *Map 6-5*).

Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. These areas also offer erosion control for river banks and steep slopes. A contiguous forest is extremely important as fragmented forests can result in the disruption of habitat and can lead to problems between wildlife and humans.

Threatened or Endangered Species

The Town of Oak Grove has a variety of native species and habitats available but some plant, animal, and aquatic species within the Town need to be managed before extinction of the species occur. Tables 6-6, 6-7, 6-8, and 6-9 identify each species that is Endangered (END), Threatened (THR), or a Special Concern (SC). Multiple species of concern have been identified within the Town. Education and management practices can help protect these species and habitats from extinction.



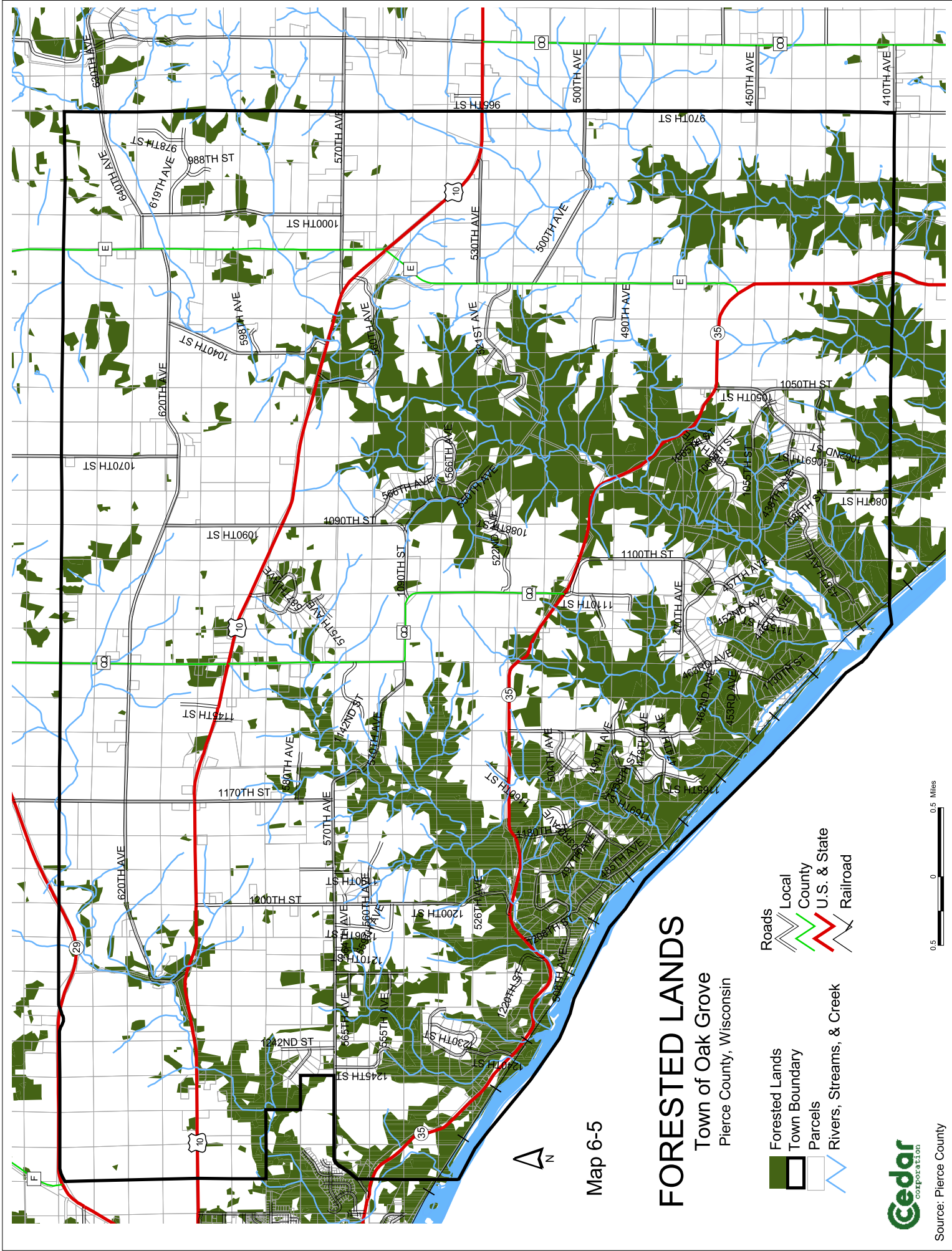
Map 6-4

ENVIRONMENTAL CORRIDOR

Town of Oak Grove
Pierce County, Wisconsin



Source: Pierce County



Map 6-5

FORESTED LANDS

Town of Oak Grove
Pierce County, Wisconsin

- Forested Lands
- Town Boundary
- Parcels
- Rivers, Streams, & Creek
- Roads
- Local
- County
- U.S. & State
- Railroad



Source: Pierce County

Table 6-6 – Aquatic Species: Fish & Mussels

Scientific Name	Common Name	Group	Concern
<i>Etheostoma asprigene</i>	Mud Darter	Fish	SC
<i>Macrhybopsis aestivalis</i>	Shoal Chub	Fish	THR
<i>Cycleptus elongatus</i>	Blue Sucker	Fish	THR
<i>Hiodon alosoides</i>	Goldeye	Fish	END
<i>Ictiobus niger</i>	Black Buffalo	Fish	THR
<i>Macrhybopsis storeriana</i>	Silver Chub	Fish	SC
<i>Anguilla rostrata</i>	American Eel	Fish	SC
<i>Etheostoma clarum</i>	Western Sand Darter	Fish	SC
<i>Notropis texanus</i>	Weed Shiner	Fish	SC
<i>Notropis amnis</i>	Pallid Shiner	Fish	END
<i>Fusconaia ebena</i>	Ebony Shell	Mussel	END
<i>Epioblasma triquetra</i>	Snuffbox	Mussel	END
<i>Cumberlandia monodonta</i>	Spectacle Case	Mussel	END
<i>Fundulus diaphanus</i>	Banded Killifish	Fish	SC
<i>Quadrula metanevra</i>	Monkeyface	Mussel	THR
<i>Ellipsaria lineolata</i>	Butterfly	Mussel	END
<i>Lampsilis higginsii</i>	Higgins' Eye	Mussel	END
<i>Quadrula fragosa</i>	Winged Mapleleaf	Mussel	END
<i>Pleurobema sintoxia</i>	Round Pigtoe	Mussel	SC
<i>Tritogonia verrucosa</i>	Buckhorn	Mussel	THR
<i>Alasmodonta marginata</i>	Elktoe	Mussel	SC
<i>Moxostomus carinatum</i>	River Redhorse	Fish	THR

Source: Wisconsin Department of Natural Resources

Table 6-7 – Plants & Habitats

Scientific Name	Common Name	Group	Concern
<i>Artemisia frigida</i>	Prairie Sagebrush	Plant	SC
<i>Dalea villosa</i>	Silky Prairie-clover	Plant	SC
<i>Astragalus crassicaulis</i>	Ground-plum	Plant	END
<i>Calylophus serrulatus</i>	Yellow Evening Primrose	Plant	SC
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	Plant	SC
<i>Crotalaria sagittalis</i>	Arrow-headed Rattle-box	Plant	SC
<i>Strophostyles leiosperma</i>	Small-flowered Woolly Bean	Plant	SC
<i>Scutellaria parvula</i> var. <i>parvula</i>	Small Skullcap	Plant	END
Dry Prairie Community		Habitat	

Source: Wisconsin Department of Natural Resources

Table 6-8 – Insects

Scientific Name	Common Name	Group	Concern
<i>Stylurus plagiatus</i>	Russet-tipped Clubtail	Dragonfly	SC
<i>Gomphurus externus</i>	Plains Clubtail	Dragonfly	SC
<i>Neurocordulia molesta</i>	Smoky Shadowfly	Dragonfly	SC

Source: Wisconsin Department of Natural Resources

Table 6-9 – Animals

Scientific Name	Common Name	Group	Concern
<i>Coluber constrictor</i>	Yellow-bellied Racer	Snake	SC

Source: Wisconsin Department of Natural Resources

Native and Non-Native Plant Species

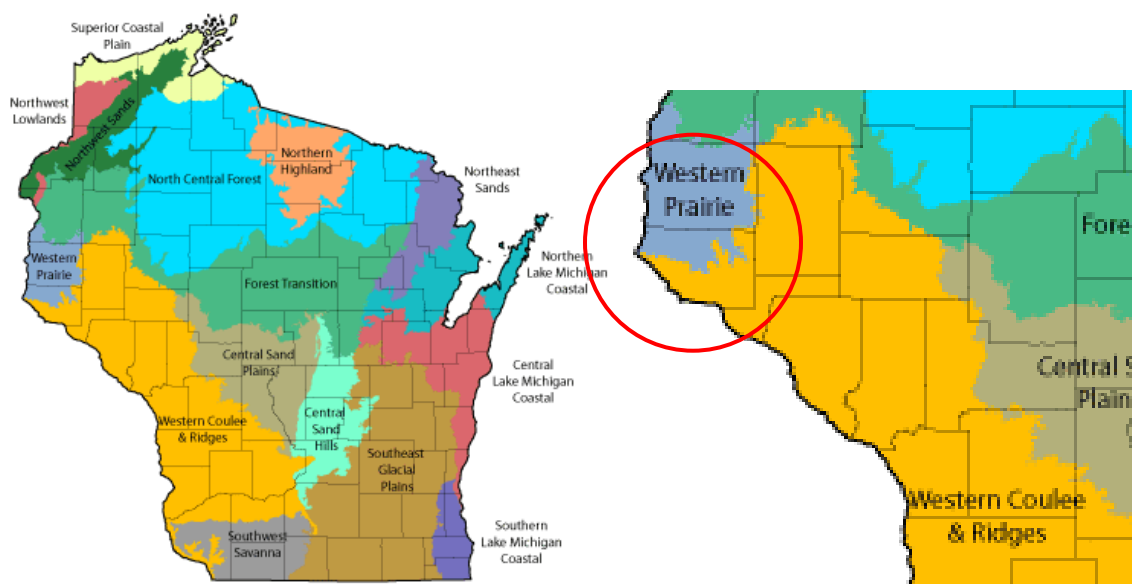
With the loss of natural resources and an increasing number of endangered, threatened, and special concern species, it is important to address the importance of native plant species and invasive and/or non-native plant species that are affecting the natural resources.

Native species can be defined as a species that originated in the area, and is naturally occurring. Non-native species can generally be defined as species that has been introduced to the area, and is not naturally occurring. An invasive species can be defined as any species, native or non-native, that can quickly displace another species and adversely affect the habitats or environments in which they invade.

Additionally, non-native plants, animals, and pathogens displace native species, disrupt ecosystems, and harm recreational activities such as fishing, boating, and hiking. Because they lack the predators and competitors they faced in their homelands, invasive species can spread rapidly and aggressively. Controlling invasive species is difficult, and getting rid of them is often impossible. Further information on local native, non-native, and invasive species can be obtained through the Wisconsin Department of Natural Resources.

As identified in Image 6-2, Pierce County and the Town of Oak Grove's primary ecological landscapes consist of the Western Prairies and the Western Coulee and Ridges.

Image 6-2 – Wisconsin Ecological Landscapes



Source: Wisconsin Department of Natural Resources

This Western Prairie Ecological Landscape is located on the far western edge of the state. It contains the only true representative prairie potholes in the state. It

is characterized by its glaciated, rolling topography and a primarily open landscape with rich prairie soils and pothole lakes, ponds, and wet depressions, except for forested areas along the St. Croix River. The climate and growing season are favorable for agricultural crops. Sandstone underlies a mosaic of soils. Silty loams that can be shallow and stony cover most of the area. Alluvial sands and peats are found in stream valleys.

The Western Coulee and Ridges Ecological Landscape in southwestern and west central Wisconsin is characterized by its highly eroded, drift less topography and relatively extensive forested landscape. Soils are silt loams (loess) and sandy loams over sandstone residuum over dolomite. Several large rivers including the Wisconsin, Mississippi, Chippewa, Kickapoo and Black flow through or border the Ecological Landscape (*Source: Wisconsin Department of Natural Resources*).

It may be important to maintain, conserve, and rehabilitate these ecological landscapes within the Town. The loss of native species and habitats can greatly affect the ecological and economical viability of the Town and County.

Groundwater

Groundwater is one of the most important natural resources that if adversely affected, can have serious impacts on human health and wellbeing. Certain types of soil are more susceptible to allowing groundwater contamination and should be protected. Most of the water used in rural areas is groundwater supplied by private wells. If the groundwater becomes contaminated, there are few alternative sources of potable water for local residents. Map 6-6 shows the known depth to the water table in feet. The prominent depth identified within the Town of Oak Grove is between 61 to 85 feet.

The Pierce County Community Attitudes Survey results for the Town of Oak Grove indicated that residents would support the addition of land use regulations to protect groundwater.

Surface Water Corridors & Watersheds

The Town of Oak Grove is located in a geographical area primarily covered in rolling hills with meandering rivers and creeks. It is not only aesthetically important to maintain waterways in their natural state, but it is also vital for the ecosystem to maintain a healthy environment by limiting or stopping the loss of habitats and the loss of native plant and wildlife species.

Surface waters and stream corridors provide habitats for a wide variety of animals and plants which also serve to attract tourism and provide opportunities for recreation. Protection of these water resources is critical to maintaining the water quality and diversity of wildlife. Threats to these water resources are

typically sedimentation and pollution, both point and non point, which can be related to the disturbance of the land cover due to urban/rural development and agricultural practices.

Development within the watersheds that directs runoff into local rivers or their tributaries should be completed in a way that minimizes the impact on the natural system, and addresses potential pollution problems through the use of best management practices. Best Management Practices (BMP) designed to control storm water runoff rates, volumes, and discharge quality can be used to protect water resources in developed areas and include shoreland buffers, erosion control, and the preservation of natural environmental corridors.

The majority of surface waters in the Town of Oak Grove are rivers and creeks, including the Mississippi River. The many smaller rivers and creeks include the Big River, Wind River, Dry Run Coulee Creek, and Morgan Coulee Creek (see *Map 6-7*). Portions of the Big River are designated as exceptional resource water by the Wisconsin Department of Natural Resources (WDNR). Exceptional resource water are surface waters which provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities.

Unfortunately, the Mississippi River and Morgan Coulee Creek are listed as impaired waters by the 'Wisconsin's 2006 Impaired Water List' developed by the WDNR. Impaired waters are those waters that are not meeting state water quality standards as defined by Section 303(d) of the federal Clean Water Act. These water bodies are impaired due to degraded habitat, elevated water temperature, sedimentation, and polychlorobiphenyls.

The main difference between the two designations is that typically, there are no direct source pollutants being discharged into outstanding resource water.

The Town's rivers and creeks are located within the Trimbelle River Watershed and Isabelle Creek Watershed that are part of the Lower Chippewa River Basin.

Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. Because of dangers posed during a flood event, most structural development within a floodway is not allowed. Development within the flood fringe is generally accepted, provided adequate flood proofing measures are taken.

Map 6-7 shows floodplains in the Town of Oak Grove. Most of these areas are adjacent to the Mississippi River and Big River with smaller areas running along

the many creeks. There are substantial areas of land along the Mississippi and Big Rivers that could experience flooding. Land uses in these areas are regulated by Pierce County.

Wetlands

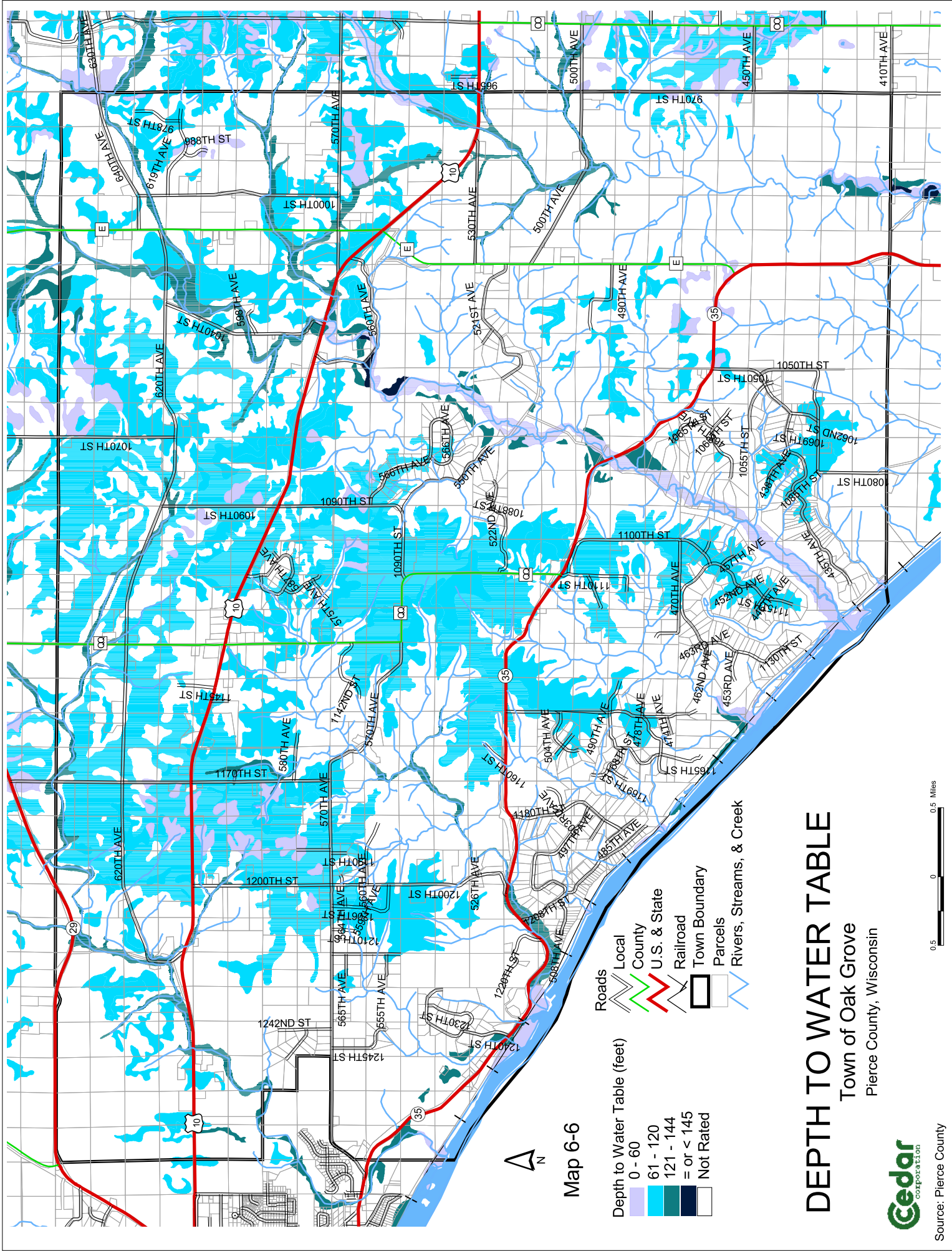
A majority of wetlands in the Town of Oak Grove can be found along Big River (see *Map 6-7*). This area coincides with the floodplain areas also shown in Map 6-7. Additional wetland areas can be found along portions of the other unnamed creeks throughout the Town.

Wetlands act as natural filters, removing sediments and contaminants from water. Wetlands regulate water levels by containing water during periods of excessive rain or snow melt. These unique environments are host to a wide variety of plant and animal communities, including some threatened and endangered species. Wetlands serve as rest areas for migratory waterfowl during the fall and spring months, and serve as sources of groundwater recharge and flood control. In the past decade, strict regulation on disturbing wetlands has slowed the loss of habitat and made conversion to other uses too expensive and impractical. Wetlands, particularly disturbance of wetlands, are regulated by the Army Corp of Engineers, Wisconsin Department of Natural Resources, and Pierce County.

Metallic/Non-metallic Mineral Resources

Metallic and Non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock, sand, or gravel) materials. When economically viable, these materials may be removed through mining to process the raw materials into commercial or industrial products. Mining in Pierce County is regulated through its Code of Ordinances, which defines the permitting process and other standards, including site reclamation following the completion of mining activities. Metallic mining is also regulated by the Wisconsin Department of Natural Resources. Four sand and gravel mines/pits are located in the Town of Oak Grove. One is located off of U.S.H. 10 one mile east of the City of Prescott, one is located off of S.T.H. 29 west of 1170th Street, one is at the end of 490th Avenue, and one is located off of C.T.H. E north of 570th Avenue. The recent increase in the use of a technique called hydraulic fracturing to extract petroleum and gas has caused in increased interest in non-metallic mining in Wisconsin including the Town of Oak Grove.

Hydraulic fracturing is a process where water, sand, and chemicals are pumped underground to break apart the rock and release the petroleum or gas. The type of sand needed in the hydraulic fracturing process is found in this area. Mining operations for this type of sand tend to be much larger than the existing sand and gravel pits in Oak Grove and have the potential of having a larger impact on the landscape, quality of life, and natural resources of the Town.

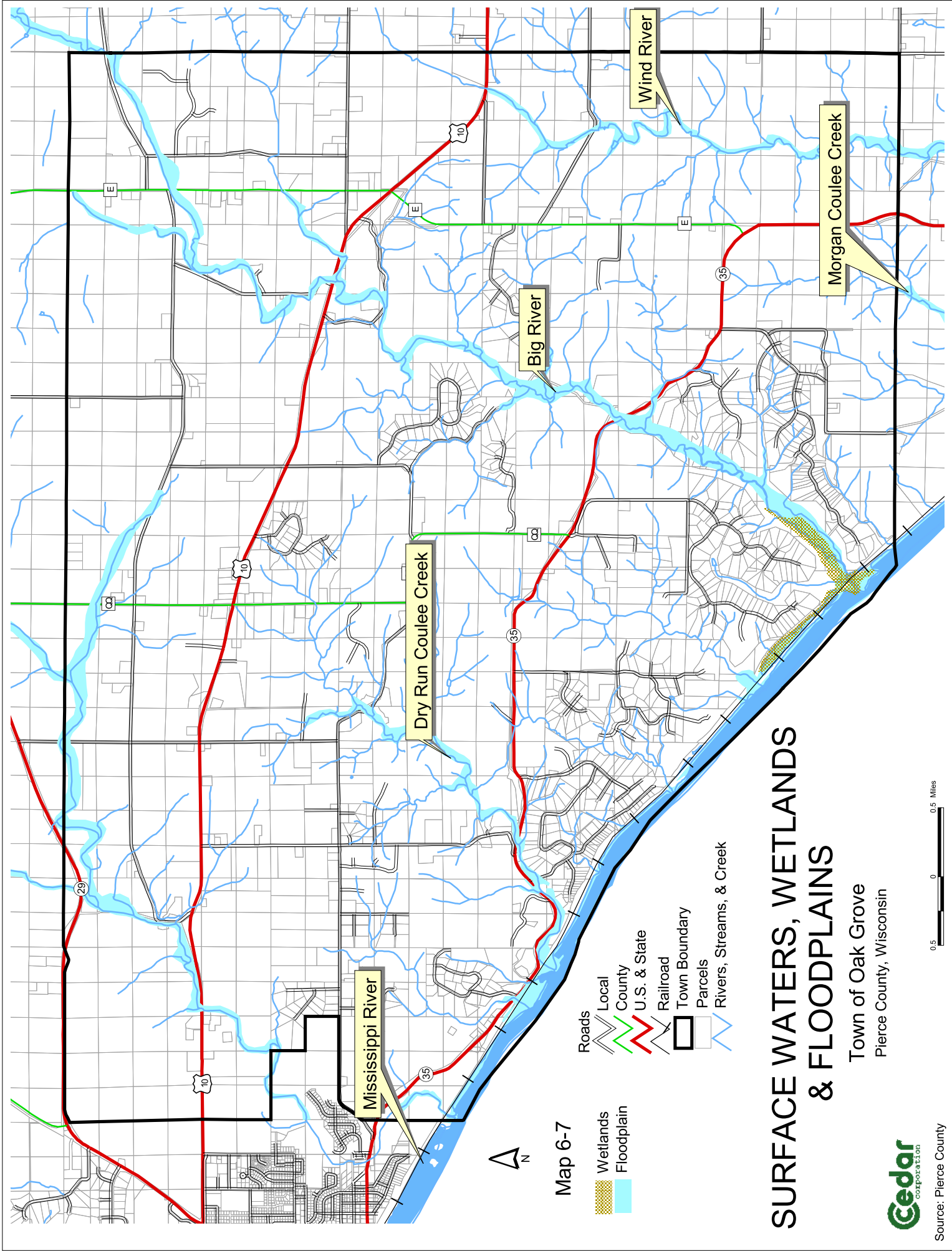


Map 6-6

DEPTH TO WATER TABLE Town of Oak Grove Pierce County, Wisconsin



Source: Pierce County



SURFACE WATERS, WETLANDS & FLOODPLAINS

Town of Oak Grove
Pierce County, Wisconsin



Source: Pierce County

When considering future non-metallic mines, the Town should evaluate the impact they may have on existing residents and properties; the natural beauty and rural landscape; environmental resources; public safety; and archeological and historical resources.

Parks/Open Space

The Town of Oak Grove does not have any public parks or publicly owned open space at this time. Park needs are met by neighboring municipalities.

Recreational Resources

Oak Grove is fortunate to be located along the Mississippi River. The river provides the Town with great opportunities for recreation and tourism. Recreational boating on the Mississippi River is very popular. Many boaters dock along the shoreline and islands. The St. Croix River is also in close proximity to the Town and provides additional recreation and tourism opportunities for the Town residents and visitors to the area. These resources are not fully utilized by the Town due to the prevalent steep bluffs. *Smiths Landing*, located at the confluence of the Big and Mississippi Rivers, could be an area for future recreational opportunities.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Promote and preserve cultural and historical resources in the Town of Oak Grove.

Objectives:

1. Identify the Town's historical resources.
2. Provide opportunities for residents to learn about the Town's history.

Policies, Programs, and Actions:

1. Support residents who may have an archeological site or historical property and want to contact the Wisconsin Historical Society to learn ways to preserve or register them.
2. Work with the Pierce County Historical Association to form a historical preservation committee that documents structures or items in the Town that they feel have historical importance. Photos can be taken and these locations mapped.
3. Collect old photos of life in Oak Grove and display them in the Town Hall.
4. Identify "Century Farms" and acknowledge them with a sign or plaque.
5. Support the Pierce County Historical Association and assist in efforts to document the history of Oak Grove.
6. Support the Wisconsin Barn Preservation which is a joint venture between the University of Wisconsin-Extension, Wisconsin Trust for Historic Preservation, and the Wisconsin Historical Society with the goal of both

- addressing public concerns and drawing attention to the importance of preserving the elements of Wisconsin's rural countryside.
7. Support the use of BARN AGAIN!, a national program to preserve historic farm buildings sponsored by the National Trust for Historic Preservation and Successful Farming magazine.
 8. Require new developments to identify all known archeological or historical sites in the proposed development area and follow all State and Federal regulations and guidelines for the protection of archeological and historic sites.

Goal 2: Promote the conservation and restoration of native habitats, plant species, and other natural resources in the Town of Oak Grove.

Objectives:

1. Identify existing native communities within the Town.
2. Encourage property owners to conserve or restore native communities and plant species on their property.
3. Encourage Best Management Practices that protect wildlife habitat and natural resources throughout the Town.
4. Encourage property owners to utilize State and Federal offered conservation and management programs.

Policies, Programs, and Actions:

1. Encourage residents to utilize the Conservation Reserve Program (CRP).
2. Encourage residents to utilize the Sustainable Forest Initiative (SFI).
3. Provide residents with information on incorporating native plant species into residential landscapes and discouraging the use of invasive species.
4. Support the restoration of native landscapes when farmland is taken out of production.
5. Support the use of conservation easements to protect and manage Oak Grove's natural resource.

Goal 3: Promote the protection of the Towns groundwater and surface waters.

Objectives:

1. Maintain and improve those water bodies identified as exceptional water resources.
2. Use Best Management Practices to help improve those water bodies identified as impaired waters.
3. Identify and improve current poor groundwater quality.
4. Promote special shoreline practices in sensitive areas and shoreland restoration projects.
5. Provide safe drinking water for residents.

Policies, Programs, and Actions:

1. Support educational workshops to provide information to residents regarding methods to protect the Town's groundwater and surface water.
2. Support continued inspection of private septic systems and holding tanks to minimize the chance of groundwater contamination due to failing systems.
3. Utilize the Town's website to inform residents of groundwater, water quality, and storm water issues.
4. Enforce the Town Sub-Division ordinance as it pertains to erosion control, storm water management, and construction best management practices.
5. Promote shoreland restoration and increasing vegetative buffers.
6. Work with the DNR to create a group to monitor river water quality.
7. Practice stormwater and farm run-off best management practices.
8. Consider future land uses and the proposed physical location of them to areas that are susceptible to groundwater contamination.
9. Avoid or minimize the potential negative effects to the quality and quantity of groundwater from proposed new development in Oak Grove.

Goal 4: Protect and preserve the existing agricultural resources within the Town of Oak Grove.

Objectives:

1. Protect prime farmland from inappropriate development.
2. Encourage the appropriate use of agriculture land for hobby farming, farmettes, and other similar activities.

Policies, Programs, and Actions:

1. Examine the concept of "purchase/transfer of development rights" as ways of preserving productive farmland.
2. Support residents who want to voluntarily participate in the County's Farmland Preservation Program.
3. Promote the use of cluster developments/conservation subdivisions for residential development as a means of preserving the continuity of existing agricultural lands and preventing the fragmentation of large parcels of farmland.
4. Incorporate agricultural preservation principals into a Town subdivision ordinance.
5. Utilize the Town's website to provide information to residents on the value of and ways to preserve prime farmland.

Goal 5: Protect the Town's floodplain areas.

Objectives:

1. Preserve the storage capacity of the floodplain.
2. Minimize damage due to flooding.
3. Protect wildlife habitat and environmentally sensitive areas.

Policies, Programs, and Actions:

1. Support the enforcement of Pierce County's Floodplain Ordinance/Zoning.
2. Maintain natural growth within the floodplain to stop erosion.

Goal 6: Protect wetlands.**Objectives:**

1. Prevent wetlands from filling in due to sediment from development.
2. Preserve wildlife habitat.
3. Protect water quality.
4. Protect excavation of wetlands during dry periods.

Policies, Programs, and Actions:

1. Development must not increase or decrease the natural flow of water into wetlands.
2. Require restoration of wetlands where illegally altered.
3. Support the Wisconsin DNR's efforts to inventory wetlands.

Goal 7: Protect shorelines from erosion.**Objectives:**

1. Prevent destruction of shoreline.
2. Protect fish and wildlife habitat.
3. Protect recreational opportunities.

Policies, Programs, and Actions:

1. Support stabilizing eroding shorelines to preserve aquatic habitat and visual aesthetics.
2. Encourage shoreline owners to leave submerged dead wood from shoreline areas. This provides habitat and prevents erosion.
3. Restore shoreland with native vegetation by incorporating a 35 foot wide shoreline buffer.
4. Consider property tax and/or other credits for shoreline restoration and other water quality improvement projects.
5. Use educational materials, workshops, grants, and ordinance enforcement to protect shore lands.

Goal 8: Protect, manage and enhance the natural resources and environmental quality of Oak Grove**Objectives**

1. Continue to guide and manage land uses to minimize potential negative impacts on the environment.

2. Efficiently utilize the land and mineral resources in a manner that lends itself to successful reclamation and limits the impact to the Town's natural resources.

Policies, Programs and Actions

1. Require the monitoring of air and water quality when proposed land uses may create a negative impact on residents health and the environment. The Town will approve the method of measurement, tolerance levels, and aspects of the environment to be monitored.
2. The Town will remain current with Wisconsin DNR and EPA standards and reserves the right to revisit conditional use permits and adjust conditions as guidelines or technologies are enhanced.
3. Explore the feasibility of establishing environmental quality baselines based on Wisconsin DNR, EPA, OSHA, and other relevant agency standards if required.
4. Require a review of impacts on the environment and Town when necessary to further ensure protection of the environment and health of residents.
5. Retain subject matter experts to provide unbiased evaluations and impact statements where new or inconsistent land uses are being requested.

CHAPTER 7

Economic Development

Introduction

The Economic Development chapter examines demographic data, existing business and industry, and the tools and programs the Town of Oak Grove has at its disposal to encourage economic development. Economic growth in the Town can affect land use and future development patterns. Business and industry help expand the Town's tax base and allows the tax burden to be spread among property owners. A strong local economic base provides an opportunity for residents to work and live in their community.

Survey Results

In the Pierce County Community Attitudes Survey, 73% of Oak Grove residents who responded, indicated that there is a need for more family restaurants, 72% indicated a need for more industrial development, and 70% indicated a need for more commercial development.

The survey also indicated that 41% of residents felt that the expansion or development of additional commercial and/or industrial areas should be focused to existing business or industrial districts, while 7% of residents are against any expansion or development.

For detailed survey results for the Town of Oak Grove, please refer to the Pierce County Community Attitudes Survey report.

Place of Employment Characteristics

There is a strong economic base in Pierce County. Tables 7-1 and 7-2 indicate the place of work for residents in the Town of Oak Grove. Residents primarily work outside of the state (61%) or within Pierce County (33%). Of the 33% working in the County, only 14% of Oak Grove's total workforce is working at a location within the Town.

Table 7-1 – Place of Work 16 Years and Over - State and County Level

	2000	% Total
Total	807	100.0%
Worked in state of residence:	309	38.3%
Worked in county of residence	267	33.1%
Worked outside county of residence	42	5.2%
Worked outside state of residence	498	61.7%

Source: 2000 U.S. Census

The percentage of residents working outside of the state indicates the influence of the Twin Cities Metropolitan Area and the ease of commuting to jobs in Minnesota. While the percentages of residents working in the Town were most likely working in agriculture related occupations, local commercial/industry, or home based businesses.

Table 7-2 – Place of Work 16 Years and Over - Town of Oak Grove

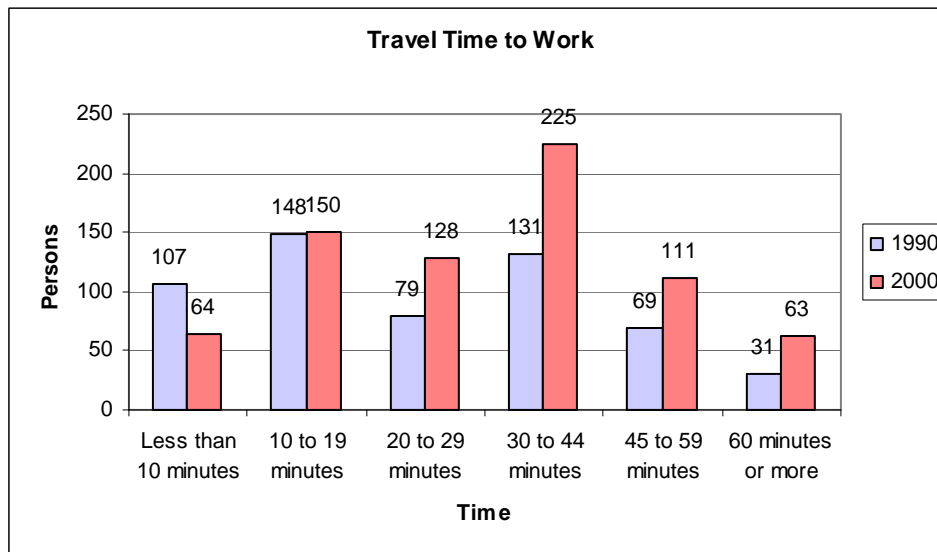
	2000	% Total
Total:	807	100.0%
Living in the selected state:	807	100.0%
Worked in the Town of Oak Grove	118	14.6%
Worked outside the Town of Oak Grove	689	85.4%

Source: 2000 U.S. Census Bureau

Commuter Characteristics

Many of Oak Grove's residents travel out of the state for work. Approximately 400 residents commute 30 minutes or more to work (see *Figure 7-1*). Residents traveling 10 to 20 minutes to work are likely working in the City of River Falls or the Village of Ellsworth and residents traveling less than 10 minutes are likely working in the City of Prescott or in agriculture and home based related businesses within the Town.

Figure 7-1 – Travel Time to Work – Oak Grove



Source: 2000 U.S. Census

Local Economic Base

Occupation refers to the type of work a person 16 years of age and over does for a living. It does not indicate where these occupations are held. Figure 7-2 shows that the occupations with the highest amount of workers in 2000 were

management/professional/related occupations. These occupations experienced an increase that nearly doubled the number of workers since 1990. The sales/office occupation has also experienced a large increase in workers.

The farming/fishing/forestry industries have seen the biggest drop in workers since 1990. This decline follows a statewide trend. In general, most of these occupations are located outside of Oak Grove.

Figure 7-2 – Occupation of Workforce Population

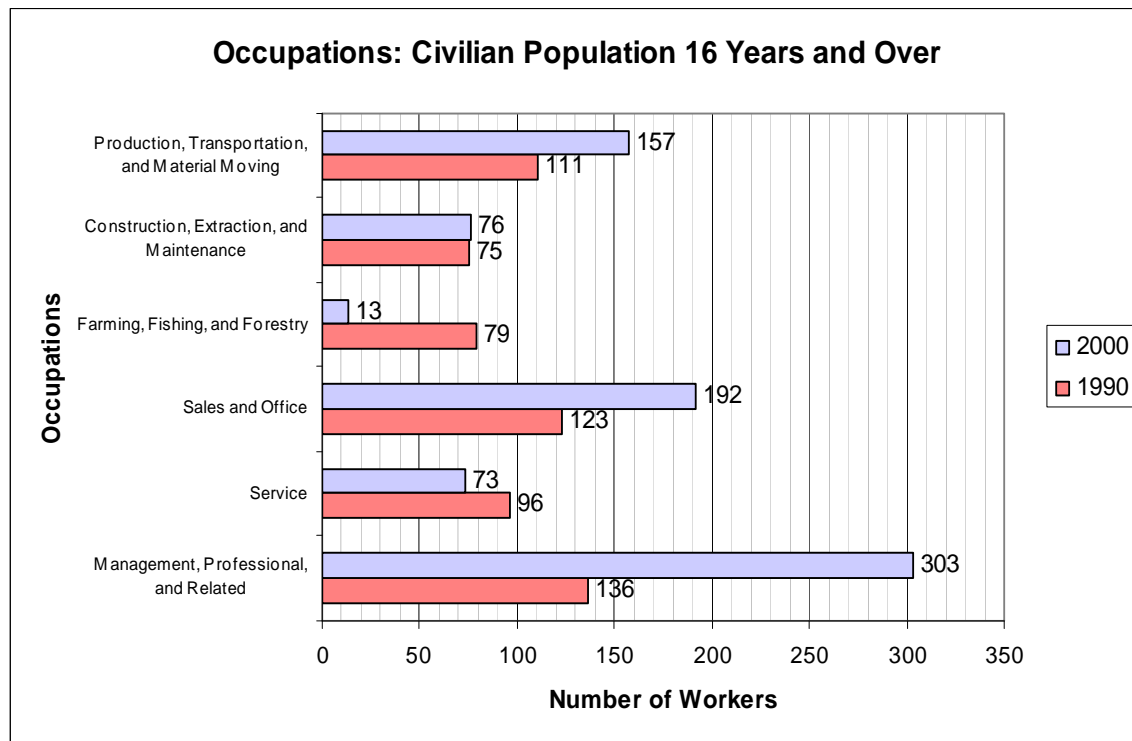
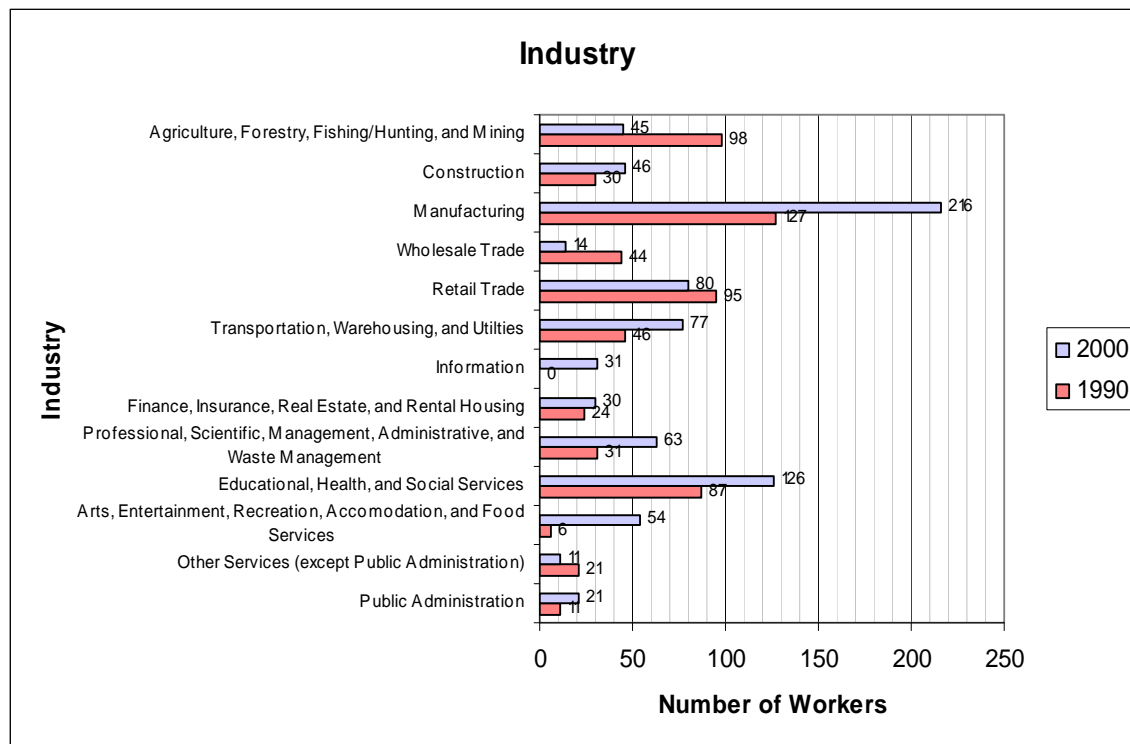


Figure 7-3 reveals that the manufacturing industry employs the highest number of working residents in the Town of Oak Grove followed by the education/ health/ social services industries.

Figure 7-3 – Occupation by Industry



The Wisconsin Department of Workforce Development has provided a list of the most common occupations in Pierce County and the required education/training for each occupation (see *Table 7-3*).

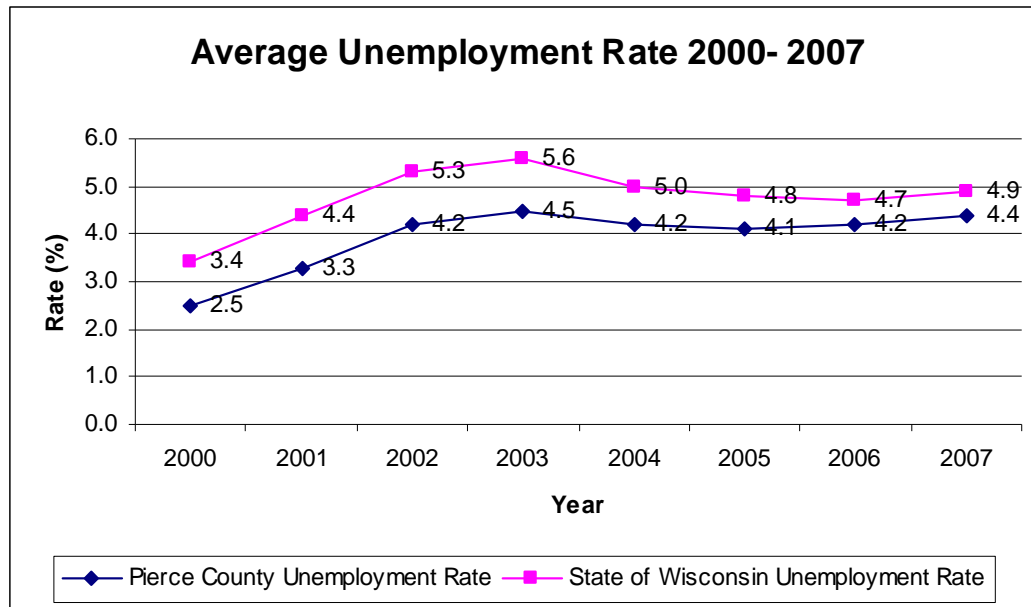
Table 7-3 – Common Occupations

Common Occupations in Pierce County	
Occupation	Education/Training
Bartenders	1 month or less training
Bookkeeping/Accounting/Auditing Clerk	1- 12 month on-the-job trng.
Comb. Food Prep.-Servers, Incl. Fast Food	1 month or less training
Construction Laborers	1- 12 month on-the-job trng.
Elem. School Teachers, not Spec. Ed.	Bachelor's degree
Exec. Secretaries & Admin. Assistants	1- 12 month on-the-job trng.
Food Preparation Workers	1 month or less training
Home Health Aides	1 month or less training
Office Clerks, General	1 month or less training
Retail Salesperson	1 month or less training
Sales Reps-Whls & Mfg, not Tech.-Scien.	
Secondary School Teachers, not Spcl.-Voc. Ed.	Bachelor's degree
Secretaries, not Legal/Med./Executive	1- 12 month on-the-job trng.
Teachers Assistants	Associates degree
Truck Drivers, Heavy & Tractor-Trailer	1- 12 month on-the-job trng.

Source: DWD, Bureau of Workforce Trailing, special request, July 2007

The rate of unemployment in Pierce County is low and has stayed below the State of Wisconsin unemployment rate since 2000 (see *Figure 7-4*).

Figure 7-4 – Average Unemployment Rate – Pierce County & Wisconsin 2000-2007



Education Levels

Educational attainment can influence a person's career choices, job location, income, and expenditures. Tables 7-4 and 7-5 show that the number of residents who have attained a high school degree or higher has increased from 576 residents in 1990, to 850 in 2000. Also in 1990, 98 residents had attained a bachelor's degree or higher, while in 2000, 260 residents had attained a bachelor's degree or higher, a 165% increase. Very few residents have not obtained a high school diploma or equivalency; those residents are likely in the elderly population when school was only required to the eighth grade.

Table 7-4 – Education Attainment Population 25 and Older - Town of Oak Grove

	1990	% Of Total	2000	% Of Total	# Change	% Change
Population 25 Years and Over	669	100.0%	890	100.0%	221	33.0%
Less than 9th Grade	45	6.7%	23	2.6%	-22	-48.9%
9th to 12th Grade (No Diploma)	48	7.2%	17	1.9%	-31	-64.6%
High School Graduation (Includes Equivalency)	278	41.6%	301	33.8%	23	8.3%
Some College, No Degree	121	18.1%	202	22.7%	81	66.9%
Associate Degree	79	11.8%	87	9.8%	8	10.1%
Bachelor's Degree	74	11.1%	191	21.5%	117	158.1%
Graduate or Professional Degree	24	3.6%	69	7.8%	45	187.5%

Source: 1990 and 2000 U.S. Census

Table 7-5 – High School Graduate or Higher Attainment – Town of Oak Grove

	1990	% Of Total	2000	% Of Total	# Change	% Change
High School Graduate or Higher	576	86.1%	850	95.5%	274	47.6%
Bachelor's Degree or Higher	98	14.6%	260	29.2%	162	165.3%

Source: 1990 and 2000 U.S. Census

Wages & Income

Table 7-6 compares average wages by industry in Pierce County with the State of Wisconsin. All industry wages in Pierce County are below the State average, the only exception being the Professional & Business Services industries wages, which are almost 10% higher than the State average.

Table 7-6 – Annual Wage by Industry 2006 – Pierce County

Average Annual Wage by Industry Division in 2006				
	Average Annual Wage			
	Wisconsin	Pierce County	Percent of Wisconsin	1-year % change
All industries	\$36,830	\$29,351	79.7%	3.5%
Natural Resources	\$28,301	\$25,858	91.4%	-1.4%
Construction	\$44,682	\$34,303	76.8%	-1.5%
Manufacturing	\$45,952	\$39,730	86.5%	3.3%
Trade, Transportation & Utilities	\$31,935	\$25,154	78.8%	-1.9%
Information	\$45,704	suppressed	Not avail.	Not avail.
Financial Activities	\$48,859	\$33,914	69.4%	3.6%
Professional & Business Services	\$42,612	\$47,103	110.5%	15.2%
Education & Health	\$38,492	\$32,587	84.7%	4.5%
Leisure & Hospitality	\$13,058	\$9,438	72.3%	4.3%
Other Services	\$21,228	\$15,256	71.9%	-2.8%
Public Administration	\$38,294	\$31,139	81.3%	4.1%

Source: WI DWD, Workforce Training, QCEW, June 2007

The Pierce County Community Attitudes Survey has also provided general income data based on the response by residents of the Town of Oak Grove. Nearly 40% of residents have indicated that each wage earner has an income of \$55,000 or greater (see Table 7-7).

Table 7-7 – What is the approximate income for each wage earner?

Town of Oak Grove	Number	%
Less than \$15,000	69	15.3%
\$15,001 - \$25,000	40	8.8%
\$25,001 - \$35,000	53	11.7%
\$35,001 - \$45,000	52	11.6%
\$45,001 - \$55,000	62	13.7%
\$55,000 - \$75,000	87	19.2%
Over \$75,000	89	19.7%

Source: Pierce County Community Attitudes Survey, 2007

As indicated in Table 7-8, the 2000 U.S. Census data identified that the 1999 median household income for the Town of Oak Grove was approximately \$72,500.

Table 7-8 – Median Household Income – Town of Oak Grove

Year	1989	1999	% Change
Median Household Income	\$40,956	\$72,596	77.3%

Source: 1990 and 2000 U.S. Census

Redevelopment Opportunities

In rural areas, redevelopment opportunities typically come from contaminated lands. According to the Wisconsin DNR Remediation and Redevelopment Website, there are no contaminated or open remediation sites.

Inventory of Local Businesses & Employers

The Town of Oak Grove has limited commercial and light industrial businesses due to its rural character. Many businesses are located a short distance away in the City of Prescott. Representative businesses in the Town include bar and grills/restaurants; auto, truck and farm equipment repair; landscape businesses and contractors; general and electrical contractors; specialty foods/beverages; a manufacturing company; and other home based businesses.

These businesses help address some of the basic needs of the Town's residents, while others are focused towards people enjoying the surrounding natural resources.

Desired Businesses

The Town realizes that economic development will be market driven and because of its rural nature, Oak Grove has few incentives to offer businesses. There are County and State programs in existence that can help potential business owners and those will be addressed later in this chapter.

The Town supports businesses that fit the rural character of the area and meets the needs of residents. Some of the businesses the Town would support are convenience stores, additional specialty food/produce/beverage businesses, low impact light industrial businesses, artists, and recreational businesses that will attract and support tourism and other small businesses in the Town.

The Town also feels that small retail centers and convenience stores should be located at major road corridor intersections and short distances from large residential developments.

Assessment of Strengths and Weaknesses

The strengths and weaknesses listed below represent local and regional factors that may help or hinder economic development in the Town of Oak Grove.

Strengths:

1. Good transportation system with multiple highways
2. The Mississippi River area within the Town has yet to be fully utilized
3. Close proximity to the Twin Cities metro area
4. Educated population
5. Large amounts of land available for development

Weaknesses:

1. Not enough light industry in the Town
2. Geographic restrictions can impact the ability to develop land
3. There are no railroad spurs or connections in the Town even though the railroad runs along the entire southwester portion of the Town
4. The Town can not provide municipal utilities to commercial or industrial businesses

Economic Development Programs

There are many available programs at all levels that aide in economic development. These programs can be used to provide expertise, financial aide, or incentives for developing businesses.

WDNR Remediation and Redevelopment Program

This program offers financial and liability tools to clean up and redevelop brown fields.

Mississippi River Regional Planning Commission

The Commission is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all seven counties in the region.

Community and Enterprise Development Zones

The Wisconsin Community and Enterprise Development Zone Programs can help to expand businesses, start a new one, or relocate a current business to Wisconsin. The Community Development Zone Program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

Pierce County Economic Support Unit

The Pierce County Economic Support Unit helps families in need of becoming self-sufficient and independent of the public assistance system. They offer

information and support for Medical Assistance, FoodShare, Caretaker Supplement, and Wisconsin Home Energy Assistance Program.

Transportation Facilities Economic Assistance and Development (TEA-Grant) Program

The Transportation Economic Assistance (TEA) program provides 50% State grants to communities for road, rail, and airport projects. The goal of the TEA program is to attract and retain business firms in Wisconsin and thus create or retain jobs.

UW-Extension

The UW-Extension provides expertise in agriculture and related business while providing research and knowledge.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce is the main agency in Wisconsin charged with fostering the retention and creation of new jobs, promote effective and efficient regulations, and promote economic business.

U.S. Small Business Administration

The Small Business Administration provides technical, financial, and managerial assistance for Americans to start or improve their businesses.

Tourism, Agriculture, and Forestry (TAF) Districts

Towns can create districts and offer incentives to be used for economic development and growth. The formation of a TAF district allows a Town to allocate money to be used as incentive. The money is returned to the Town in the form of increased tax revenue. When the increased tax revenue pays off the original incentive, the tax money goes to regular taxing entities.

Pierce County Economic Development Corporation (PCEDC)

The Pierce County Economic Development Corporation is a non-profit organization formed in 1987 to promote job creation and development, economic growth, community development, and planning throughout Pierce County. PCEDC works to help the retention and expansion of jobs, recruits for new businesses to move into Pierce County, and works as a community liaison for the County.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Support economic activity and development that does not detract from the rural way of life in the Town of Oak Grove.

Objectives:

1. Promote agricultural based businesses.
2. Avoid conflicts between farmland and residential areas.
3. Support Oak Grove remaining as an agricultural community.
4. Promote local and regional tourism that supports local businesses, artists communities, natural scenic locations.

Policies, Programs, and Actions:

1. Support existing farms and their continued operation.
2. Encourage businesses that assist the farming community.
3. Promote the development of specialty farming and/or small businesses that produce food/beverages for sale.
4. Support Eco-tourism that promotes the enjoyment of our natural resources in ways that do not degrade them.
5. Ensure that businesses, no matter what size, do not adversely affect the Town's natural resources and quality of life of residents.
6. Continue to encourage the organic growth of locally owned businesses and artists.
7. Work with surrounding communities to support, coordinate, and promote cultural events.
8. Support businesses that do not detract from the enjoyment of the Great River Road.
9. Guide future commercial and light industrial type activities away from areas where residential development exists or has a residential zoning classification if potential negative impacts exist.
10. Support the use of open space for recreation and tourist activity.

Goal 2: Support the development of new commercial and light industrial businesses in the Town of Oak Grove.

Objectives:

1. Promote the development of commercial or light industrial business.
2. Increase the local tax base.

Policies, Programs, and Actions:

1. Explore the feasibility of creating incentives to help attract commercial or light industrial businesses.
2. Work with the Piece County Economic Development Corporation to bring new business into Oak Grove.
3. Encourage residents to provide support to new businesses by shopping locally.

4. Consider ways to make Oak Grove a destination location.
5. Support Oak Grove's Extraterritorial Zone (ETZ) Committee and their efforts to work in partnership with the City of Prescott in the development of future land and zoning issues.
6. Explore the feasibility of extending City utilities into future commercial or light industrial areas of the Town.

CHAPTER 8

Intergovernmental Cooperation

Introduction

For many rural communities, it is a challenge to provide a wide range of services to residents. Towns often contract with other governments or agencies to provide services such as road maintenance, building inspection, or fire protection in order to reduce the cost of these services to residents. In many cases, other services or facilities are provided by neighboring communities.

The Intergovernmental Cooperation chapter will examine existing agreements and identify potential areas where future cooperation should be considered.

Existing Agreements

The Town of Oak Grove has various agreements with the neighboring governments and agencies. These agreements are listed below:

- The Town has adopted the Pierce County Zoning and utilizes the County for information on zoning changes, variances, and enforcement.
- A committee has been established between the Town of Oak Grove and the City of Prescott to develop an Extraterritorial Zoning (ETZ) agreement.
- Police protection for the Town is provided by the Pierce County Sheriff's Department.
- The Prescott Area Ambulance serves the Town of Oak Grove.
- The Prescott Area Fire Department serves the Town of Oak Grove. Both the ambulance and fire department services are owned jointly by multiple municipalities; each municipality is assessed an operating fee annually.
- The Pierce County Recycling Center provides recycling services to residents of the Town of Oak Grove. Pierce County Solid Waste Department also provides garbage and waste collection periodically for items such as hazardous waste, paints, tire, and electronic equipment.

School Districts

The Town of Oak Grove primarily lies within the Prescott School District, but a small portion of the Town is within the Ellsworth School Districts, which was previously discussed in the Utilities and Community Facilities Chapter.

Chippewa Valley Technical College

The Chippewa Valley Technical College (CVTC) has five campuses located throughout West Central Wisconsin. The River Falls Campus is the closest to the Town of Oak Grove and offers Associate Degrees, Technical Diplomas,

certificates, as well as opportunities to complete many general education credits needed for graduation.

University of Wisconsin System

The University of Wisconsin system of public universities consists of two doctoral research universities (UW-Madison and UW-Milwaukee), eleven comprehensive universities, thirteen two-year colleges, and the Statewide UW-Extension system.

West Central Wisconsin has three comprehensive universities: UW-Eau Claire, UW-Stout (Menomonie), and UW-River Falls (see *Table 8-1*). Residents also have access to associates-degree programming via the Internet based UW Colleges Online.

The University of Wisconsin-Extension partners closely with county governments to provide supportive services to all residents, businesses, and governments. This is a very active expression of the “Wisconsin Idea”, which is a philosophy that the University of Wisconsin System is a partner in improving the quality of life of all Wisconsin residents through education.

Table 8-1 – Local Colleges

Campus	1998-99 Enrollment	2007-08 Enrollment	% Change	Distance from Oak Grove
UW-River Falls	5,617	6,452	14.87%	10 miles
UW-Stout	7,731	8,477	9.65%	45 miles
UW-Eau Claire	10,852	10,854	0.02%	65 miles

Source: West Central Wisconsin Conditions and Trends Report, Cedar Corporation

University of Wisconsin - River Falls

The University of Wisconsin – River Falls (UWRF) provides undergraduate, graduate and continuing education courses which support the fine arts, liberal studies, technology, business and industry. This campus is approximately 10 miles to the northeast of the Town of Oak Grove.

University of Wisconsin - Stout

UW-Stout, located in the City of Menomonie, was founded as an experiment in industrial education back in 1891. Subjects taught include business, industrial management, technology, education, human development, and art and design. Average class size is 29 students for lecture sessions and 21 for laboratory sessions. Faculty and academic staff teach more than 99% of the course sections. Less than 1% of classes are taught by teaching assistants.

University of Wisconsin - Eau Claire

UW-Eau Claire is a public university located on the banks of the Chippewa River that was founded in 1916. The average class size is 28 students. The University offers about 80 undergraduate degree programs and 14 graduate programs, providing study opportunities in a wide range of majors and minors. Some of the majors include accounting, chemistry, business administration, nursing, physics, and social work.

County and Regional Government Units

Pierce County

Pierce County has several plans and ordinances that may have an influence on the future growth of the Town of Oak Grove. Some of the plans below were a coordinated effort between Pierce County and the Mississippi River Regional Planning Commission. The following is a list of the various plans developed by Pierce County:

Mississippi River Regional Planning Commission

The Mississippi River Regional Planning Commission (MRRPC) is a Commission of nine counties organized to plan for the physical, social and economic development of the region.

Pierce County Land Management Plan

This plan was completed in 1996 as a general guide to the regulation of land use in the 17 townships of Pierce County. Its policies and plan maps are the basis for county zoning ordinances and zoning maps. A county Comprehensive Plan will replace the Land Management Plan.

Pierce County Comprehensive Plan

The purpose of a Comprehensive Plan is to provide local governmental units with a framework for making more informed land use decisions. Beginning January 1, 2010, any program or action of a local government unit that affects land use must be consistent with that unit's Comprehensive Plan (source: Pierce County). This plan is currently in the draft phase, but expected to be complete by January 1, 2010.

Pierce County Land and Water Resource Management Plan

The plan's purpose is to guide the Land Conservation Department in its efforts to conserve and protect natural resources. Information and guidance is also provided for citizens, county government, and state and federal agencies.

Pierce County Farmland Preservation Plan

This plan was revised in 2012 and outlines criteria for lands eligible for participation in the Wisconsin Farmland Preservation Program.

Basin Water Quality Management Plan

The Department of Natural Resources prepares basin water quality management plans. Two river basins cross Pierce County borders, and plans exist for each basin.

- St. Croix River Basin Plan was completed in 2002
- Lower Chippewa River Basin Plan was completed in 2001

Pierce County Erosion Control Plan

The Pierce County Erosion Control Plan was completed in March of 1985. The purpose of the plan was to determine where the need for erosion control work was the greatest in Pierce County. The plan was completed by entering Universal Soil Loss Equation (USLE) data into a computer database at 6.12 acre intervals throughout the county.

Pierce County Ordinances

- Zoning, Chapter 240
- St. Croix Scenic Riverway, Chapter 239
- Manure Storage, Chapter 101
- Nonmetallic Mining Reclamation, Chapter 241

State Agencies

- Wisconsin Department of Natural Resources (DNR)
- Wisconsin Department of Transportation (DOT)

The Wisconsin DNR is often the regulatory agency that is responsible for the protection and sustained management of woodlands, waterways, animal habitat, and other natural resources.

The Wisconsin DOT is responsible for maintaining and improving State Highways 29 and 35 and U.S. Highway 10, the main potential commercial/industrial growth corridors in the Town. Additionally, S.T.H. 35 is part of the DOT National Scenic Byways Great River Road. For this reason, cooperation and communication between the Town of Oak Grove and the Wisconsin DOT are extremely important throughout the development of the Town.

Existing or Potential Conflicts

Existing conflicts identified in the Town of Oak Grove are primarily related to zoning, new development, and boundary issues. Development pressures from the City of Prescott are affecting the Town through the annexation of land and reduction of the local tax base. The development of an ETZ committee has caused the Town to be more cautious toward development.

The increased interest in non-metallic mining in the Town has raised concerns on the potential negative impact large scale mining may have on the Town's environment, health and safety of residents, quality of life of residents, groundwater, and natural resources.

In addition, potential conflicts may arise related to the future growth of the City of Prescott. Land needs for residential, commercial, or industrial growth usually are met through annexing adjacent Town land at the request of the landowner and approval by the City Council. For cities, villages, and developers, undeveloped

land, typically farmland is the most desirable for development. At the same time, annexed land results in a reduction of the tax base for the Town and potential conflicts between urbanized and rural areas.

Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can help Oak Grove implement the Town's comprehensive plan. Many issues, such as natural resource protection, extend beyond political borders. Listed below are potential areas for cooperation the Town of Oak Grove may wish to pursue:

- Work with Pierce County and the City of Prescott to address the long-range goals of each municipality.
- Work with the Wisconsin DNR, neighboring Towns, and residents to protect the area's water resources.
- Continue to explore ways to improve police, fire, and emergency services.
- Work with Pierce County and neighboring Towns when considering a possible trail system that is both safe and functional.
- Coordinate with the Pierce County Historical Association to document and preserve the Town's history.
- Continue to use the UW-Extension, Mississippi River Regional Planning Commission, and Pierce County as information resources.
- Work with surrounding communities to create an existing environmental quality baseline.

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 meetings with neighboring governments and agencies to resolve future conflicts.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Support intergovernmental cooperation with neighboring towns and government agencies to promote mutual understanding and problem solving.

Objectives:

1. Work with government agencies on resource management and protection.
2. Provide quality police, fire, and emergency medical services to the Town's residents.
3. Reduce costs for services to taxpayers.

Policies, Programs, and Actions:

1. Coordinate with the WDNR on natural resource management and protection issues.

2. Provide copies of the Town of Oak Grove Comprehensive Plan to surrounding Towns, the City of Prescott, Pierce County, and Mississippi River Regional Planning Commission to communicate the Town's overall vision for its future.
3. Work to resolve potential conflicts through joint meetings.
4. Establish Joint Committees to focus on specific/common issues.
5. Actively promote cooperation to achieve the goals, objectives, policies, programs, and actions set forth in this Comprehensive Plan and maximize the Town's human and financial resources.
6. Encourage the Town residents and Board members to attend public meetings so everyone has an opportunity to discuss any intergovernmental issue occurring in the Town
7. Support the development of additional joint police, fire, and emergency medical facilities in the Town of Oak Grove and neighboring municipalities.
8. Establish and maintain beneficial relations with neighboring units of government, the City of Prescott, and Pierce County.

Goal 2: Encourage intergovernmental cooperation when planning for the development of an Extraterritorial Zoning (ETZ) agreement.

Objectives:

1. Work with the City of Prescott to develop a plan that satisfies the needs of both the Town of Oak Grove and City of Prescott.
2. Work with the City of Prescott on the location(s) of future annexation or growth corridors.

Policies, Programs, and Actions:

1. Encourage the Town Board to communicate with the City of Prescott regarding any issue that exist or may develop between the two municipalities.
2. Encourage those members of the ETZ Board to provide updates to the Town Boards and residents on any discussion or agreements that have been made.
3. Coordinate with the City of Prescott when property owners, developers, or the City discuss annexation of property(ies) from the Town of Oak Grove.

Goal 3: Develop better relationships with the Wisconsin Department of Transportation and Pierce County Highway Department.

Objectives:

1. Establish better road maintenance plans and schedules.
2. Cooperate to eliminate dangerous intersection and topographic limitations (curves/hills).

Policies, Programs, and Actions:

1. Continue to work with the WDOT and Pierce County Highway Dept. when planning for future roads, driveway stubs, or turn lanes within the Town.
2. Work with the WDOT and Pierce County Highway Dept. to correct dangerous intersections or topographic features such as sharp curves or steep hills with poor viability or high speeds.
3. Work with the WDOT and Pierce County Highway Dept. when planning for maintenance or repair of streets, so appropriate detours, community notification, or other construction projects do not conflict with those plans.
4. Work with the WDOT and Pierce County Highway Dept. to fund for major roadway projects; either through grants or joint agreements.

CHAPTER 9

Land Use

Introduction

The Land Use Chapter will act as a guide for making future public and private land use decisions. The chapter inventories and maps existing land uses and helps analyze and understand the influences on these patterns.

The purpose of the land use chapter is to promote orderly growth by balancing the needs of residents and property owners while maintaining the natural resources in and rural characteristics of the Town of Oak Grove.

Land Use vs. Zoning

The Town of Oak Grove is a zoned Town, regulated by the Pierce County. The difference between land use and zoning can be confusing.

Land Use is based on how a parcel of land is being used at a certain point in time. For example, if a parcel has a single family home on it, the use of that land is for residential or single family purposes.

Zoning is a system of classifications and regulations, which designate the permitted and conditional uses of a parcel of land. A zoning map shows which zoning classifications are assigned to a parcel. The zoning code is the written regulations associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned single family but have a commercial business on it. This may occur because the land use preceded adoption of the zoning code. Therefore, in this case, the land use is commercial, but the zoning classification is single family residential.

There are five zoning districts in the Town of Oak Grove; they are General Rural Flexible 8, Rural Residential 12, Planned Residential Development (PRD), Light Industrial, and Commercial. The Town is primarily zoned General Rural Flexible 8, which allows the Town to maintain and enhance agricultural operations and allow residential development at a density of 8 lots per 40 acres. The minimum residential lot size in Oak Grove is three acres, excluding the road rights-of-way.

Influences on Land Use

Land use is influenced by several factors. Regulations can allow or prohibit different uses on a parcel of land. These regulations can be created at the federal, state, county, or local level.

The physical characteristics of the land can also influence its use. Wetlands and steep sloped areas are not good for the placement of structures. Water resources often attract residential development while prime soils are conducive to agriculture practices.

Current Land Use & Land Use Classifications

The majority of the Town of Oak Grove is occupied by agricultural and residential land uses. The area's prime soils and rolling landscape are favored for agricultural practices and residential development. Recent population growth has resulted in the development of large tracts of residential homes throughout the Town. The existing land use map was compiled through an inventory by the Plan Commission and the use of the National Agriculture Imagery Program (NAIP) 2008 orthophotos. The map generalizes how the land in Oak Grove is currently being used regardless of zoning. Below is a description of each land use classification.

- **Agriculture:** All lands used for agricultural or related purposes. These include any land that is primarily used for crop production, livestock grazing/pastures, orchards, vineyards, or land formerly used for agriculture but may be enrolled in Conservation Reserve or other programs.
- **Residential:** All lands with a developed house, farmstead, or multifamily dwelling. These include all single-family homes, rental units, multiple family homes, and farm-related structures on that property.
- **Commercial:** All lands used for commercial purposes. These can include any property primarily used as a convenience store, gas station, repair shop, bar, restaurant, café, office, daycare, or small business that operates based on the exchange of buying and selling of commodities. Home-office businesses are classified as residential.
- **Industrial:** All lands used for industrial or light industrial purposes. These can include lands used for the manufacturing, production, or assembly of goods. Sand and/or gravel pits and junk or salvage yards are generally considered industrial.
- **Institutional:** All lands used for quasi-public and instituted uses. These can include properties primarily open to the public or are non-profit such as Town Hall, churches, cemeteries, schools, or other municipal areas.
- **Forested/Natural Area:** All lands that primarily consists of trees, wetlands, topographic features, or has physical limitations that prevents the property from being utilized for agriculture, residential or other uses.

These include forested areas, steep slopes, wetlands, floodplains, lands reverting to a natural state, and DNR /States lands.

- **Transportation/Water:** Lands used for road rights-of-way, or are covered in water.

Existing Land Use Patterns and Acreages

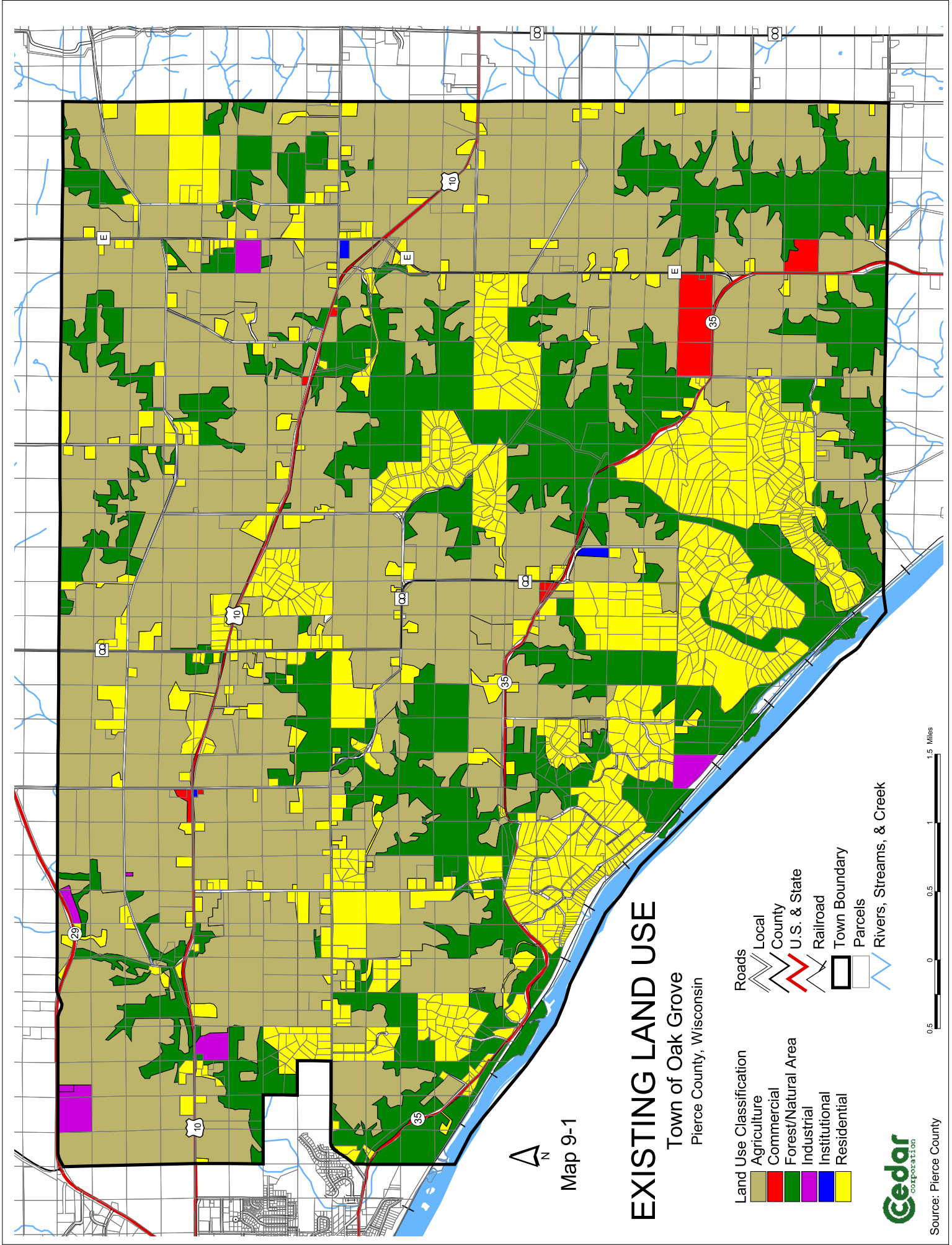
Map 9-1 illustrates the Town of Oak Grove's existing land uses. Table 9-1 shows that the three main land uses in Oak Grove are agriculture (51.7%), forested/natural areas (22.6%), and residential (19.7%).

Agricultural land uses are located throughout the Town while much of the forested/natural area land uses in the Town are located within the sloped lands in the southern portion of the Town which is where much of the residential land uses are located. Smaller tracts of forested/natural areas and residential land uses are scattered throughout the Town.

The Town has limited commercial and industrial land uses, primarily due to the rural nature of the Town and its close proximity to the City of Prescott. Although there are approximately 500 acres of land zoned Commercial and Light Industrial in the Town, currently, less than 400 acres of land is used for commercial and light industrial purposes.

Table 9-1 – Existing Land Use Percentages

Land Use	Acres	% Total
Agriculture	13,047.68	51.7%
Commercial	170.06	0.7%
Forest/Natural Areas	5,700.73	22.6%
Industrial	158.92	0.6%
Institutional	16.19	0.1%
Residential	4,964.03	19.7%
Transportation/Water	1,155.99	4.6%
Total	25,213.60	100.0%



Map 9-1

EXISTING LAND USE

Town of Oak Grove
Pierce County, Wisconsin

- Land Use Classification

 - Agriculture
 - Commercial
 - Forest/Natural Area
 - Industrial
 - Institutional
 - Residential
- Roads

 - Local
 - County
 - U.S. & State
- Railroad

 - Railroad
- Town Boundary

 - Town Boundary
 - Parcels
- Rivers, Streams, & Creek

 - Rivers, Streams, & Creek



Source: Pierce County

Land Value, Supply, & Demand

Table 9-2 shows that between 2002 and 2008, real estate tax classification acreages for Oak Grove have changed noticeably for residential and agricultural land. As the demand for residential development increased, the acreage of agricultural land has decreased with some of the land being used to meet residential growth.

Table 9-2 – Real Estate Tax Class Acreage Comparison between 2002 and 2008

	2002 Acres	2008 Acres	# Change	% Change
Residential (3 acre min.)	3,572	4,444	872	24.4%
Commercial	33	46	13	39.4%
Industrial (Manufacturing)	39	39	0	0.0%
Agricultural	15,847	14,183	-1664	-10.5%

Source: Wisconsin Dept. of Revenue – 2002 & 2008 Statement of Assessment

Table 9-3 shows that the value of each land use determined by the Wisconsin Department of Revenue Statement of Assessment. All land uses except agriculture have increased in value. Even though there was little to no demand for commercial and industrial uses in the Town, the value of those land uses increased between 2002 and 2008. During the same time, the value of residential land more than doubled.

Table 9-3 – Assessment Value – Land Value

	2002 Land Value / Acre	2008 Land Value / Acre	# Change	% Change
Residential (3 acre min.)	\$7,326.00	\$16,012.00	\$8,686.00	118.56%
Commercial	\$5,439.00	\$6,941.00	\$1,502.00	27.62%
Industrial (Manufacturing)	\$10,569.00	\$17,805.00	\$7,236.00	68.46%
Agricultural	\$162.00	\$153.00	- \$9.00	-5.56%

Source: Wisconsin Dept. of Revenue – 2002 & 2008 Statement of Assessment

According to *Realtor.com* the sales price of vacant residential lots throughout Oak Grove, between 3 and 15 acres in size, ranges between \$60,000 and \$295,000. But the average sales prices for residential lots located primarily in the Trumpeter Valley portion of Oak Grove are about \$160,000 (3 to 7 acres in size).

These values may continue to decrease over the next couple of years, due to current economics, but the Town of Oak Grove is still a very desirable place to live and the value of land is likely to continue to be higher than other rural areas in Pierce County.

Land Use Conflicts

A land use conflict occurs when the use of land is considered incompatible with adjacent or surrounding area land uses resulting in negative impacts. When reviewing site plans, rezoning requests, and conditional use permit applications, the Town should identify potential land use conflicts and determine whether the proposed rezoning or conditional use is or can be made compatible with the current adjacent and/or nearby land uses. If land use conflicts cannot be sufficiently mitigated, the proposed rezoning or conditional use will likely not be appropriate in that location, due to the conflict with nearby land uses.

The Town intends that its recommendations to Pierce County regarding County zoning and other County land use decisions and any Town decisions that affect land use in the Town of Oak Grove, will be consistent with the following:

1. Town of Oak Grove Vision Statement (pg. i)
2. Overall Planning Goals (pg. ii)
3. Goals, objectives, and policies/programs/actions at the end of each chapter

Zoning and Conditional Use Permits

The Town of Oak Grove is under Pierce County Zoning. Zoning is a land use tool that assigns a classification to each parcel in a community. The classifications, such as residential, commercial, or industrial, contain a different set of land use rules that are outlined in the zoning ordinance.

When a person or business wants to develop a parcel of land, the type of development allowed will be determined by the zoning classification of that parcel. The Pierce County zoning ordinance establishes zoning classifications in which some uses are permitted automatically, and some uses are permitted only with the approval of a conditional use permit.

The conditional use permit process includes an application, public hearing, determination, basis of approval, conditions/restrictions, and the ability to terminate an issued permit.

The Pierce County Comprehensive Plan requires that a completed Town Recommendation Form be provided as part of a conditional use permit or rezoning application to the County. Under the Pierce County Comprehensive Plan, the Town has the authority to recommend approval or denial of the conditional use permit or rezoning application and to provide references to its comprehensive plan to support its recommendation. The Pierce County Department of Land Management has advised Towns that are under Pierce County zoning to include specific guidance in the Town's Comprehensive Plan

regarding recommended conditions or restrictions that the Town considers reasonable and necessary for conditional uses proposed in the Town.

Pierce County Department of Land Management and Records has provided sample language for the type of specific guidance it is requesting in a Town's comprehensive plan. This sample language includes setbacks, access standards screening, hours of operations, etc. as types of recommended conditions or parameters Towns should specify in their comprehensive plans. In response to Pierce County's request that Town comprehensive plans contain specific guidance on parameters and conditions for conditional uses that may be proposed in the Town, the Town of Oak Grove adopts the following Goals, Objectives, and Recommended Policies, Programs and Actions to provide Pierce County with the specific guidance that it has requested.

Goals, Objectives, and Recommended Policies, Programs and Actions for Conditional Uses

The information below outlines the Town's goals, objectives, and recommended policies, programs and actions related to avoiding land use conflicts and negative impacts for conditional uses that may be proposed in the Town of Oak Grove. The Town will consider these goals, objectives, and recommended policies, programs and actions in making a Town recommendation to Pierce County regarding conditional use permit applications. As the zoning authority for the Town, Pierce County has the authority to decide whether to approve or disapprove a conditional use permit application. Under the Pierce County Comprehensive Plan, Pierce County has stated it will consider the Town's recommendation along with any additional conditions that may be specified by Pierce County, in its decision regarding whether to approve or disapprove a conditional use permit application.

In considering the Town's recommendation to Pierce County on conditional use permit application the Town may find it necessary to adjust the recommended policies, programs, and actions based on the specific type of conditional use proposed, specific site conditions, existing and projected future development in the surrounding area, and other similar factors. Thus, even if the parameters are met, there may be site conditions or other factors that may exist that would make the proposed conditional use detrimental to the character or use of the adjacent property or surrounding area. In such situations, the Town Board may recommend denial of a conditional use permit. For similar reasons, the Town may determine that the recommended parameters do not reasonably apply in some situations, such that the Town may recommend approval of a proposed conditional use, with somewhat different parameters than are contained in the Comprehensive Plan.

All Conditional Uses

Goal 1: To carry out the Town vision and planning goals stated in this Comprehensive Plan when considering all conditional use permit applications.

Objective:

1. Ensure decision making is consistent with the Town's Comprehensive Plan.

Policies, Programs, and Actions:

1. Consider recommending approval of conditional use permits only when the proposed conditional uses will not conflict with or negatively impact the use and enjoyment of nearby or surrounding properties and land uses; will not negatively impact property values; will not harm the public health and safety; and will be consistent with the Town vision, planning goals, and goals, objectives, policies programs, and actions in this Plan.

Goal 2: Ensure that the proposed conditional use will be compatible with surrounding land uses that exist when the proposed use commences.

Objectives:

1. To consider and review proposed conditional uses that will commence within a reasonable time of the Town's consideration of the conditional use permit application.

Policies, Programs, and Actions:

1. Town will generally not recommend approval of a conditional use permit application if the proposed conditional use is not expected to commence in the Town within 12 months of the issuance of the conditional use permit.

Goal 3: Protect existing residential property values.

Objectives:

1. Ensure the growth and development of the Town is compatible with existing land uses.

Policies, Programs, and Actions:

1. In addition to the programs, policies, and actions identified for each specific conditional use, the Town may also consider requiring property value guarantees as a condition of recommending approval of a proposed conditional use when: a) the intensity and scale of the proposed conditional use is such that negative impacts on surrounding properties are difficult to mitigate; b) the uses of surrounding/adjacent properties are such that the proposed conditional use is likely to materially negatively impact the use, enjoyment, and the value of the surrounding/adjacent properties, and c) in other similar circumstances.

2. Property values guarantees shall be established using traditional methods including Assessed and Appraised Fair Market Values determined by neutral independent parties prior to a conditional use being developed on the adjoining property and independent appraisal(s) at the time an affected property owner desires to sell, or other reasonable methods.

Airstrips/Heliports

1. Type of Use: Miscellaneous
2. Permitted Use: No zoning Districts
3. Conditional Use: Exclusive Agriculture (EA), Primary Agriculture (PA), General Rural (GR), General Rural Flexible (GRF), and Agriculture-Residential (AR).

Goal 1: Consider the establishment of airports/heliports in locations where the operation will be compatible with the Town's vision and planning goals and all other goals, objectives, policies, programs, and actions stated in the Comprehensive Plan and where the operation in the proposed location will not negatively impact the adjacent properties and surrounding area.

Objectives:

1. Avoid or minimize the effects of noise on residents to the greatest extent possible related to: a) the operation of aircraft; b) the number of take offs/landings; c) flight paths; d) hours of operation, and e) intended uses.
2. Protect the safety of residents and property related to the distance of an airport/heliport from existing and zoned residential areas.
3. Protect the safety of residents and property related to the storing of fuel on airport/heliport property.

Policies, Programs, and Actions:

1. Airstrip or heliport facilities must be setback from offsite residential dwellings a minimum of 1,000 feet and setback from property lines 300 feet.
2. Take offs and landings shall be during daylight hours.
3. Total number of take-offs from or landings at the site are limited to 30 per month.
4. Approach and departure will be oriented to create the greatest distance possible between the aircraft and residential dwellings.
5. Airstrip or heliport facility must be used for personal non-commercial use of the landowner only.
6. Prescott Area Fire and Ambulance Association may be consulted to provide input to the Town Board on a proposed airstrip or heliport.

Clean Fill Site

1. Type of Use: Miscellaneous
2. Permitted Use: Primary Agriculture (PA), General Rural (GR), General Rural Flexible (GRF), Agriculture-Residential (AR), Rural Residential 8 (RR-8), Rural Residential 12 (RR-12), Rural Residential 20 (RR-20), Commercial (C), Light Industrial (LI), and Industrial (I) Districts.
3. Conditional Use: Exclusive Agriculture (EA) District

Goal 1: Consider the establishment of clean fill sites in locations where the operation will be compatible with the Town's vision and planning goals and all other goals, objectives, policies, programs, and actions stated in the Comprehensive Plan and where the operation in the proposed location will not negatively impact the nearby properties and surrounding area.

Objectives:

1. Avoid or minimize the effects of clean fill sites on residents and property to the greatest extent possible.
2. Protect against possible negative impacts of clean fill sites related to the distance of a clean fill site from a residence.
3. Protect against the possible negative impacts of clean fill sites related to dust, truck traffic, and potential damage to Town roads.

Policies, Programs, and Actions:

1. Clean fill may be hauled to the site between 7:00 a.m. and 5:00 p.m. Monday through Friday.
2. Clean fill site must be setback from offsite residential dwellings a minimum of 1,000 feet other than that owned by the owner of the property and setback from property lines 500 feet.

Solid Waste Facility

1. Type of Use: Miscellaneous
2. Permitted Use: No zoning Districts
3. Conditional Use: Primary Agriculture (PA), General Rural (GR), General Rural Flexible (GRF), and Agriculture-Residential (AR) Districts.

Goal 1: Consider the establishment of solid waste facilities (landfills) where the operation will be compatible with the Town's vision and planning goals and all other goals, objectives, policies, programs, and actions stated in the Comprehensive Plan and where the operation in the proposed location will not negatively impact the nearby properties and surrounding area.

Objectives

1. Avoid or minimize the effects of solid waste facilities on residents and property to the greatest extent possible.
2. Protect the safety of residents and property related to the distance of a solid waste facility from a residence.

3. Protect against the possible negative impacts of solid waste facility sites related to dust and odors.
4. Protect public safety and prevent excessive cost to Town residents and taxpayers related to use of Town roads by solid waste facilities.
5. Protect against the possible negative impacts of solid waste facility sites related to hours of operation and associated noise.
6. Protect the environmental resources of the Town, including, but not limited to, ground-water, surface water, air, etc.

Policies, Programs, and Actions:

1. Ingress and egress shall be located on a State or County Highway.
2. Maximum lot size for the operation shall be 20 acres for a landfill.
3. Solid Waste Facilities must be setback from offsite residential uses or wells a minimum of 1,500 feet other than that owned by the owner of the business and setback from property lines 500 feet
4. Hours of operation shall be between 7:00 a.m. and 6:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to noon. No operations allowed on State holidays.
5. Any exterior lighting provided on site must have a full cut off shroud and shall be motion sensitive or dimmed after the hours of operation.
6. Screening of the facility must consist of a vegetative berm to limit the visibility of the facility from any residence and to reduce noise from the operation of the solid waste facility.

Non-Metallic Mining

1. Type of Use: Industrial
2. Permitted Use: No zoning Districts
3. Conditional Use: Exclusive Agriculture (EA), Primary Agriculture (PA), General Rural (GR), General Rural Flexible (GRF), Agriculture-Residential (AR), and Industrial (I)

Definition: Non-metallic mining refers to the extraction of stone, sand, rock or similar material and related operations. The materials extracted are commonly used for building construction, road building, landscaping, and exported for industrial use.

Non-metallic mining operations can vary greatly, depending on size, type of operation (above or underground), type of non-metallic mineral being mined, end use of non-metallic minerals, hours of operation, and the quantity of non-metallic minerals being extracted over a period of time.

Generally, the larger the mining operation, the more potential there is for impact on surrounding properties, roads, environment, aesthetics, etc. and the greater likelihood of conflicts arising out of incompatibility of land uses. In Pierce County, all non-metallic mines are considered an industrial use regardless of size.

Goal 1: Consider the siting of non-metallic mining operations only in locations where the operation will be compatible with the Town's vision and planning goals and all other goals, objectives, policies, programs, and actions stated in the Comprehensive Plan and where the operation in the proposed location will not negatively impact the nearby properties, surrounding area, or the Town in general.

Objectives:

1. Avoid or minimize the potential negative impacts/incompatibility of non-metallic mining operations on Town residents and properties to the greatest extent possible.
2. Protect against excessive or nuisance noise and light pollution created by such operations.
3. Protect against possible negative impact on the natural beauty of the Town and the rural atmosphere.
4. Protect the environmental resources of the Town, including, but not limited to, ground-water, surface water, air, etc.
5. Protect against possible negative impact of non-metallic mining operations on the values of nearby properties.
6. Protect public safety and prevent excessive cost to Town residents and taxpayers related to use of Town roads by mining operations.
7. Protect archeological and historical sites in the Town.
8. Protect the Town taxpayers and Town finances by requiring the non-metallic mining operators to pay all costs the Town incurs in taking actions to accomplish these objectives.

Policies, Programs, and Actions:

The following are recommended guidelines, restrictions, requirements, and conditions that the Town considers reasonable and necessary to accomplish the above goals and objectives as well as other goals, objectives, policies, programs, and actions of the Comprehensive Plan.

A. Setback Recommendations.

When considering conditional use permit applications for non-metallic mining operations and making recommendations for setbacks for such operations, the Town Board will consider the facts regarding the proposed mining operation, the type and scale of mining operation (open pit, underground, etc.), the use of land and zoning of adjacent non-mining properties and possible effects the proposed nonmetallic mining operations may have on those adjacent properties.

Factors to consider in making setback recommendations include, but are not limited to:

1. The type and scale of proposed mining operation e.g. open pit, underground, etc.
2. The proximity of the proposed operation to residential structures or residential zoned property, existing residential subdivisions, known archeological/historic sites, wetlands, endangered wildlife habitat, endangered species, steep slopes, water resources, public roads, etc.
3. The current zoning of the adjacent non-mining property

The Town may recommend different setbacks for different aspects of the mining operations. For example, the mining portal or mine processing equipment activities may require larger setbacks than setbacks for other mining activities due to the intensity and continuity of such uses and the likelihood that they will generate increased traffic, noise, light, dust, and other negative impacts on surrounding properties. In recommending setbacks, the Town may also consider property value guarantees or other agreements that may be in place with owners of property near the proposed mining operation.

With the above in mind, guidelines for minimum setback requirements are as follows:

1. Any mine portal (underground mining access point) or stationary mine processing equipment must be:
 - a. set back from existing off site residences a minimum of 1,500 feet and
 - b. set back from adjacent non-mining property lines a minimum of 500 feet.
2. Non-metallic mining operations, other than the mine portal or mine processing equipment, shall be:
 - a. set back a minimum of 200 feet from the mining operation property line/or boundary of any mineral rights owned by the mining operation or public road right of way.
 - b. set back a minimum of 600 feet from an off-site residence and well.

The above guidelines are minimum setback recommendations. The actual setback that the Town Board recommends for a particular proposed mining operation may be larger based on the above criteria and other specific factors/conditions specific to the site and to the mining operation proposed. The setbacks may be smaller based on property owner agreements.

B. Additional Recommendations.

1. New non-metallic mining operations must have direct access to a state or county highway.
2. If Town roads are used as haul routes for non-metallic operations, an appropriate truck route must be determined subject to approval of the Town Board. The Town Board may require a Traffic Impact Assessment to be completed at the mining operation's expense and may require the applicant to enter into road maintenance and use agreements with the Town, including, but not limited to, provisions:
 - a. restricting allowable trucking times on Town roads
 - b. establishing maximum truck weights and truck speeds
 - c. requiring the applicant to pay all Town costs relating to the applicants' use of Town roads
3. No more than 20 acres of unreclaimed land shall be open to mining at one time at a site.
4. To accomplish the goals of the Comprehensive Plan and depending on future development in the Town, the Town may find it necessary to limit the number of non-metallic mining operations in the Town to, among other things:
 - a. maintain the Town's rural character and beauty
 - b. to protect its environmental resources; and
 - c. to protect the general welfare of the Town residents and property owners.
5. Require applicants for any required permits to establish a non-metallic mine in the Town to identify all known archeological or historical sites in the proposed mining area and follow all State and Federal regulations and guidelines for the protection of archeological and historic sites.
6. Generally, the Industrial zoning classification is designated for more intensive industrial uses that produce heavy volumes of traffic, noise or other conditions that would likely pose a nuisance in other zoning districts. The Town recommends that non-metallic mining surface operations shall be located on properties zoned Industrial if any of the following conditions exist. Surface operations shall include, but not be limited to, portal, point of entry, stockpiles, transfer of material to surface transportation, processing facilities, etc.). Conditions in which Industrial zoning would be required include:
 - a. Open mining area is anticipated to be greater than 20 acres at any given time.

- b. Mining operations are anticipated to operate during hours exceeding 7 a.m. to 5 p.m. or more than ten hours per day for a total of 55 hours per week.
 - c. Yearly production is expected to be more than 350,000 tons.
 - d. Trucks hauling non-metallic minerals in the Town will average more than 12 trips per hour (average 6 departures and 6 arrivals per hour).
- 7. The Town may also adopt a Town non-metallic mining operator's licensing ordinance to establish specific operational requirements for non-metallic mines in the Town.

Salvage Yard

- 1. Type of Use: Industrial
- 2. Permitted Use: No zoning Districts
- 3. Conditional Use: Primary Agriculture (PA), General Rural (GR), General Rural Flexible (GRF), Agriculture-Residential (AR), and Industrial (I)

Goal 1: Consider the establishment of salvage yards where the operation will be compatible with the Town's vision and planning goals and all other goals, objectives, policies, programs, and actions stated in the Comprehensive Plan and where the operation in the proposed location will not negatively impact the nearby properties and surrounding area.

Objectives:

- 1. Avoid or minimize the effects of salvage yards on residents and property to the greatest extent possible.
- 2. Protect the environmental resources of the Town, including, but not limited to, ground-water, surface water, air, etc.
- 3. Protect against possible negative impact of a salvage yard related to the distance of a salvage yard from a residence, hours of operation, associated noise, materials salvaged.

Programs, Policies, Actions:

- 1. Ingress and egress shall only be located on roads capable of handling the anticipated traffic volumes generated by the business.
- 2. Maximum size of the salvage yard and all related operations is 10 acres.
- 3. Salvage Yard Operations must be setback from offsite residential uses or wells a minimum of 1,000 feet other than that owned by the owner of the business and setback from property lines 100 feet.
- 4. Hours of operation shall be between 7:00 a.m. and 6:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to noon. No operations allowed on State holidays.
- 5. Any exterior lighting provided on site must have a full cut off shroud and shall be motion sensitive or dimmed after the hours of operation.

6. Screening of the facility must consist of a vegetative berm so that the facility is not visible from any residence and to reduce noise from the operation of the salvage yard.

Future Land Use

Determining future land uses can be difficult in a rural community such as Oak Grove because there is an abundant source of undeveloped and agricultural land available that could be used for development.

Most land use changes in Oak Grove will be the result of residential development. There is little projected commercial or industrial growth in the Town of Oak Grove since the majority of these land uses are located in the City of Prescott. The Town is willing to consider the development of appropriate commercial and light industrial uses in the Town if such uses in the proposed locations will be consistent with the Comprehensive Plan and other ordinances that may apply within the Town, such uses are compatible with uses in the area and will not create land use conflicts, and/or such uses will not create a nuisance or harm the public health, safety and welfare of the neighborhood or the Town.

Tables 9-4 and 9-5 show the population projections and the Towns projected Land Uses needs, each is described below.

Table 9-4 – Population and Housing Forecasts – Town of Oak Grove

Year	2000	2005	2010	2015	2020	2025	2030	# Change 2000-2030	% Change 2000-2030
Population	1,522	1,828	2,069	2,442	2,815	3,322	3,828	2,306	151.5%
Persons / Household	3.06	*	2.95	2.89	2.85	2.85	2.83		
Total Households	498	*	701	845	988	1,166	1,353	855	171.7%
Additional Units Needed		-	205	144	143	178	187		

Source: WI Dept of Administration and Cedar Corporation * No data

- **Residential:** Each residential lot requires a minimum of 3.0 acres and according to population trends there will be a need for 857 additional residential units by 2030 requiring a minimum of 2,571 acres of land devoted to housing (857 x 3.0 acres = 2,571 acres). Future residential land will likely come from agricultural or forested/natural area lands. Currently there are multiple subdivisions with empty residential lots. The Town Plan Commission would like to see the infill of those lots prior to the development of additional residential lots or subdivisions.
- **Commercial:** The number of acres of commercial land needed in the Town is projected to be minimal. For planning purposes, 5 acres of land will be estimated for commercial use every five years equating to 25 additional acres of land to be used for commercial by 2030. The Plan

Commission indicated that future commercial land uses would be most beneficial if located along U.S. Highway 10 or State Highway 35 near the City of Prescott or located at major roadway intersections, such as S.T.H. 35 and C.T.H. QQ, S.T.H. 35 and C.T.H. E, and U.S.H. 10 and C.T.H. E if it will be consistent with the Comprehensive Plan and other applicable Town ordinances, will be compatible with surrounding land uses, and will not be a nuisance or otherwise harm the public health, safety, and welfare of the Town or the neighborhoods in these areas (*see Map 9-2*).

- **Light Industrial:** The Town has about 485 acres of Light Industrial zoned lands and less than 160 acres are fully developed land. We can estimate the maximum in-fill of the undeveloped lands over the next 20 years to be approximately 65 acres every five years. Land for future light industrial type land uses will come from agricultural or forested/natural area lands. The Plan Commission indicated that future light industrial type land uses would be most beneficial if located along U.S. Highway 10 or State Highway 35 near the City of Prescott or located at major roadway intersections, such as S.T.H. 35 and C.T.H. QQ, S.T.H. 35 and C.T.H. E, and U.S.H. 10 and C.T.H. E the proposed use will be consistent with the Comprehensive Plan and other applicable Town ordinances, will be compatible with surrounding land uses, and will not be a nuisance or otherwise harm the public health, safety, and welfare of the Town or the neighborhoods in these areas if it will not create a nuisance or hazard to the Town or neighborhoods in these areas. (*see Map 9-2*).
- **Agricultural and Forested/Natural Areas:** Future growth of any residential, light industrial or commercial land uses will require the use of agriculture or forested/natural area land or land already zoned for those specific uses, but not yet developed. With the assumption that all future lands for development will come from agricultural and forested/natural areas land, the number of acres of agriculture or forested/natural area lands will continue to decrease. The loss of those lands can be calculated by adding together the acres of residential, industrial, and commercial land needed for future development, then subtracting that number from the existing value. As shown in Table 9-5, approximately 2,921 acres of agricultural and forested/natural areas land can be estimated to be taken out of production or devoted to a different land use between now and 2030.

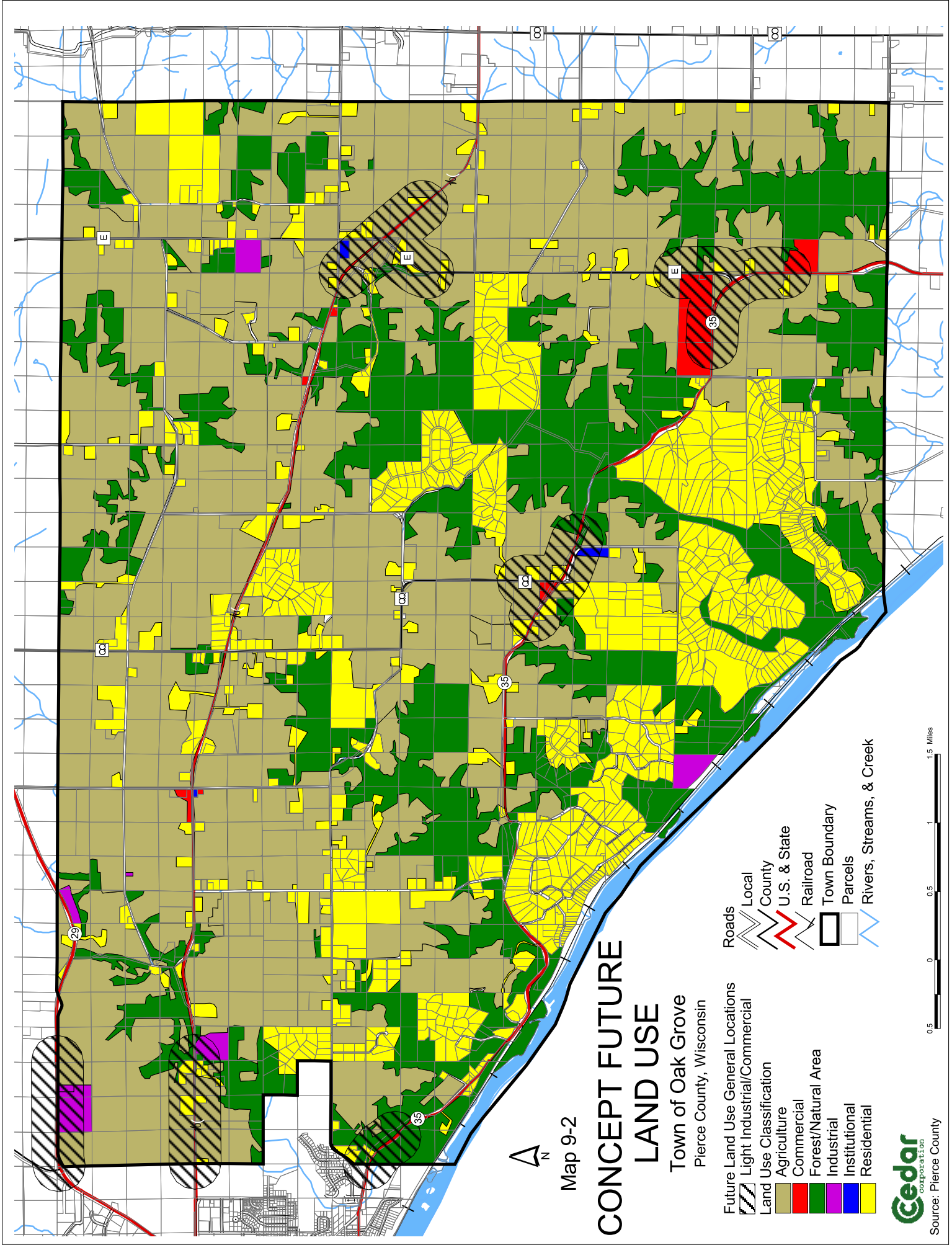


Table 9-5 - Projected Land Use Needs in Acres

Year	2008	2010	2015	2020	2025	2030	Total Change in Acres
Population	1,978 *	2,069	2,442	2,815	3,322	3,828	
Residential (3.0 acre/lot)	4,964.0	5,579.0	6,011.0	6,440.0	6,974.0	7,535.0	
Acres Needed	-	615.0	432.0	429.0	534.0	561.0	2,571.0
Commercial (5 acres/ 5 yrs)	170.1	175.1	180.1	185.1	190.1	195.1	
Acres Needed		5.0	5.0	5.0	5.0	5.0	25.0
Industrial	158.9	223.9	288.9	353.9	418.9	483.9	
Acres Needed		65.0	65.0	65.0	65.0	65.0	325.0
Agriculture & Forest/Natural Area	13,047.7	13,732.7	14,234.7	14,733.7	15,337.7	15,968.7	
Acres Lost		-685.0	-502.0	-499.0	-604.0	-631.0	-2,921.0

Source: *2008 Estimated Population; Cedar Corporation

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Continue long-range planning and intergovernmental cooperation regarding land use issues.

Objectives:

1. Avoid or minimize land use conflicts.
2. Work cooperatively and effectively with neighboring communities to address areas of concern.

Policies, Programs, and Actions:

1. Continue to update the Land Use Chapter as needed.
2. Create a joint committee with adjacent municipalities to address and discuss land use issues and opportunities for cooperation.
3. Maintain communication with adjacent governmental units to identify and discuss potential land use conflicts and impacts imposed on or by neighboring communities.
4. Develop and utilize intergovernmental agreements to realize a financial benefit or cost savings to the Town.
5. Stay informed and participate in intergovernmental discussions to ensure continued opportunities to avoid or minimize negative impacts of future development on the Town and its residents.
6. Participate in discussions with area communities to assess water quality, air quality, traffic volumes, safety, public health, quality of life and property values when reviewing and considering site plans, rezoning requests, and conditional use permit applications.

CHAPTER 10

Plan Implementation

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 Town's development decisions for zoning, subdivision regulations, conditional use permit applications, and intergovernmental relations.

The Plan Implementation chapter will consider the goals, objectives, policies, programs, and actions listed at the end of each chapter and prioritize those to be implemented. As the Town's budget, time limits, or priorities change, so should those goals, objectives, policies, programs, and actions recommended for implementation.

In addition, the Town may pursue other policies, programs, and actions in the Comprehensive Plan that are not listed in the Implementation Priorities and Schedule section or others not listed but that are consistent with the intent of the Comprehensive Plan. The goals, objectives, policies, programs and actions should be reviewed and amended from time to time.

Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and municipal codes the Town of Oak Grove uses to regulate itself. Non-regulatory tools can be actions the Town government, groups, or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and public lands maintenance.

Implementation Priorities and Schedule

There are numerous policies, programs, and actions recommended throughout the Town of Oak Grove's Comprehensive Plan. Personnel and budget limitations can make it difficult to address all of them in a short period of time. This section should be used as a guide to prioritize and schedule implementation policies. The timeframes used for the recommended actions are:

Short Term: 1 to 5 years

Mid Term: 5 to 10 years

Long Term: 10 to 20 years

Ongoing: Ongoing support or action

Table 10-1 - Short Term Implementation Priorities

Element	Recommended Action	Lead Group
Utilities & Community Facilities	Reduce insurance rates for homeowners and lower the Towns Insurance Service Office Inc. (ISO) rating.	Town Staff
Utilities & Community Facilities	Develop a community park at the future Town Hall site.	Town Staff
Utilities & Community Facilities	Encourage public services, such as Police, Fire, and EMS, to jointly develop additional building space within the future Town Hall building/site.	Town Staff, Public Service Departments
Agricultural, Natural, & Cultural Resources	Collect old photos of life in Oak Grove and display them in the Town Hall.	Town Staff, Residents
Agricultural, Natural, & Cultural Resources	Utilize the Town's website to provide information to residents on the value of, and ways to preserve prime farmland.	Town Staff
Economic Development	Work with the Pierce County Economic Development Corporation to bring new businesses to Oak Grove.	Town Staff, Pierce County Economic Development Corporation
Intergovernmental Cooperation	Provide copies of the Town of Oak Grove Comprehensive Plan to surrounding Towns, the City of Prescott, Pierce County, and Mississippi River Regional Planning Commission to communicate the Town's overall vision for its future.	Town Consultant, Town Staff

Table 10-2 - Mid Term Implementation Priorities

Element	Recommended Action	Lead Group
Transportation	Utilize additional signage to warn drivers of slow moving vehicles or farm machinery, on frequently traveled routes.	Town Staff, Pierce County Highway Dept., Wisconsin DOT
Utilities & Community Facilities	Insure that the Town Hall is regularly open to the public to provide opportunities to view public records and other municipal information.	Town Staff
Agricultural, Natural, & Cultural Resources	Identify "Century Farms" and acknowledge them with a sign or plaque.	Town Staff, Residents, Pierce County Historical Association
Agricultural, Natural, & Cultural Resources	Support the Pierce County Historical Association and assist in efforts to document the history of Oak Grove.	Town Staff, Residents, Pierce County Historical Association

Table 10-3 - Long Term Implementation Priorities

Element	Recommended Action	Lead Group
Intergovernmental Cooperation	Work with the WDOT and Pierce County Highway Dept. to correct dangerous intersections, railroad crossings, or topographic features such as sharp curves or steep hills with poor viability or high speeds.	Town Staff, Pierce County, Wisconsin DOT

Table 10-4 - Ongoing Implementation Priorities

Element	Recommended Action	Lead Group
Housing	Encourage the infill of existing undeveloped subdivisions.	Town Staff
Transportation	Insure all town roads are properly named and signed.	Town Staff, Pierce County
Transportation	Encourage developer to design, construct, and maintain alternative non-road connections (i.e. bicycle/pedestrian routes or trails) within and adjacent to developments.	Town Staff
Utilities & Community Facilities	Work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to the Town's residents.	Town Staff
Economic Development	Promote the development of specialty farming and/or small businesses that produce food/beverages for sale.	Town Staff, Residents
Intergovernmental Cooperation	Work to resolve potential conflicts through joint meetings	Town Staff, City of Prescott, Pierce County, all Neighboring Towns
Intergovernmental Cooperation	Work with the City of Prescott to develop an ETZ plan that satisfies the needs of both the Town of Oak Grove and the City of Prescott.	Town Staff, City of Prescott
Intergovernmental Cooperation	Work with the City of Prescott on the location(s) of future annexation or growth corridors.	Town Staff, City of Prescott
Intergovernmental Cooperation	Encourage those members of the ETZ Board to provide updates to the Town Boards and residents on any discussion or agreements that have been made.	Town Staff, Residents
Land Use	Continue to update the Land Use Chapter as needed.	Town Staff, Town Consultant
Land Use	Consult the Land Use Chapter when making rezoning decisions.	Town Staff
Land Use	Guide commercial and industrial development toward major transportation corridors and intersection.	Town Staff

The Implementation Priorities and Schedule is only part of the Town's Comprehensive Plan. Future Plan Commission and Town Board members should understand the overall vision of the Plan and be aware of the goals, objectives, policies, programs, , and actions recommended at the end of each chapter.

Roles and Responsibilities

Town Board: In order for the Comprehensive Plan to be implemented, the Town Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the main guide for decision-making by Town officials. As chief policy makers, the Board is also responsible for establishing and actively supporting a continuing planning program.

Plan Commission: The Town of Oak Grove Plan Commission's 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 decisions and will recommend revisions and updates as needed.

Residents and Property Owners: The Town of Oak Grove encourages continuous input from its residents and property owners. This 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 Updates

Ongoing evaluation of the Town of Oak Grove Comprehensive Plan is important. The needs of the community today may be different in the future. Revisions and amendments to the Town's Comprehensive Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Town of Oak Grove Comprehensive Plan and its Implementation chapter should be reviewed yearly by the Plan Commission to measure the progress of the plan and publish a brief "Comprehensive Plan Progress Report" describing in a reader-friendly fashion the progress made on the short, mid, and long term goals.. By law, the Comprehensive Plan is required to be reviewed and updated as necessary every 10 years.

Plan Consistency

There were no known inconsistencies identified in the adopted Plan. Any inconsistencies were addressed in the Plan through changes in the draft or through implementation recommendations.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Maintain a relevant and effective Comprehensive Plan for the Town of Oak Grove.

Objectives:

1. Ensure the Comprehensive Plan is usable, up-to-date, and applied to meet the Town's overall goals and ever-changing needs.

Policies, Programs, and Actions:

1. Require that the Plan Commission, Town Board, and new Town Officials review and discuss the Comprehensive Plan on an annual basis, and provide a "Comprehensive Plan Progress Report" detailing any progress made on the implementation of the Plan in the past year.
2. Encourage the Plan Commission and Town Board to review the Implementation Priorities and Schedule section annually to gauge the implementation progress.
3. Encourage the Plan Commission and Town Board to update the Implementation Priorities and Schedule section every five years to determine if goals have been achieved, and to consider new goals and timelines as needed.
4. Review and update any or all chapters in the Town's Comprehensive Plan as needed.
5. Improve communication with Town residents and encourage participation in Town planning.

APPENDIX A

RESOLUTION 2008-01

TOWN OF OAK GROVE, PIERCE COUNTY, WISCONSIN

**RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN**

WHEREAS, the Town of Oak Grove has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and

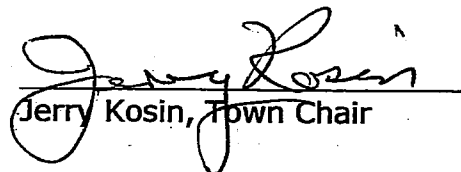
WHEREAS, the Town of Oak Grove believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wished and expectations of the public; and

WHEREAS, the Agreement for Professional Services[@] between the Town and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

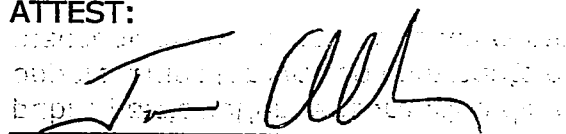
NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Oak Grove hereby adopts the written procedures included in the APublic Participation Plan[@] meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 19th day of May, 2008.

TOWN OF OAK GROVE


Jerry Kosin, Town Chair

ATTEST:


Jim Allen, Town Clerk

COPY

Printed 5/29/08

EXHIBIT A

PUBLIC PARTICIPATION PLAN

The following methods will be used, when practical, to foster public participation and input for the Town of Oak Grove Comprehensive Plan.

- **Opinion Surveys:** The Town of Oak Grove will conduct an opinion survey of all residents and property owners to supplement a county-wide survey sent out in December 2006.
- **Newsletters:** Informational newsletters updating the planning process will be included with future Town mailings when appropriate.
- **Letter from Township:** The Township will inform persons, by letter, who have a leasehold interest in property, in which that person may extract nonmetallic mineral resources, if the allowable use or intensity of use of that property is changed in the comprehensive plan.
- **Press Releases:** A press release will be sent to the Prescott Journal and The Shopper informing Town residents of the planning process.
- **Websites:** The Town will provide a link on their website and Cedar Corporation will host drafts of the Comprehensive Plan and provide a link for viewers to send comments to a Town official and the consultant.
- **Annual Meeting:** A representative from Cedar Corporation and Town officials will give a project update and provide information at the Town's annual meeting.
- **Public Meetings:** The public is encouraged to attend all Plan Commission meetings. All meetings will be posted.
- **Public Hearing:** A public hearing is a legal requirement of the Comprehensive Planning Law. It allows residents to express their views and offer comments and suggestions before adoption of the comprehensive plan.

The Town of Oak Grove is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.

APPENDIX B

Town of Oak Grove

The Town of Oak Grove is conducting a community survey to gather citizens input in preparation for its Comprehensive Plan. The enclosed survey touches some of the issues related to growth in the Town. Please take a few moments to look over and fill out the survey. Your input is valued and the information collected will help give direction to the Town's Comprehensive Plan.

1. Do you live in the Town of Oak Grove? (circle one) If 'Yes', do you Own or Rent?

YES
NO
Own
Rent
2. What best describes your age group? (circle one)

18-30
31-40
41-50
51-60
61-70
71 & older
3. What best describes the number of years you have been a resident of the Town of Oak Grove? (circle one)

0-5
6-10
11- 20
20 or more

4. The Town of Oak Grove could use or improve these types of community facilities?
 (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Town Hall					
Parks and Recreation Facilities					
Streets					
Trail Systems					
Other:					

5. The Town of Oak Grove should **improve** or **support** these types of trails? (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Biking Trails					
Walking/Hiking Trails					
Snowmobile/ATV Trails					
Cross Country Ski Trails					
Other:					

6. Are you willing to have increased taxes to improve or support the implementation of trails? **YES** **NO**
7. The Town of Oak Grove should develop an Industrial Park for light industry (trucking facilities, manufacturing, etc)? *If YES, please answer # 8. If NO, please skip # 9.* **YES** **NO**
8. What criteria do you feel are important when selecting/developing a site for an Industrial park?
 (Please check one box in each category)

	Extremely	Very	No Opinion	Somewhat	Not Important
Location along Arterial Roads					
Has limited Hours of Operation					
Connects to Municipal Utilities					
Located at least ¼ mile from Residential uses					
The Site is visually buffered					
Other:					

9. The Town of Oak Grove should develop a Commercial district?
If YES, please answer #10. If NO, please skip to Comments.. **YES** **NO**

10. What criteria do you feel are most important when selecting areas for Commercial development?
 (Please check one box in each category)

	Extremely	Very	No Opinion	Somewhat	Not Important
Location along Arterial Roads					
Located near Residential Uses					
Connects to Municipal Utilities					
Available Parking					
Aesthetics					
Other:					

Thank you for taking the time to fill out the Town of Oak Grove Community Survey!
 Please return your completed survey to the provided address by **Friday, May16th, 2008.**

Town of Oak Grove

Comments:

Did you know that the Town of Oak Grove is on-line? Visit our web site:
http://www.co.pierce.wi.us/Municipal%20Government/Oak_Grove/Oak_Grove.html

Please fold survey in thirds so that the return address is in front. Please tape the survey closed at the lower center, stamp, and mail. **Please Do Not Staple.**



Cedar Corporation
Attn: Planning Dept.
604 Wilson Avenue
Menomonie, Wisconsin 54751

About the Town of Oak Grove Community Survey

The Town of Oak Grove sent out a community-wide survey in May of 2008 as a follow-up to the County-wide survey sent out in January of 2007. The purpose was to gather further input regarding certain topics of interest identified in the County Survey.

Approximately 866 surveys were sent out to property owners. A press release also was used to notify renters that a survey could be obtained by contacting the Town Hall. Surveys had to be returned by May 16, 2007. There were 236 surveys completed and returned for a 27.3% participation rate.

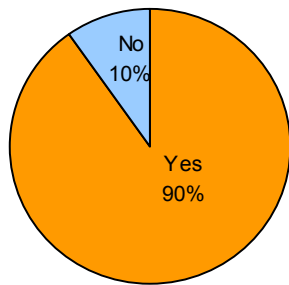
As you look through the results of the survey, keep in mind a few things:

1. For almost all questions, the total number of responses is not the same. This is because people filling out surveys did not answer all questions.
2. People that answered "No Opinion" may not know enough about that subject to provide an informed answer.

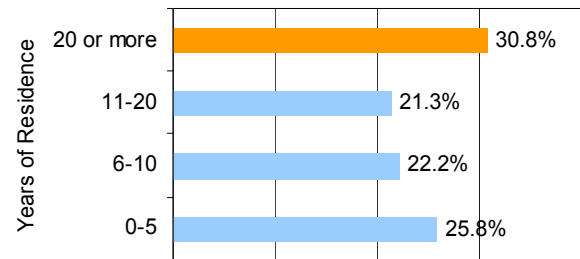
Town of Oak Grove

Community Survey

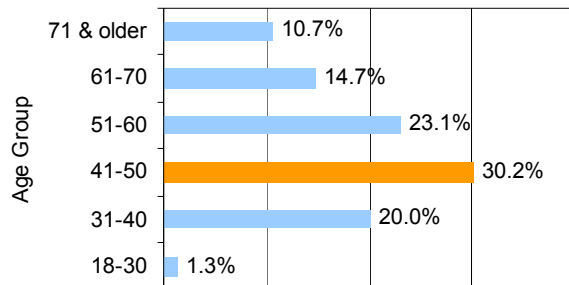
Do you live in the Town of Oak Grove?



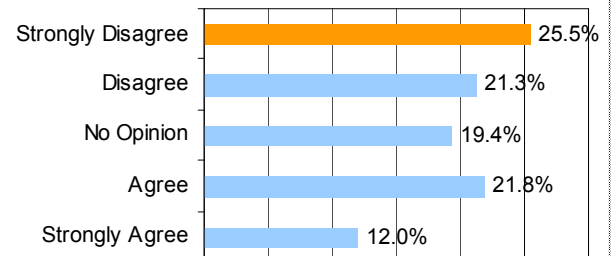
Number of years you have been a resident of the Town of Oak Grove?



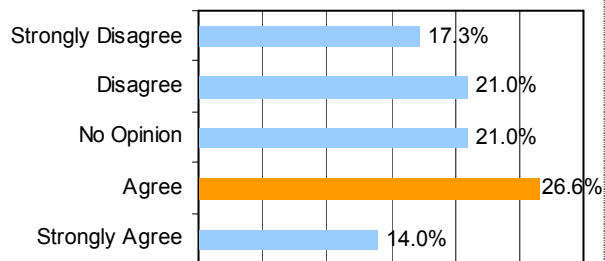
What best describes your age group?



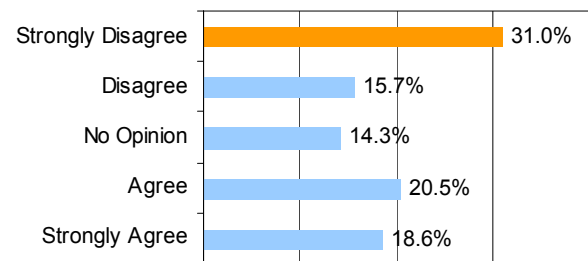
The Town of Oak Grove could use or improve the Town Hall.



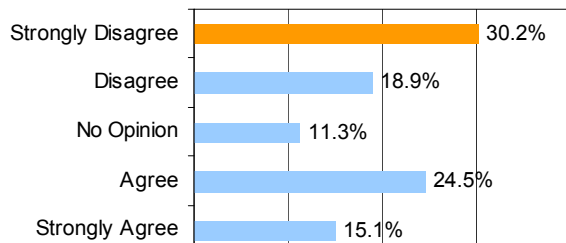
The Town of Oak Grove could use or improve streets.



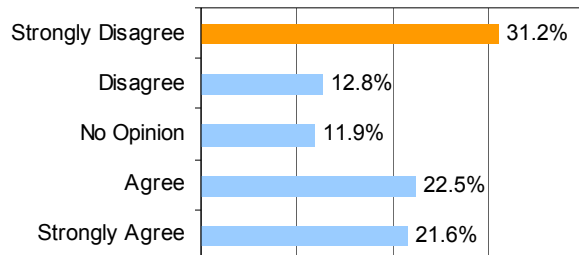
The Town of Oak Grove could use or improve trail systems.



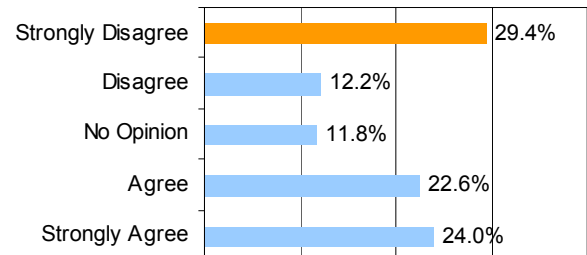
The Town of Oak Grove could use or improve parks and recreation facilities.



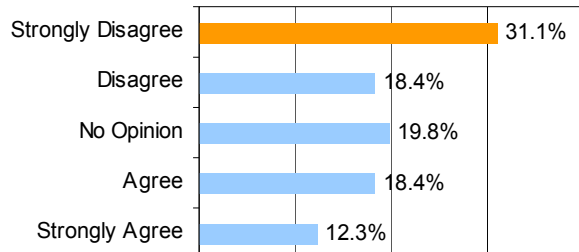
The Town of Oak Grove should improve or support biking trails.



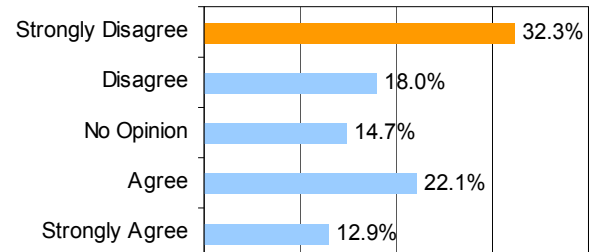
The Town of Oak Grove should improve or support walking/hiking trails.



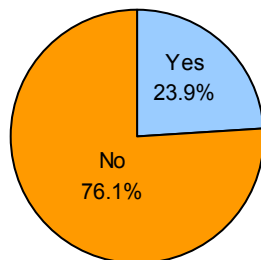
The Town of Oak Grove should improve or support cross country ski trails.



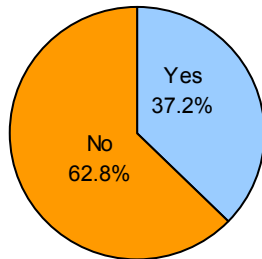
The Town of Oak Grove should improve or support snowmobile/ATV trails.



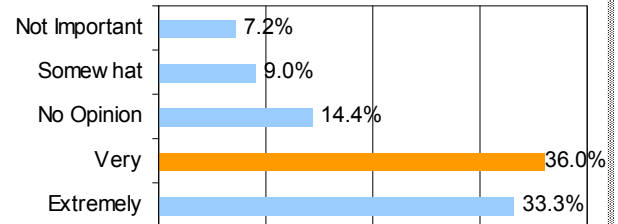
Are you willing to have increased taxes to improve or support the implementation of trails?



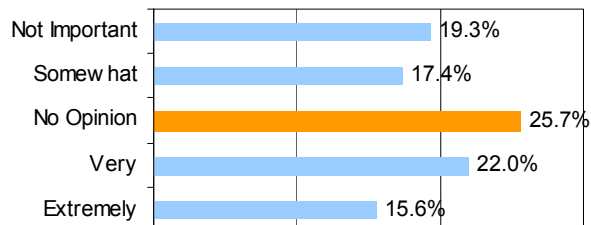
The Town of Oak Grove should develop an Industrial Park for light industry (trucking facilities, manufacturing, etc.).



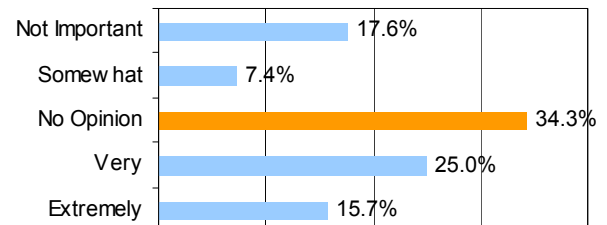
Location along arterial roads is an important criteria when selecting a site for an industrial park.



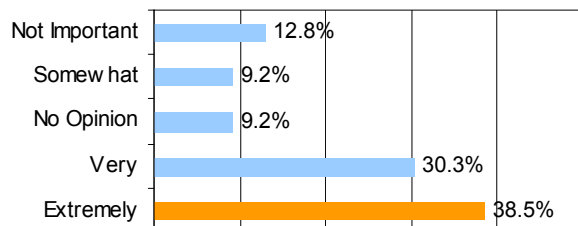
Limited hours of operation is an important criteria when selecting a site for an industrial park.



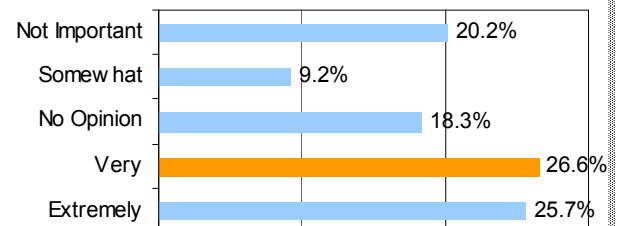
Connection to municipal utilities is an important criteria when selecting a site for an industrial park.



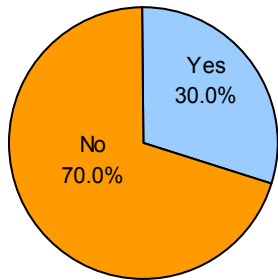
Location at least 1/4 mile from residential uses is an important criteria when selecting a site for an industrial park.



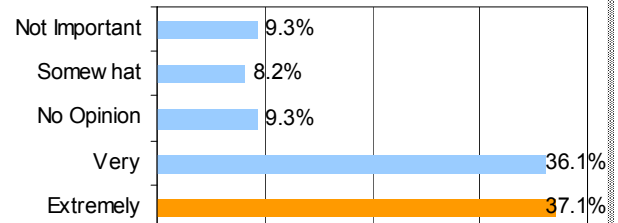
The site being visually buffered is an important criteria when selecting a site for an industrial park.



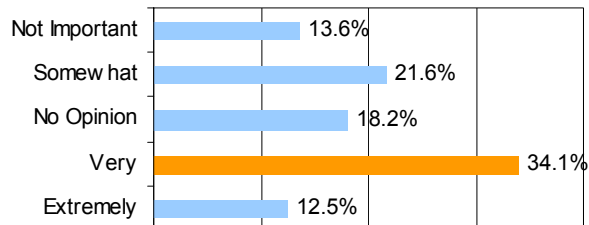
The Town of Oak Grove should develop a Commercial district.



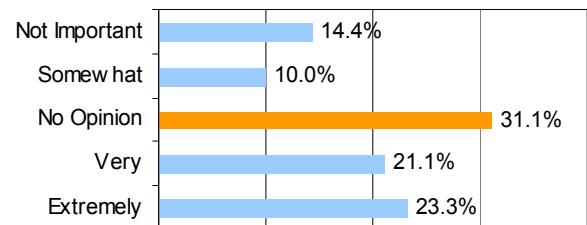
Location along arterial roads is an important criteria when selecting areas for commercial development.



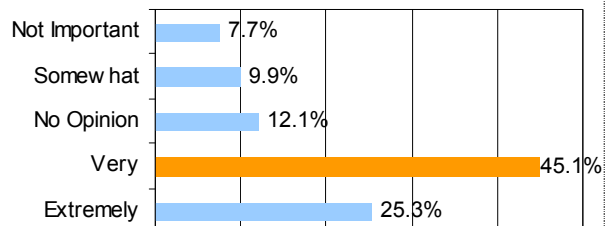
Location near residential uses is an important criteria when selecting areas for commercial development.



Connection to municipal utilities is an important criteria when selecting areas for commercial development.



Available parking is an important criteria when selecting areas for commercial development.



Aesthetics is an important criteria when selecting areas for commercial development.

