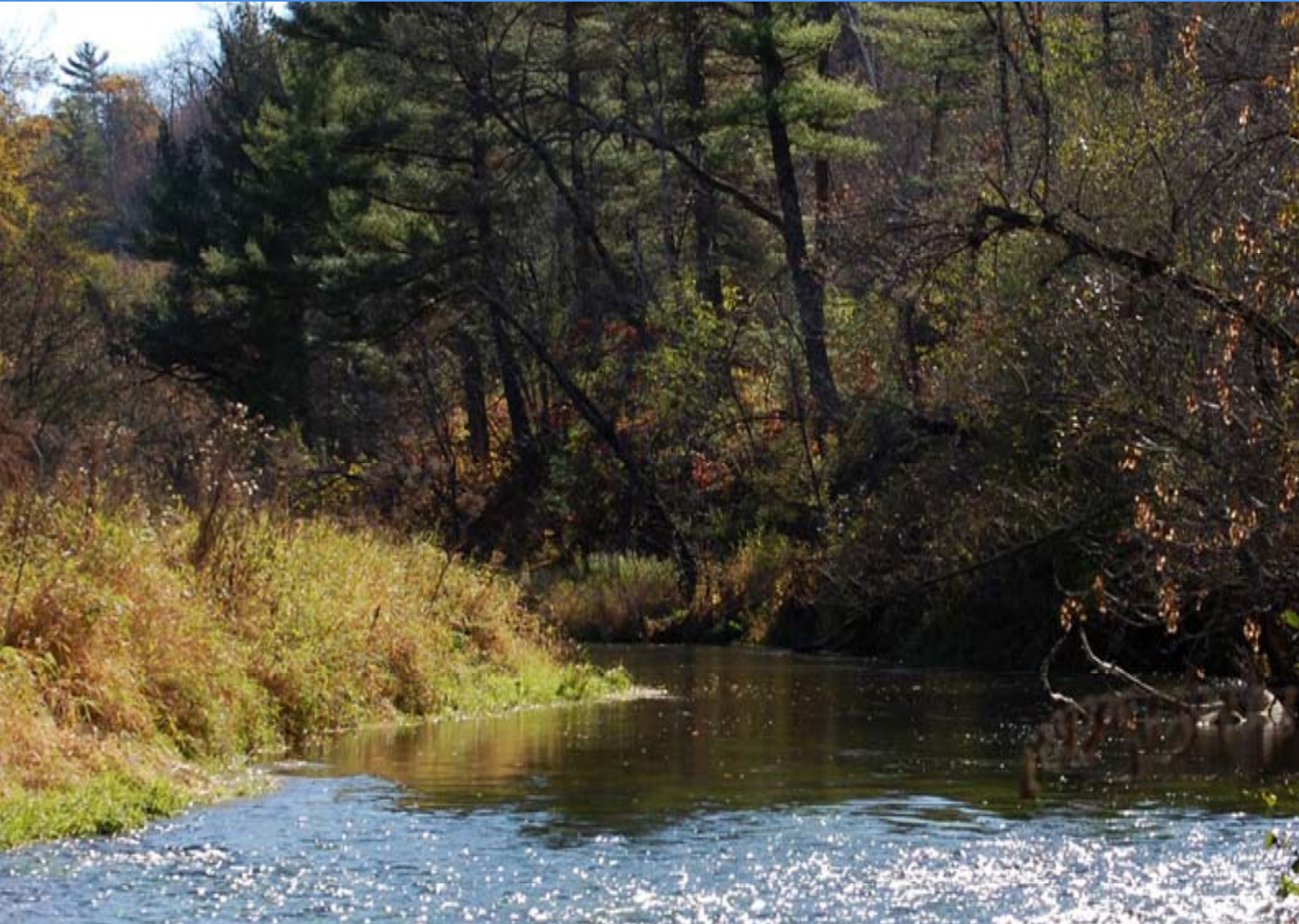


TOWN OF CLIFTON

Pierce County, Wisconsin

2030 COMPREHENSIVE PLAN

Adopted November, 2010



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Town of Clifton

Comprehensive Plan Committee

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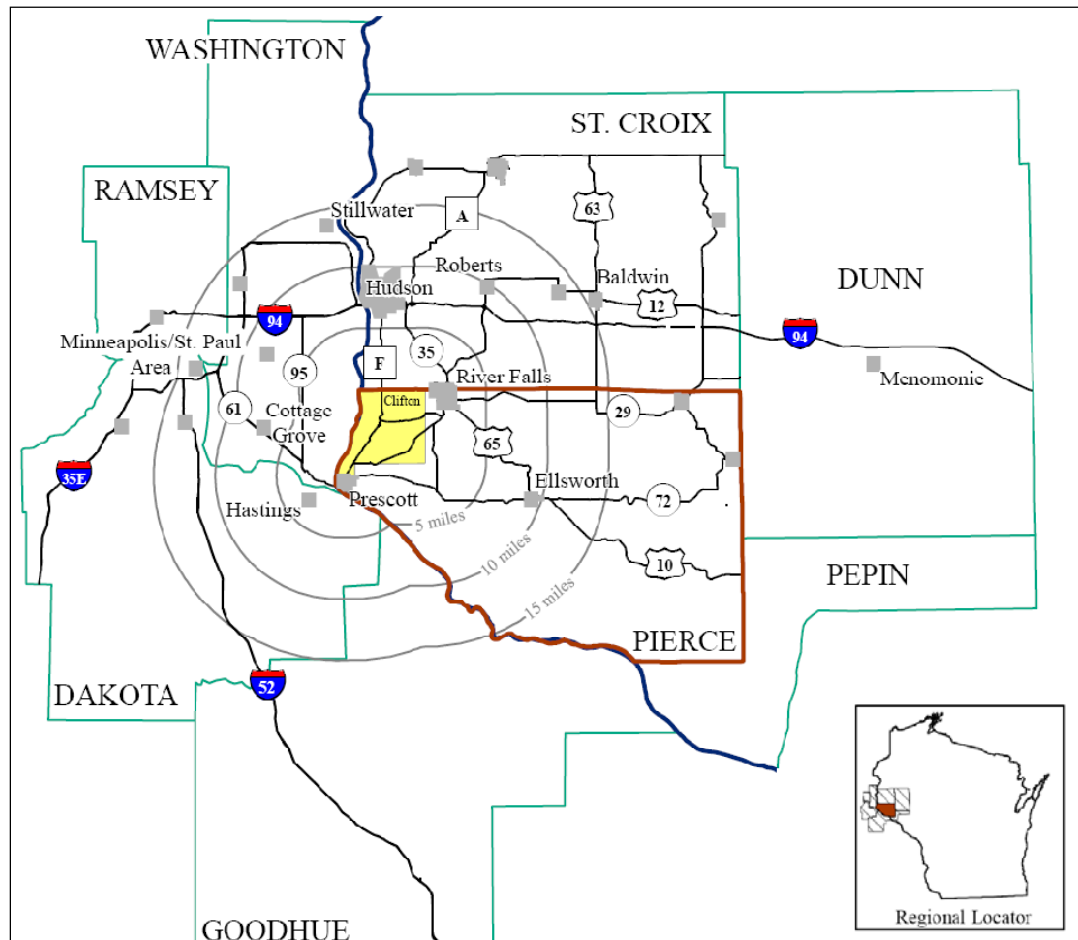
Resolution to Adopt Written Public Participation Procedures	
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Community Planning Survey Report	
Resolution Recommending Town Board to Develop a Comprehensive Plan	
Resolution to Accept the Comprehensive Plan and Distribute for Public Review	
Ordinance to Adopt the Town of Clifton 2030 Comprehensive Plan	

INTRODUCTION

Location

The Town of Clifton is located in western Wisconsin and is bordered on its western edge by the St. Croix River (see **Figure 1.1**). The Town is part of Pierce County and has an area of approximately 35 square miles. The County is mainly rural and is known for its natural beauty, dairy and crop farms. There are 17 towns, 6 villages and 2 cities in Pierce County. The Town of Clifton is the western-most town in the County, bordering the Town of Troy to the north, the Town of River Falls to the east, and the Town of Oak Grove and the City of Prescott to the south. State Highway 29/35 provides the principal link through the Town of Clifton connecting the cities of Prescott and River Falls. U.S. Highway 10 near the southern border of the Town is the principal east-west route providing a direct route east from the City of Prescott to the Pierce County Seat in Ellsworth. County Highway F is the major north-south transportation route through the Town.

Figure 1.1: Regional setting



Source: Town of Clifton

The Town of Clifton is characterized by a unique landscape of rich farmland; rolling tree-covered hills and the scenic Kinnickinnic and St. Croix Rivers. Residential growth is managed by a subdivision ordinance that limits current residential density to an average of five (5) acres. Land management along the St. Croix River is managed by the Wisconsin Department of Natural Resources. In some parts along the St. Croix River, the land slope is gradual, but in others it slopes sharply downward to the river. The residents along the St. Croix River enjoy a magnificent view.

In the fall of 2007, resolution passed in 2010, the Town of Clifton directed the Clifton Plan Commission to begin a comprehensive planning effort. A Comprehensive Plan Committee was then formed to draft the plan which included members from the Town Board, Plan Commission, and local residents. This planning effort is intended to serve as a guide to assist the Town in making decisions concerning the conservation and development of land over the next 20 years and beyond.

History

In 1680, while exploring the upper Mississippi, Father Hennepin and his fellow explorers met a War Party of Sioux Indians. The Sioux were on a scalping expedition to what is now Wisconsin. Father Hennepin joined with the Sioux for a buffalo hunt in what is now Clifton, Oak Grove and Diamond Bluff. Father Hennepin was the first white man to ever hunt in Pierce County. (History of Pierce County by Mark Saxton, 1973)

The area, now known as Clifton has been home to several Indian Nations. Artifacts dating from 6000 B.C. to the end of Indian possession of the area have been found. Legends and stories about Indians living in the area are still told. One story chronicled by the Minnesota Historical Society in the “The Aborigines of Minnesota” and “History of the Ojibwa People” was so horrific that it is still remembered today. The great Indian battle of 1755, later called the Battle of Prescott Point, by early settlers, took place in what is now Prescott. According to legend over 300 Dakota lodges were on what is now the Wisconsin side of the Lower St. Croix River. An Ojibwa war party from the Lake Superior area surprised the Dakota encampment. Fierce fighting ensued, 335 scalps were taken by the Ojibwa and many women and children were drowned in the river when they tried to flee the fighting and their canoes overturned. The large Ojibwa war party was able to surprise the Dakota because they approached thru a deep ravine in the bluffs and crept down the sandy beach to the encampment. The ravine, although not named, was most probably Copps Coulee, Section 34, the largest ravine south of the Kinnickinnic River. Arrowheads, tomahawks and spear points have been found in Copps Coulee.

The town that is now known as Clifton was established in 1855. The founding of the town, however, dates to 1849 when Charles B. Cox, a miller by trade, was seeking a site for a dam and mill. He found an ideal site and settled in the valley of the Kinnickinnic River, in what is now known as Clifton Hollow. In 1850, Cox built a grist mill, powered by water supplied by a dam across the Kinnickinnic River. In 1852 the area was known as Clifton Mills and had a post office,

one grist mill and two saw mills. The flour mill in Clifton Hollow was the first in Pierce County and farmers from Minnesota south and east of Clifton, and as far away as Cannon Falls brought their grain to be milled (History of Clifton Hollow, written by Mary Bascom Wheelock in the 1930's). At some point in the 1850's Clifton Mills became Clifton Hollow. During this time a four horse stage coach ran between Clifton Hollow and Hudson and many land seekers arrived by stage coach, living in the Hollow while buildings, on land they had purchased, were being erected. At one point Clifton Hollow consisted of a flour and feed mill, saw mills, blacksmith shop, cooperage, lime kiln, shoemaker, millinery business, store, boarding house, school, church and Sunday School, library, singing school, Debating Society and the Good Templers Lodge. In 1898 a cloud burst sent a torrent of water through the narrow gorges of the Kinnickinnic River wiping out the dam and the town of Clifton Hollow. Clifton Hollow rebuilt but another flood in 1918 destroyed what was left of Clifton Hollow. The town was not rebuilt and part of the original town is now within the boundaries of Kinnickinnic State Park.

The Township of Clifton was established in 1855 and town meetings were held in the schoolhouse in Clifton Hollow. In 1891 a town hall was built on the south side of the Kinnickinnic River in section 18. The original building stands and is still the Town Hall of the Town of Clifton.

According to State and National Registers of Historic Places, there are no properties listed in the Town of Clifton. There are, however, a number of sites of historical significance and interest, within the township.

On the St. Croix River, in Section 23 is The Stone House. The Stone House has been recognized as one of the oldest and most prominent landmarks in the St. Croix River Valley for over one and a half centuries. The house was believed to have been built in the early 1800's but the first record of it appears in the 1847 U.S. Government survey (History of Prescott Wisconsin, 1996). Oral history mentions Indian Mounds along the St. Croix River in Sections 3, 23, 26, 34. Descendents of early settlers tell stories of digging in the mounds as a recreational hobby and discovering Indian Artifacts. There may be some mounds left in the area but there are no specific sites known. An Indian Burial Ground in Section 16, has been identified by long term residents. The Burial Grounds are located on private property.

Ice roads were used by early residents of the area every winter to transport people and goods. These roads terminated at the St. Croix River and then the frozen river became the road to the various communities along its banks. One road was on the boundary of Sections 26 and 35. It started at what is now County Road F and continued west to the St. Croix River. The other road was in the middle of Section 23 and started at what is now 1250th street and continued west to the St. Croix River.

Logging was a large economic factor in the early history of the area. One logging road still exists from the bluffs to the St. Croix River where the logs were rafted downstream. The logging road is in section 34, it is a private road and maintained by a homeowners association.

There were several Lime Kilns in Clifton. The kilns were near the Kinnickinnic River in Sections 3 and 10. They have disappeared from Section 3 but ruins can still be found on private property in Section 10.

Private gravesites have been lost but occasionally property owners come across headstones. One cemetery is located within the township. Mann Valley Lutheran Church Cemetery, established 1882, is located in Section 5.

Devils Den is a local landmark, located in Section 13. Devils Den is an unusual geological feature. It is a canyon carved in Lime Stone. It begins as a dry run and about ¼ mile from the Kinnickinnic River there is an 80 foot drop into a steep sided lime stone canyon. During the spring melt a waterfall has carved out a 15 to 20 foot deep cave or den under the rock overhang. Devils Den is within the boundaries of Kinnickinnic State Park.

Schools were an integral part of life in Clifton. There were 4 schools in the town: Pierce Valley in Section 33, Clifton Mills in Clifton Hollow, Section 18, Angel Hill in Section 16 and Bailey School in Section 25. None of the original school buildings remain.

Clifton is rich in history, dating back over 8,000 years. With its abundant game, good fisheries, forests of both hardwoods and softwoods, fertile soil and abundant water, it has been a very desirable home from Paleolithic Man to today's Modern American.

Development of the Comprehensive Plan

Wisconsin Statutes, Section 62.23, by reference from Section 60.62, provides that it is a function of the Town Plan Commission to make and certify to the Town Board, a plan for the physical development of the Town. The plan's general purpose is in guiding and accomplishing a coordinated, adjusted, and harmonious development which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development.

Wisconsin Statutes, Section 66.1001, further defines a comprehensive plan and a local unit of government's responsibilities. This legislation requires that a community that engages in land use regulations develop and adopt a comprehensive plan. It also requires that all land use decisions be consistent with the plan.

The *Town of Clifton 2030 Comprehensive Plan* is a policy document that will be used by the Town Board and Plan Commission as a guide for making decisions regarding land use and development in the community. The plan contains background information and goals, objectives, policies and recommendations addressing each of the following nine (9) plan elements required by Wisconsin's "Smart Growth" comprehensive planning legislation:

According to State law, a comprehensive plan shall contain the following elements:

- | | |
|---|----------------------------------|
| 1. Issues and Opportunities | 6. Economic development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities and Community Facilities | 9. Implementation |
| 5. Agricultural, Natural and Cultural Resources | |

Goals and policies stated in this document reflect the deliberations of the Town Plan Commission and Town Board, based on the comments and opinions expressed by the people within the Town of Clifton. References made to specific state, county, and other governmental programs do not imply endorsement of such plans, but are presented for background and reference only.

In order to add some “teeth” to this plan, each element will include goals, policies and programs in order to allow for implementation. For the purposes of this plan, these will be defined as the following:

Goals: General statements of desired outcomes of the community; broadly written but specific enough to be able to gauge progress.

Policies: “Operational Actions” to meet goals and objectives; identify existing policies, and those requiring further approval.

Programs: A system of projects or services necessary to achieve plan goals, objectives, and policies.

Note: The policies and programs are combined into “Implementation” for each element.

SWOT Analysis

Strengths, Weaknesses, Opportunities, and Threats (SWOT) are methods that can be used in many different contexts. They encourage brainstorming for ideas in order to find characteristics about any subject. When using them in the context of municipalities, they can help define one against another. A SWOT analysis is meant to get communities to thinking about:

- Where they have been
- Where they are
- Where they want to be in the future
- How they want to get there

A SWOT Analysis was completed for most elements of the plan by the Plan Committee.

Community Survey

In the fall of 2006, the Town Board mailed surveys to all Town residents and non-resident property owners in an effort to increase public input in the comprehensive planning process. The survey results are included in the Appendix.

Vision Statement

The Town of Clifton developed its Comprehensive Plan to identify what is perceived to be important to the Town's identity, and has employed all of the resources at its disposal to maintain or improve the quality of life, protect the critical natural resources, protect and possibly make accessible the cultural and historic sites, improve water quality, and promote the agricultural economy of the Town.



Manion Property – Kinnickinnic River Land Trust
Source: Kinnickinnic River Land Trust, © Burt Levy

ISSUES AND OPPORTUNITIES

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

§ 66.1001(2)(a), Wis. Stat.

Introduction

The Town of Clifton residents are committed to managing residential development in a manner that preserves some of western Wisconsin's best farmland. It also encourages the creation of permanent protected farmland and open spaces through many of the preservation and conservation programs available to Town landowners.

The Town of Clifton has been recognized by the State of Wisconsin as a leader in the preservation of farmland. The Roger Peterson farm was chosen as the site of Farm Technological Days for 2010. Presently, the Town has over 1,046 acres of private land under permanent conservation easement. This will be forever green space. Parts of the Kinnickinnic River have also been placed in conservation through private land purchases by the Kinnickinnic River Land Trust. Currently, the Land Trust owns approximately 45.5 acres in the Town. Altogether, the Town has over 2,512 acres of prime farmland, parks, open space and conservations areas and will strive to preserve as much land as current and future conservation programs will permit. Residents have strived to combine the vision of mixture of residential and agricultural land use.

The Town of Clifton is surrounded by tree-covered rolling hills and over 7 miles of the lower St. Croix River shoreline. It is located 35 miles from the Minneapolis – St. Paul Metropolitan Area (west on I-94). Because of its natural beauty, families find it easy to make their home here. During the last five years, Clifton has been one of Wisconsin's fastest growing communities. The Town's Comprehensive Plan projects a 2025 population of between 2,500 to 3,700 residents. The present equalized value of the Town is over \$334,000,000. The Town also takes seriously its stewardship of the Kinnickinnic and St. Croix Rivers.

Population

Population Trends

Pierce County is a growing county that has grown at a rate of between 5-18% per decade for the last 40 years with average growth rate of 13.2% per decade. Towns that have experienced the fastest growth are primarily located in the western and northwestern portion of the County. The Town of Clifton has seen its population almost triple from the 1960 Census to the 2000 Census (see **Table 2.1**). The decade between 1970 and 1980 showed a growth rate of almost 60%, placing Clifton as one of the fastest growing communities in the region and in the State of Wisconsin.

Table 2.1: Population trends (1960 – 2008)

	1960	1970	1980	1990	2000	2003	2005	2008
Town of Clifton	578	612	975	1,119	1,657	1,803	1,918	1,996
% Change From previous census		5.0%	59.3%	14.8%	48.1%	8.8%	6.4%	4.1%
Pierce County	22,503	26,652	31,149	32,765	36,804	38,123	39,329	40,523
% Change From previous census		18.4%	16.9%	5.2%	12.3%	3.6%	3.2%	3.0%

Source: Pierce County

Population Projections

The population projections for the Town and Pierce County shown below in **Table 2.2** are provided by the State of Wisconsin Department of Administration (DOA). The DOA considers and monitors changes and patterns in fertility, mortality, and migration. Each is evaluated separately and then incorporated into a final projection. A high rate of projection growth (right hand column), was developed utilizing county residential building permit issuances in a recent five-year period. Town Land Use Permit Applications from 1999-2009 are contained in **Table 9.4** of the Land Use Element.

Table 2.2: Population projections (2000 – 2025)

	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	High Rate of Growth Projection 2025
Town of Clifton	1,657	1,819	1,990	2,147	2,306	2,477	3,757
Pierce County	36,804	38,194	39,818	41,190	42,655	44,368	

Source: Demographic Services Center, Wisconsin Department of Administration (2004)

Population Distribution

The median age for Pierce County in 2000 was 32.1 years old and is lower than the state median age of 36 years. **Table 2.3** outlines the age distribution for the town populations of Pierce County. The majority of county residents (41.4%) were between the ages of 25-54.

Table 2.3: Population distribution

	<i>Under 5 years</i>	<i>5-9 years</i>	<i>10-14 years</i>	<i>15-19 years</i>	<i>20-24 years</i>	<i>25-34 years</i>	<i>35-44 years</i>	<i>45-54 years</i>	<i>55-59 years</i>	<i>60-64 years</i>	<i>65-74 years</i>	<i>75-84 years</i>	<i>85 years and over</i>
Town of Clifton	7.0%	10.3%	8.6%	7.8%	4.0%	9.7%	21.6%	17.6%	4.5%	3.2%	3.9%	1.6%	0.3%
Pierce County	5.7%	6.7%	7.4%	10.4%	11.2%	12.1%	16.0%	13.3%	4.2%	3.4%	4.8%	3.5%	1.3%

Source: U.S. Census (2000)

Households

Household Projections

The household projections for the Town and Pierce County are shown below in **Table 2.4**. A household consists of all persons who occupy a room or group of rooms as their separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person or persons in the building and which have direct access from outside the building or through a common hall.

Table 2.4: Household projections (2000 – 2025)

	<i>Census 2000</i>	<i>Projection 2005</i>	<i>Projection 2010</i>	<i>Projection 2015</i>	<i>Projection 2020</i>	<i>Projection 2025</i>
Town of Clifton	543	610	685	754	823	891
Pierce County	13,015	13,829	14,782	15,606	16,539	17,339

Source: Demographic Services Center, Wisconsin Department of Administration (2004)

Household Size

The average household size of owner-occupied units in Pierce County was 2.79 as compared to 3.08 for the Town of Clifton, as shown in **Table 2.5** below. Renter-occupied units in Pierce County had an average household size of 2.26 while the average for the Town of Clifton was 2.66 which also exceeded the county average.

Table 2.5: Average household size

	<i>Owner-occupied Units</i>	<i>Renter-occupied Units</i>
Town of Clifton	3.08	2.66
Pierce County	2.79	2.26

Source: U.S. Census (2000)

Employment

Employment Projections

Employment projections specifically for the Town of Clifton do not exist. Instead, employment projections are made for larger regions with similar characteristics. **Table 2.6** shows estimated occupation numbers in 2004 and projected change of occupations to 2014 in the west central Wisconsin area (Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix counties).

Table 2.6: West Central Wisconsin employment projections (2004-2014)

	<i>Estimated Employment</i>			
	<i>2004</i>	<i>2014</i>	<i>Change</i>	<i>% Change</i>
Total, All Occupations	173,880	194,330	20,450	11.8%
Management Occupations	6,070	6,860	790	13.0%
Business and Financial Operations Occupations	5,560	6,530	970	17.4%
Computer and Mathematical Occupations	2,060	2,570	510	24.8%
Architecture and Engineering Occupations	2,960	3,230	270	9.1%
Life, Physical, and Social Science Occupations	1,410	1,640	230	16.3%
Community and Social Service Occupations	2,800	3,300	500	17.9%
Legal Occupations	670	780	110	16.4%
Education, Training, and Library Occupations	11,010	12,740	1,730	15.7%
Arts, Design, Entertainment, Sports, and Media Occupations	1,930	2,190	260	13.5%
Healthcare Practitioners and Technical Occupations	8,580	10,920	2,340	27.3%
Healthcare Support Occupations	5,830	7,510	1,680	28.8%
Protective Service Occupations	3,260	3,480	220	6.7%
Food Preparation and Serving Related Occupations	16,870	19,260	2,390	14.2%
Building and Grounds Cleaning and Maintenance Occupations	5,380	6,290	910	16.9%
Personal Care and Service Occupations	4,570	5,640	1,070	23.4%
Sales and Related Occupations	17,120	18,320	1,200	7.0%
Office and Administrative Support Occupations	27,090	28,170	1,080	4.0%
Farming, Fishing, and Forestry Occupations	270	300	30	11.1%
Construction and Extraction Occupations	7,480	8,740	1,260	16.8%
Installation, Maintenance, and Repair Occupations	6,700	7,400	700	10.4%
Installation, Maintenance, and Repair Workers, All Other	150	170	20	13.3%
Production Occupations	21,580	22,220	640	3.0%
Production Workers, All Other	440	430	-10	-2.3%
Transportation and Material Moving Occupations	14,670	16,240	1,570	10.7%

Employment is a count of jobs rather than people, and includes all part- and full-time non-farm jobs. Employment does not include self-employed or unpaid family workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

* Data is suppressed to preserve the confidentiality of employers.

Projections information is derived using the November 2004 OES Survey, 2004 QCEW and 2004 CES (3/2005 Benchmark) data. Unpublished data from the US Bureau of Labor Statistics and US Census Bureau was also used. Wage information derived from the May 2005 Estimates Delivery System.

Source: Department of Workforce Development, Office of Economic Advisors (2006)

According to the Wisconsin Department of Workforce Development (DWD), Bureau of Workforce Information, in 2002, the greatest demand for workers included occupations considered as first-time, or temporary, jobs that workers often leave as other opportunities open up. Turnover is high and wages are low. The fastest growing occupations required more training and included better wages. There were often fewer openings in these jobs. The ten fastest growing and ten most available jobs for the west central Wisconsin area in 2002 were as follows:

Fastest Growth:

- Computer Support Specialists
- Network/Computer Systems Admin
- Computer Software Engineers Apps
- Medical Assistants
- Social/Human Service Assistants
- Medical Records/Health Information Technicians
- Computer/Information Systems Managers
- Hotel/Motel/Resort Desk Clerks
- Child Care Workers
- Pharmacy Technicians

Most Openings:

- Retail Salespersons
- Cashiers
- Combined Food Preparation/Server Workers (includes fast food)
- Waiters/Waitresses
- Registered Nurses
- Nursing Aides/Orderlies/Attendants
- Stock Clerks/Order Fillers
- Truck Drivers/Heavy/Tractor-Trailer
- Bartenders
- Laborers/Freight /Stock/Material Movers/Hand

Employment Characteristics

Table 2.7 details the Town of Clifton's employment characteristics. An occupation describes the kind of work the person does on the job. The highest percentages of workers worked in management, professional and related occupations (44.3%) and sales and office occupations (21.7%). Information on industry relates to the kind of business conducted by a person's employing organization. The highest percentages of workers worked in education, health and social services industries and manufacturing industries (14.9%). Private wage and salary workers accounted for 72.2% of the Town's workforce.

Table 2.7: Employment characteristics

Town of Clifton	Percent
Employed Civilian Population over 16 year of age	100.0%
Occupation	
Management, professional, and related occupations	44.3%
Service occupations	13.7%
Sales and office occupations	21.7%
Farming, fishing, and forestry occupations	2.0%
Construction, extraction, and maintenance occupations	7.5%
Production, transportation, and material moving occupations	10.8%
Industry	
Agricultural, forestry, fishing and hunting, and mining	4.5%
Construction	4.7%
Manufacturing	14.9%
Wholesale trade	2.8%
Retail trade	10.4%
Transportation and warehousing, and utilities	6.3%
Information	1.6%
Finance, insurance, real estate, and rental and leasing	5.8%
Professional, scientific, management, administrative and waste management services	10.2%
Educational, health and social services	23.1%
Arts, entertainment, recreation, accommodation and food services	8.1%
Other services (except public administration)	3.2%
Public administration	4.5%
Class of Worker	
Private wage and salary workers	72.2%
Government workers	17.4%
Self-employed workers in own not incorporated businesses	9.6%
Unpaid family workers	0.8%

Source: U.S. Census (2000)

Income

Table 2.8 lists the median and mean household incomes for selected Towns and municipalities surrounding the Town of Clifton. The mean household income of the Town of Clifton was \$76,650 and exceeded the County mean household income of \$58,302 and other surrounding communities with the exception of the Town of Oak Grove. The high mean household income in the Town of Clifton is due to its proximity and reasonable commute times to the Minneapolis – St. Paul Metropolitan Area and the higher paying jobs offered within that area. **Table 2.9** lists the household poverty trends. The Town of Clifton's percentage has been historically lower than the County's and has shown improvement exceeding the surrounding communities in recent decades.

Table 2.8: Income characteristics

<i>Town/ Municipality</i>	<i>Median Household Income</i>	<i>Mean Household Income</i>	<i>(Percent of Total 1999 Town Resident Income)</i>		
			<i>Self- Employment</i>	<i>Salaries and Wage</i>	<i>Social Security Payments</i>
Town of Clifton	\$71,810	\$76,650	6.3%	82.1%	6.3%
Town of Ellsworth	\$52,188	\$58,779	11.1%	76.8%	5.1%
Town of Oak Grove	\$72,596	\$77,608	4.1%	87.7%	4.4%
Town of River Falls	\$65,721	\$75,697	6.8%	78.9%	5.6%
Pierce County	\$49,375	\$58,302	14.3%	74.4%	5.4%

Source: Program on Agricultural Technology Studies (PATs), UW-Madison

Table 2.9: Household poverty trends

	<i>1979</i>		<i>1989</i>		<i>1999</i>	
	<i>No. in Poverty</i>	<i>% in Poverty</i>	<i>No. in Poverty</i>	<i>% in Poverty</i>	<i>No. in Poverty</i>	<i>% in Poverty</i>
Town of Clifton	100	10.3%	47	4.2%	19	1.2%
Pierce County	3,226	10.7%	3,183	10.4%	2,652	7.7%

Source: U.S. Census (2000)

Education

School Enrollment

Table 2.10 illustrates school enrollment for the Town of Clifton and Pierce County, based on the 2000 Census. In the Town of Clifton, the percentages of students enrolled in elementary grades (1-8) and high school (9-12) were higher than those countywide.

Table 2.10: School enrollment

	<i>Number</i>	<i>Percent</i>
Town of Clifton		
Population 3 years and over enrolled in school	454	100.0%
Nursery school, preschool	15	3.3%
Kindergarten	27	5.9%
Elementary school (grades 1–8)	239	52.6%
High school (grades 9–12)	100	22.0%
College or graduate school	73	16.1%
Pierce County		
Population 3 years and over enrolled in school	12,261	100.0%
Nursery school, preschool	492	4.0%
Kindergarten	480	3.9%
Elementary school (grades 1–8)	4,246	34.6%
High school (grades 9–12)	2,307	18.8%
College or graduate school	4,736	38.6%

Source: U.S. Census (2000)

Demographics

Table 2.11 shows the nativity and place of birth for Town of Clifton residents in 2000.

Table 2.11: Nativity and place of birth

	<i>Number</i>	<i>Percent</i>
Total Population	1,613	100.0%
Native	1,596	98.9%
Born in U.S.	1,596	98.9%
State of residence	653	40.5%
Different state	943	58.5%
Born outside U.S.	0	0.0%
Foreign born	17	1.1%
Entered 1990 – March 2000	9	0.6%
Naturalized citizen	6	0.4%
Not a citizen	11	0.7%

Source: U.S. Census (2000)

Like most rural areas in the Midwest, the Town of Clifton has a mostly white population. Even with the steady migration rates in the past decade, there has been little change in the minority population in the Town. **Table 2.12** shows the racial characteristics in the Town in 2000.

Table 2.12: Racial characteristics

	<i>Number</i>	<i>Percent</i>
Total Population	1,657	100.0%
One Race	1,656	99.9%
White	1,642	99.1%
Black or African American	3	0.2%
American Indian and Alaska Native	4	0.2%
Asian	5	0.3%
Some other race	2	0.1%
Two or more races	1	0.1%

Source: U.S. Census (2000)

Table 2.13 shows the trends in marital status in the Town of Clifton in 2000. Marital status is reported for people who are 15 years or older.

Table 2.13: Marital status

	<i>Number</i>	<i>Percent</i>
Population 15 years and over	1,212	100.0%
Never married	243	20.0%
Now married, except separated	889	73.3%
Separated	8	0.7%
Widowed	26	2.1%
Divorced	46	3.8%

Source: U.S. Census (2000)

Issues and Opportunities Trends

Identified below are some of the population and demographic trends that can be anticipated over the next 30 years in the Town of Clifton:

- The Town of Clifton's population is projected to increase at a moderate rate according to the DOA, Census, and alternate population projections.
- Educational attainment percentages will gradually change, with more of the population attaining education beyond high school.
- Household income will slowly rise.
- The number of births will continue to support the rise in population, and deaths will increase due to the aging of the baby boomer generation.
- The 65-plus year old population will increase slowly up to 2010, and then grow dramatically as the baby boomers join the ranks of the elderly.

Goals and Implementation

Goal: Manage balanced development that preserves prime farmland and conserves natural features and open spaces while supporting residential, commercial and industrial development.

STRENGTHS <ul style="list-style-type: none"> • Existing open spaces • Existing ordinances regulating development • Current planning efforts • Collaboration with Pierce County on land use issues • Existing transportation corridors 	WEAKNESSES <ul style="list-style-type: none"> • Out-of-date ordinances • County control over zoning regulations • Geology/topography of the Town • Heavy traffic on existing transportation corridors
OPPORTUNITIES <ul style="list-style-type: none"> • Continue to promote balanced development • Update ordinances • Communicate with the Cities of River Falls and Prescott 	THREATS <ul style="list-style-type: none"> • No existing Comprehensive Plan • Continued/increased sprawl • Existing transportation corridor expansion

Implementation (Policies and Programs):

1. Encourage landowner participation in the preservation and conservation programs available to Town landowners.
2. Update land use-related ordinances after Comprehensive Plan adoption.
3. Establish communication with the Cities of River Falls and Prescott concerning infrastructure and utility expansions.

HOUSING

A compilation of objective, policies, goals, maps, and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural value, and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

§ 66.1001(2)(b), Wis. Stat.

Introduction

Housing is the single largest expenditure for most Wisconsin residents. According to the *Consumer Expenditure Survey*, prepared by the Bureau of Labor Statistics/U.S. Department of Labor (2000), households in the Midwest spent an average of 27% of their annual income on housing. Housing helps drive the economy and is a major source of employment and revenue for Wisconsin residents. This section contains an inventory of housing characteristics in the Town of Clifton. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the community's housing needs.

Housing Characteristics

Housing Supply

In 2000, the Town of Clifton had 592 housing units, a 56.6% increase from 1990. The County had a much smaller similar increase of 17.5% in housing units over the same time period. The housing supply in the Town increased 78.9% during the 1970's, which was much higher than the County as a whole. **Table 3.1** displays the number of housing units found in the Town of Clifton and Pierce County for 1970–2000.

Table 3.1: Housing supply

	1970	1980	1990	2000	% change 1970-80	% change 1980-90	% change 1990-00
Town of Clifton	185	331	378	592	78.9%	14.2%	56.6%
Pierce County	7,826	10,354	11,536	13,493	32.3%	11.4%	17.0%

Source: U.S. Census (2000)

Occupancy and Tenure

In 2000, 91.7% of the Town's housing stock was occupied, which was lower than the County as a whole. However, the vast majority of those vacant units were for seasonal, recreational, or occasional use. **Table 3.2** details the occupancy characteristics.

Table 3.2: Housing occupancy

	Town of Clifton		Pierce County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Total Housing Units	592	100.0%	13,493	100.0%
Occupied Units	543	91.7%	13,015	96.5%
Vacant Units	49	8.3%	478	3.5%
For Seasonal, recreational, or occasional use	37	6.3%	182	1.3%

Source: U.S. Census (2000)

Owner-occupied units account for 93.6% of the Town's occupied housing units, which is much higher than the County as a whole. **Table 3.3** details the tenure characteristics.

Table 3.3: Housing tenure

	Town of Clifton		Pierce County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Occupied Units	543	100.0%	13,015	100.0%
Owner-occupied Units	508	93.6%	9,514	73.1%
Renter-occupied Units	35	6.4%	3,501	26.9%

Source: U.S. Census (2000)

Structural Characteristics

Table 3.4 displays the number of units within each structure for the Town of Clifton and Pierce County for 2000. Detached housing units are defined as one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

Table 3.4: Units in structure

	Town of Clifton		Pierce County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1-unit, detached	548	95.5%	9,758	72.3%
1-unit, attached	2	0.3%	314	2.3%
2 units	0	0.0%	656	4.9%
3 or 4 units	0	0.0%	473	3.5%
5 to 9 units	0	0.0%	573	4.2%
10 to 19 units	0	0.0%	327	2.4%
20 or more units	0	0.0%	576	4.3%
Mobile home	24	4.2%	806	6.0%
Boat, RV, van, etc.	0	0.0%	10	0.1%

Source: U.S. Census (2000)

The predominant housing structure in both the Town of Clifton and Pierce County was the one-unit detached structure, making up 95.5% and 73.2% of all housing structures, respectively.

Age Characteristics

An examination of the age of the community's housing stock will provide an indication of its overall condition. The age of the housing stock is an important element to be analyzed when planning for a future housing supply. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other things which are affected by new housing development.

Table 3.5 details the year that structures were built in the Town of Clifton and Pierce County according to the 2000 Census. Approximately 46% of the Town's housing stock was built between 1970 and 1989. Overall, Pierce County had higher percentages of older housing stock than the Town.

Table 3.5: Housing stock age

	Town of Clifton		Pierce County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1995 to March 2000	109	19.0%	1,587	11.8%
1990 to 1994	64	11.1%	978	7.2%
1980 to 1989	121	21.1%	2,008	14.9%
1970 to 1979	143	24.9%	2,474	18.3%
1960 to 1969	36	6.3%	1,301	9.6%
1940 to 1959	21	3.7%	1,476	10.9%
1939 or earlier	80	13.9%	3,669	27.2%
Total	574	100.0%	13,493	100.0%

Source: U.S. Census (2000)

Value Characteristics

As show in **Table 3.6**, the highest percentage of homes in 2000 were valued from \$200,000 - \$299,999. The highest percentage of homes in the County were valued from \$100,000 - \$149,000. The median value for homes in the Town of Clifton was much higher than the county as a whole.

Table 3.6: Home values

	Town of Clifton		Pierce County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Specified owner-occupied units	362	100.0%	6,227	100.0%
Less than \$50,000	0	0.0%	263	4.2%
\$50,000 to \$99,999	6	1.7%	1,827	29.3%
\$100,000 to \$149,999	77	21.3%	2,296	36.9%
\$150,000 to \$199,999	87	24.0%	1,019	16.4%
\$200,000 to \$299,999	126	34.8%	591	9.5%
\$300,000 to \$499,999	62	17.1%	208	3.3%
\$500,000 to \$999,999	4	1.1%	20	0.3%
\$1,000,000 or more	0	0.0%	3	0.0%

Source: U.S. Census (2000)

Historically, the Town's median housing values for owner-occupied units has been much higher than the County as a whole. **Table 3.7** shows the median values from 1980-2000.

Table 3.7: Median value of owner-occupied units

	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>% change 1980-90</i>	<i>% change 1990-00</i>
Town of Clifton	\$81,000	\$106,900	\$207,300	32.0%	93.9%
Pierce County	\$47,900	\$65,500	\$123,100	36.7%	87.9%

Source: U.S. Census (2000)

Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30% of their yearly income in gross housing costs, including utilities. As shown in **Table 3.8**, approximately 84.6% of homeowners in the Town of Clifton spent less than 30% of their annual household income on housing costs in 1999.

Table 3.8: Selected monthly owner costs as a percentage of household income (1999)

	<i>Less than 15%</i>	<i>15-19%</i>	<i>20-24%</i>	<i>25-29%</i>	<i>30-34%</i>	<i>35% or more</i>
Town of Clifton	26.8%	19.9%	16.9%	21.0%	4.1%	11.3%
Pierce County	34.4%	18.1%	18.1%	11.6%	5.5%	12.3%

Source: U.S. Census (2000)

Housing Assistance Programs and Agencies

Town of Clifton residents have access to the following housing assistance programs offered by various agencies across multiple jurisdictions:

Federal Programs

- **Department of Housing and Urban Development (HUD):** Primary responsibility includes housing programs and community development. The agency provides subsidized

housing through low-income public housing and subsidies for private property owners renting to low-income households.

- **Rural Development – U.S. Department of Agriculture (USDA-RD):** This Agency provides a variety of housing and community development programs for rural areas. These are generally areas with population of 10,000 or less. It also provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

State Programs

- **Division of Housing and Intergovernmental Relations (DHIR):** This is one of two state agencies that administer housing programs. It administers several programs that are funded by the state and any more that funded by HUD. These funds are used to help organizations develop the capacity to develop housing or to provide various types of financial assistance to homebuyers or renters through grants to local governments or non-profit agencies.
- **Wisconsin Housing and Economic Development Authority (WHEDA):** This is a partial-governmental agency that helps develop housing through the sale of bonds. It receives no direct state-tax support. WHEDA provides mortgage financing for first-time homebuyers and financing for multi-family housing as well. Specific programs change with the needs of the housing market.

Local Programs

- **Housing Trust Funds:** These are financial resources available for housing projects targeting the needs of mid or low income households. Such funds can be used to fill financial gaps to make projects feasible. Trust funds may be replenished yearly or they may be designed to be perpetual and self-sustaining.
- **Housing Linkage Programs:** These programs encourage developers of office, commercial, retail, or institutional development to construct or make financial contributions towards affordable housing. The rationale behind these voluntary programs is that new non-residential development creates a need for housing by attracting employees to an area.
- **Tax Increment Financing (TIF):** This is a planning tool available to cities and villages in Wisconsin under section 66.1105 of Wisconsin Statutes for development and redevelopment of blighted areas. TIF can be used to cover costs of public works or improvements including costs of demolition, land assembly, public improvements, and new buildings. Under TIF, new private development creates higher property values, thus creating an increased tax base over time. This increment, or a portion of the

increment, is set aside for reinvestment in the area. Tax increment financing may assist in the building or rehabilitating of affordable housing for middle and lower income households.

Private Programs

- **Non-Profit Housing Development Corporations:** These organizations may qualify for tax-deductible donations, foundations grants, and public funds. To be eligible, the organizations must apply for and receive non-profit status from the IRS. Non-profits build and maintain housing projects in many areas of Wisconsin. Their projects help communities improve their range of housing opportunities.

Housing Trends

There were a number of changes in the State of Wisconsin, Pierce County, and Town of Clifton with regard to housing from 1990 to 2000. Housing trends that need to be considered as part of the planning process are identified below:

- Increased pressure to convert farmland to residential use.
- Increased need to remodel and rehabilitate the older housing stock in the Town.
- Increased demand to build housing in rural areas.
- Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes.

Goals and Implementation

Goal: Promote a high quality, rural residential environment and promote affordable housing options for all citizens of the Town of Clifton.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Low ratio (1:14.5) of rental housing units to owned units • Low percentage of vacant units (2% when seasonal homes are excluded) • High demand for housing (typically) • Available senior housing in adjacent communities • Available rental units in adjacent communities • Large percentage of homes in the Town are “affordable” to higher income owners 	<ul style="list-style-type: none"> • High demand for housing. • Limited high paying, local jobs • Older housing stock will require increased maintenance • Lack of “affordable housing” for middle and lower income homeowners. • Population of homeowners in the Town is aging.

<ul style="list-style-type: none"> • Majority of living units are less than 30 years old • Excellent surrounding school systems • Town's rural in character - consisting primarily of undeveloped open space, and the Kinnickinnic State Park is in the Town of Clifton • Proximity to Twin Cities • St. Croix River crossings (Hudson and Prescott) 	
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Break from uncontrolled growth and an opportunity to guide housing development via land use regulations due to economic downturn • Housing and lot availability in the Town allow time to plan for the future • Town has to plan for, and enact land-use regulation that could guide housing development that responds to changing conditions • Encouragement of young families through the generation of "affordable housing" • Development of a sense of community • Access to St. Croix River crossings 	<p>THREATS</p> <ul style="list-style-type: none"> • High real-estate taxes • Threat of a poor economy, high fuel costs, and mortgage defaults • Tax burden from developing subdivisions requiring services. • A push by developers to develop residential properties in an unplanned manner • The demographics of the Town will change so quickly that its governance and development of infrastructure can't keep pace • Annexation by the Cities of Prescott and River Falls • Continued/increased sprawl • St. Croix River Crossings provide easy access to the Town • Proximity to the Twin Cities could create development pressure, leading to abandoning the preservation of agriculture and the rural character of the Town

Implementation (Policies and Programs):

1. Schedule the review of housing stock in the Town.
2. Administer notices to enforce the Town's Public Nuisance Ordinance.
3. Monitor lot availability in the Town.
4. Modify the Town's Subdivision Ordinance to include desired residential development types.
5. Review the Town's Subdivision Ordinance for possible inclusion of conservation residential development standards.

TRANSPORTATION

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

§ 66.1001(2)(c), Wis. Stat.

Introduction

A well-designed transportation system is essential to the well-being of a community. It provides efficient and safe movement of its residents and travelers as well as the movement of goods for economic growth. The Town of Clifton is accessible by boat, bus, air, truck, and last, but not least, automobile. These services are available in surrounding communities as well as the greater metropolitan area.

Demographics also play a role in the transportation element. Wisconsin is currently experiencing an increase in population, commuting distance, and in vehicles per household. These are all increasing pressure on the State's transportation system. In addition, the cost of building and maintaining roads and highways are increasing due to the increase in the price of petroleum and other raw materials. The issue is how to fix the transportation system efficiently and cost effectively.

This plan element will provide an inventory of the Town's existing transportation system, including roadways, rail, pedestrian, bicycle, transit, air and water systems and associated inter-modal connections. From this inventory, and direction from the community regarding specific transportation needs and desires, specific policy recommendations are developed to guide the Town's decisions over the next 20 years.

Transportation System

The transportation system which serves the Town of Clifton provides for the transport of goods and people into, out of, and within the Town. While the Town has little direct influence on transportation links outside its boundaries, it may be in its best interest to influence the improvement of these links to better serve the residents of the Town of Clifton. The transportation system operates primarily on land with no immediate access to air and or water transportation routes. Land-based transport includes pedestrian, bicycles, and highway.

Highways and Local Roads

Table 4.1 details the mileage of roadways in the Town of Clifton and Pierce County:

Table 4.1: Town road mileage

				<i>County Jurisdiction</i>			<i>Town Jurisdiction</i>		
	<i>Gross Miles</i>	<i>County Miles</i>	<i>Municipal Miles</i>	<i>Arterial</i>	<i>Collector</i>	<i>Local</i>	<i>Arterial</i>	<i>Collector</i>	<i>Local</i>
Town of Clifton	51.01	22.50	28.51	7.28	7.07	8.15	0	0	28.51
Pierce County		248.38		7.78	194.26	46.34	0	0	0

Source: Pierce County

Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limit are those local roads and streets that emphasize access. See the **Figure 4.1** for locations in the Town; definitions are as follows in **Table 4.2**:

Table 4.2: Road classifications

Road Classification	Road
Principal Arterials: Serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with a population greater than 5,000.	N/A
Minor Arterials: In conjunction with the principal arterials, serve cities, large communities, and other major traffic generators providing intraregional and inter-area traffic movements.	STH 29, CTH F
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.	CTH M
Minor Collectors: Provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.	CTH FF
Local Roads: Local roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis.	All other roads

Source: WisDOT

Water Transportation

Water-born transport of goods is efficient, but the waterway systems in the Town of Clifton are not suitable for commercial transportation with the exception of the St. Croix River on the western border. The nearest public access to this waterway, and ultimately the Mississippi River navigation system, is in the City of Prescott.

Air Transportation

Air transportation for both goods and people is very fast. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses.

The Minneapolis-St. Paul International Airport (MSP) is the main airport used by people in the region and is approximately 30 miles west of the Town. This airport has about 500,000 landings and takes-offs in a given year and will continue to be available to residents of the Town.

The Red Wing Municipal Airport is owned by the City of Red Wing, MN and is located in the Town of Isabelle, just outside of the Village of Bay City, WI. As of 2008, there were approximately 38 flight operations per day and 57 aircraft were based at the field. Of those operations, 41% were local aviation, 53% were transient, 2% were air taxi, and 5% were military operations. The airport has an asphalt runway that is 5,010 feet long and 100 feet wide. It is located approximately 25 miles south of the Town.

The New Richmond Regional Airport was officially established in 1964 and is considered one of the fastest growing airports in the Midwest. Over 180 aircraft reside in privately-owned hangars, and is home to ten aviation related businesses and business aircraft. According to the New Richmond Area Economic Development Corporation, the airport contributes over nine million dollars to the New Richmond area economy. The airport has its maximum runway length but made significant improvements to the runway and lighting fixtures in 2008. They also have land available for adding hangars and other aircraft-related buildings. It is located approximately 30 miles north of the Town.

Railroads

The Burlington Northern Santa Fe Railroad (BNSF) crosses through the City of Prescott which borders the southeast corner of the Town of Clifton. Rail transportation is an efficient and inexpensive method of transporting goods long distances. Many manufacturers favor railroad access for their plants. However, there is not a rail siding in the City of Prescott and the nearest passenger rail access is located in the City of Red Wing, MN. **Figure 4.2** shows the location of regional railroads.

Figure 4.2: Regional railways



Source: WisDOT (2010)

Public Transit

The nearest bus services are provided by Greyhound in Hudson and St. Paul, MN. The nearest private taxi service exists in the Cities of Hudson and River Falls. However, this service is not

very cost effective for Town of Clifton residents. The Department of Transportation offers satellite park and ride lots, not served by commuter buses, in Pierce and St. Croix Counties that commuters can meet and ride-share to their destination at the following locations as shown in **Table 4.3:**

Table 4.3: Area park and ride lots

County	Location	Parking Spaces
Pierce	Plum City: US 10/CTH CC	20
Pierce	Prescott: US 10/Pearl St.	58
St. Croix	US 63/STH 64	24
St. Croix	Baldwin: I-94/US 63	36
St. Croix	Roberts: I-94/STH 65	48
St. Croix	River Falls: STH 35/STH 65	124
St. Croix	Hudson: I-94/Carmicheal Rd.	168
St. Croix	Hudson: Old STH 35/Hanley Rd.	74

Source: WisDOT

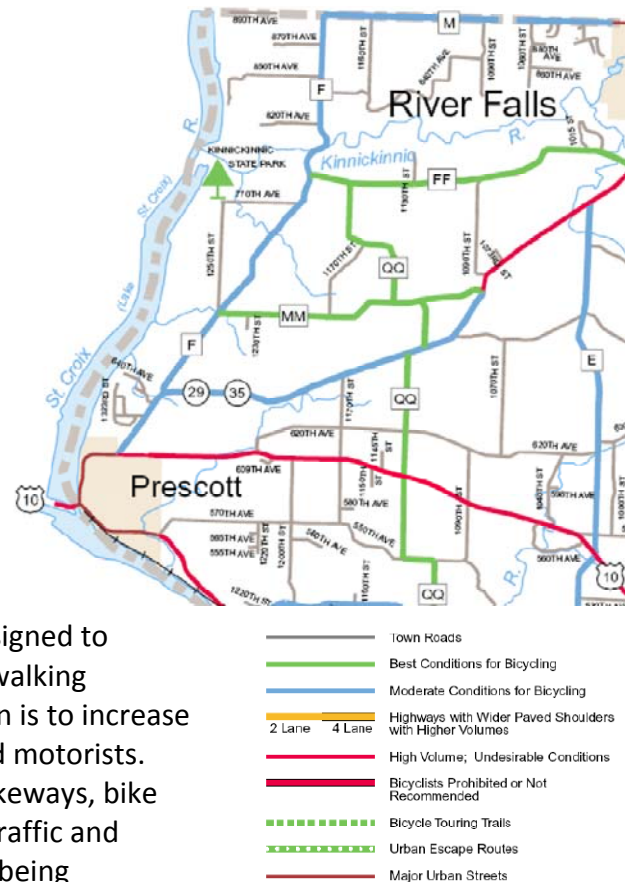
The Chippewa Valley Airport Service offers rides to Minneapolis-St. Paul International Airport by reservation. The service runs 7 days a week and begins in Eau Claire with stops in Menomonie, Baldwin, and Hudson.

Bicycles and Pedestrians

Bicycle traffic is quite limited in the Town of Clifton. Shoulder areas on Town roads are usually narrow and unpaved making bicycle travel difficult. County highways in the Town tend to have wider shoulders, but traffic levels on these roads make bicycle traffic unsafe or undesirable. The Town of Troy and the City of River Falls have the closest dedicated bicycle transportation facilities to the Town. The Town of Clifton could also designate bike routes throughout the Town on lightly traveled roads. Once designated, shoulder areas on these roads could be widened as the roads are periodically reconstructed.

The *Pierce County Bike and Pedestrian Plan* was designed to promote and improve conditions for bicycling and walking throughout Pierce County. The intention of the Plan is to increase transportation safety for pedestrians, bicyclists, and motorists. Infrastructure improvements such as designated bikeways, bike lanes, paved shoulders, improved crosswalks, and traffic and informational signs are among the type of facilities being

Figure 4.3: Bicycling Conditions



Source: WisDOT

recommended to improve conditions for bicyclists, walkers, and motorists alike. In the Town of Clifton, the *Pierce County Bike and Pedestrian Plan* identifies CTH F and FF as a route to receive improvements.

No pedestrian transportation system exists in the Town of Clifton. The dispersed nature of the Town prohibits the development of an effective pedestrian transportation system. However, the *Pierce County Bike and Pedestrian Plan* does suggest pedestrian-friendly design standards for creating a walkable Pierce County.

Transportation for the Disabled

The Pierce County Human Services Department provides transportation for the disabled in the Town of Clifton. This department has volunteer drivers who use their own cars, as well as county employed drivers in county owned wheelchair accessible vans that provide transportation to the disabled. These drivers also provide transportation to people who are unable to drive due to a medical condition, are in nursing homes, or receive W-2. In addition, private taxi services in the City of River Falls provide service to disabled residents of the Town. However, the disabled are unlikely to use this service due to its high cost outside the city limits.

Trucking

Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. Several trucking companies are located in the area. In Pierce County, WisDOT classifies STHs 29, 35, and 65 as officially dedicated truck routes. Although not classified as a dedicated truck route, CTH F running north-south through the Town receives a significant amount of truck traffic. The Interstate 94 corridor is the principal east-west route for the transport of goods through the region; it is located approximately 10 miles north of the Town.

Commute Patterns

According to the Wisconsin Department of Workforce Development (DWD), nearly 60% of the county's workforce traveled out of the county for a job. Nearly 70% of the workers who left the county headed to Minnesota; Goodhue and Ramsey Counties were the most popular destinations. St. Croix County was the most popular work destination in Wisconsin for Pierce County workers.

As shown in **Table 4.4**, 77% of the Town's workers commuted alone to work in 2000. The percent carpooling and using public transportation accounted for just 14.6%, which is mostly due to the lack of opportunities that exist in the area.

Table 4.4: Commute to work

	<i>Number</i>	<i>Percent</i>
Workers 16 years and over	887	100.0%
Car, truck, van – drove alone	683	77.0%
Car, truck, van – carpooled	123	13.9%
Public transportation	6	0.7%
Walked	9	1.0%
Other means	3	0.3%
Worked at home	63	7.1%

Source: U.S. Census (2000)

A growing number of residents in western Wisconsin are choosing to commute further in order to take advantage of the employment opportunities in the Twin Cities area. Also, a growing number of employees in the Twin Cities area are moving further away in order to enjoy a more rural character. Increasingly high single-occupant travel patterns may present obstacles for the Town of Clifton and Pierce County in the future, as roadways will require greater investments and maintenance. According to **Table 4.5**, the highest percentage of workers (18.2%) in the Town commuted 45–59 minutes to work. The average commute time was 29 .0 minutes.

Table 4.5: Travel time to work

	<i>Percent</i>
Workers who did not work at home	100.0%
Less than 19 minutes	10.6%
10 – 14 minutes	10.7%
15 – 19 minutes	13.5%
20 – 24 minutes	8.9%
25 – 29 minutes	4.7%
30 – 34 minutes	12.4%
35 – 44 minutes	14.4%
45 – 59 minutes	18.2%
60 – 89 minutes	5.2%
90 or more minutes	1.1%
Mean travel time to work	29.0 minutes

Source: U.S. Census (2000), Pierce County

Traffic Volumes and Safety

Traffic volume is also an important consideration for land use planning. The volume of traffic on a particular roadway and the associated noise, fumes, safety level, and other such concerns are considerations that need to be addressed in deciding how land should be used. Figure 4.3 shows the average daily traffic counts of major traffic corridors within the Town of Clifton. Traffic volumes vary considerably on the different roadways within the Town. State Highway 29 is the major thoroughfare in the Town, carrying the largest volume of traffic. County Highways F and M also carry considerable traffic. The volume of traffic on a particular roadway is significantly influenced by its intersection with other roadways. For example, the average daily traffic volume on CTH F was 2,100 vehicles near the intersection with CTH M.

Traffic safety at particular intersections can be a concern within the Town of Clifton. According to the Wisconsin Traffic Operations and Safety Laboratory and the Pierce County Sheriff's Department, a total of 115 accidents occurred within the Town from 2005-2009. Over that five year period, there was an average of 23 automobile accidents per year. The Town may wish to address these issues by contacting County highway officials about improving safety at intersections and increasing the level of speed limit enforcement.

Traffic safety and efficiency in the Town can also be improved by discouraging the creation of new parcels that require access to County Trunk Highways or Town roads where sight distance is limited. This practice restricts the access points to these roadways, thereby reducing accident potential and the need to reduce speed limits to improve safety. New parcels should be encouraged only where access can be provided by an existing Town road or where a new Town road will be constructed by the subdivider. Safety concerns on heavily traveled highways in the Town can also be addressed by examining the role the particular highway plans in the transportation network of the County.

Town Road and County Highway Standards

Subsection 7.6.3 of the Pierce County Land Use Code shows the street design standards for roadways in the County. The design standards vary among roadways, as different roads serve different functions within the transportation system. These standards are outlined in **Table 4.6**:

Table 4.6: Pierce County minimum street design standards

Street Type	Minimum Right-of-Way Width	Minimum Pavement Width
Arterial or Highway	120 feet	Dual 24 feet, two 5-foot outside shoulders, 4-foot inside shoulders (20-foot median)
Collector	80 feet	24 feet, two 5-foot outside shoulders
Minor (local)	70 feet	24 feet, two 4-foot outside shoulders

Source: Pierce County

The minimum street design standards, outlined in **Table 4.7** below, are those set forth by Wisconsin State Statute 86.26 (1).

Table 4.7: State of Wisconsin minimum street design standards

Street Type	Minimum Right-of-Way Width	Minimum Pavement Width
Arterial or Highway	66 feet	24 feet, two 5-foot outside shoulders
Collector	66 feet	22 feet, two 4-foot outside shoulders
Minor (local)	49.5 feet	16 feet, two 4-foot outside shoulders

Source: WisDOT

The Town of Clifton's minimum street design standards for minor (local) roads, shown below in **Table 4.8**, are set forth in Section 5.4 of the Town's Land Division Ordinance.

Table 4.8: Town of Clifton minimum street design standards

Street Type	Minimum Right-of-Way Width	Minimum Pavement Width
Minor (local)	66 feet	24 feet, two 3-foot outside shoulders (unless curb & gutter is required)

Source: Town of Clifton

Substandard Roadways

Town road and County highway standards are designed to require that roadways be constructed to minimum standards that will provide adequate levels of service based on current transportation needs. The level of service needed on a particular type of road is based on the amount of traffic the road carries as well as other issues. However, some of the existing Town roads and County highways were developed at a time when the levels of service requirements were not as great as today. As a result these roadways within the Town have some form of deficiency when compared to the State of Wisconsin's minimum street design standards.

One standard that is used to identify deficiencies is right-of-way width. The Wisconsin State Statutes list minimum right-of-way widths of 49.5 feet for local roads, and 66 feet for collector roads. Where it is practical, acquisition of additional right-of-way should be done. It should be noted that it may not always be practical or desirable to attempt to widen the right-of-way of some of the substandard roadways within the Town. All new roads and highways should be required to meet current right-of-way width standards before they are accepted by the Town.

Another standard that can be easily used to identify deficiencies in roadways is pavement width. The Wisconsin State Statutes establish minimum pavement widths of 16 feet for local roads, and 22 feet for collector roads. Where it is practical, road pavement should be widened to the required standard as it is reconstructed. However, it may not be practical or desirable to widen the pavement on all of the roadways. Likewise, the damage done to existing developed areas by widening the pavement would destroy the character of the area. Furthermore, all new Town roads and County highways should be required to meet the current minimum pavement width before they are accepted by the Town.

Shoulder width is a third standard used for identifying roadway deficiencies. The Wisconsin State Statutes list minimum shoulder widths of four feet for shoulders of local roads and collector roads. Road shoulders should be widened to the required standard as they are reconstructed when it is a practical option. However, it may not be practical or desirable to widen the shoulder area on all of the roadways. Likewise, the damage done to existing developed areas by widening the shoulders of the existing roads would destroy the character of the area. It should be required that all new Town roads and County highways meet the current minimum shoulder width before they are accepted by the Town.

State and Regional Transportation Plans

Table 4.9: State and regional transportation plans

Wisconsin State Airport System Plan 2020	This plan determines the number and type of airport facilities around Wisconsin that are needed to meet aviation needs through the year 2020.
West Central Regional Freeway System (2005)	This was a comprehensive study done by WisDOT of the west central freeway system consisting of St. Croix, Pierce, Dunn, Polk, Chippewa, and Eau Claire counties.
WisDOT six year highway improvement program	One of the subprograms under this is the State Highway rehabilitation program which consists of three parts; existing highways, state bridges, and backbone rehabilitation.
Rustic Roads	The Wisconsin legislature created the rustic road system in 1973 to, "preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists."
Wisconsin Rail Issues and Opportunities Report	This report gives an over view of the status of the rail system in Wisconsin and addresses issues that will be faced in the future.
Midwest Regional Rail System	Proposal for creating passenger rail connections across the Midwest; connecting all the major cities.
Wisconsin Bicycle Transportation Plan 2020	Under part of Translinks 21, WisDOT committed to creating a comprehensive bicycle plan.
Wisconsin Pedestrian Policy Plan 2020	The purpose of this plan was to outline statewide and local measure to increase walking and promote pedestrian safety.
Translinks 21	The study developed goals which include the following: Mobility, Choice, Safety, Connectivity, and Efficiency
Connections 2030 (WisDOT)	WisDOT is currently working on this plan that will cover all forms of transportation; including highways, local roads, railroad, air, water, transit, bicycle, and pedestrian, through the year 2030.
Wisconsin State Highway Plan 2020	A strategic plan which addresses current conditions of state highways, future plans, financial tools, and other strategies to use to maintain the State's 12,000 miles of highway.

Transportation Programs

PASER Program

The PASER (Pavement Surface Evaluation and Rating) Program is a system for communities to evaluate and schedule road maintenance on local roads. The program requires Town officials to evaluate the condition of Town roads based on observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a

scale of 1 to 10. These ratings, along with information on traffic volumes, are used to schedule the maintenance and reconstruction of Town roads. The Town of Clifton has entered its roads into the PASER database.

Pierce County Capital Improvement Program

Pierce County annually updates a Capital Improvement Program (CIP). The program prioritizes the allocation of financial resources for various projects over a five year time frame. In terms of the Town of Clifton, two highway improvement projects are scheduled to receive funding under the program:

- CTH F – realign and replace bridge over Kinnickinnic River (2011)
- CTH F – resurface from new bridge to STH 29 (2012)

General Transportation Aids (GTA)

GTA is the largest program in WisDOT's budget. The State returns roughly 30% of all state-collected transportation revenues collected from fuel taxes and vehicle registration fees to local governments. GTA funds are distributed to all Wisconsin counties, cities, villages and towns based on a six-year spending average or a statutorily set rate-per-mile.

Local Roads Improvement Program (LRIP)

LRIP funds assist local governments in improving deteriorating roadways. The competitive reimbursement program pays up to 50% of total eligible costs with local governments providing the matching funds. The program has three components:

- County Highway Improvement (CHIP)
- Town Road Improvement (TRIP)
- Municipal Street Improvement (MSIP)

Transportation Trends

The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Town of Clifton over the planning period:

- Reduced funding for transportation projects is anticipated due to county, state, and federal budget constraints.
- As vehicle ownership continues to increase and trips become longer, congestion on major roadways is anticipated to increase.
- The demand for para-transit services will increase as the population ages and the baby boomers move into older age groups.
- GTA funding will not keep pace with road maintenance needs.

Goals and Implementation

Goal: The Town of Clifton has an efficient and safe system of highways, including local streets and roads, collector roads and highways, and arterial highways for the movement of its residents and travelers as well as the movement of goods for economic growth.

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Good system of bridges spanning the St. Croix and Mississippi Rivers give access for residents of the Town to Minnesota and jobs, shopping and entertainment opportunities there • Kinnickinnic River bridge (Co. Hwy F) and County Highway F are scheduled for replacement and a major upgrade beginning in 2011 • Nearby park and ride facilities • Town impact fees dedicated to the development improvement and maintenance of Town roads • Town's minimum roadway design standards (regardless of the corridor's designation) meet the State's minimum standards for arterial and collector roads and highways, and exceed the standard for local streets and roads • Network of snowmobile trails 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Disrepair of Kinnickinnic River bridge • No organized system of pedestrian and cycle corridors in the Town • No public transportation that serves the Town • No park and ride facility in the Town • Some streets and highways in the Town do not meet the current roadway design standards for the Town or State • Town's current minimum roadway design standards do not meet the current Pierce County minimum standards for any of the street or highway designations
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Access to safe bridges will be increased with the upgrade of Kinnickinnic River bridge • Town could plan a system of pedestrian and cycle trails that link destination point and other points of interest • As upgrades to roads and highways are made in the Town, additional width for cycle and pedestrian traffic could be acquired • As subdivisions of property, and development of residential, commercial and industrial properties 	<p>THREATS</p> <ul style="list-style-type: none"> • Increased vehicle and heavy truck traffic due to roadway and bridge upgrades on Co. Hwy • Trend toward greater commuter traffic leaving the Town and passing through the Town; this could overwhelm the system of transportation in the Town • Cyclists and pedestrians will use undesignated corridors with increased motorized/pedestrian conflict and crashes • Town will have to meet the minimum roadway design standards for all streets and highways under its

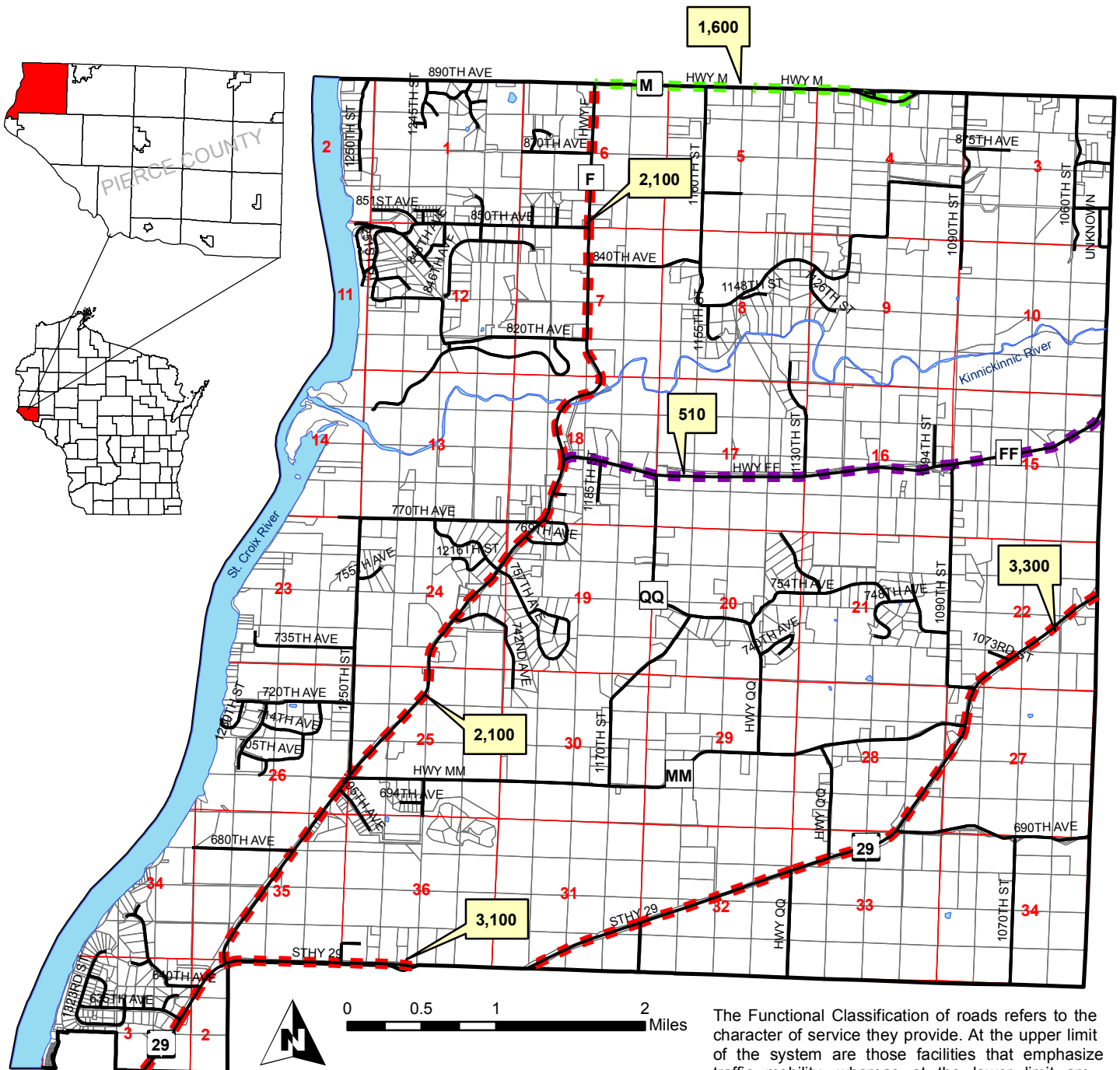
<p>take place, as system of easements for hiking and cycling trails could be designated that link subdivisions and points of interest</p> <ul style="list-style-type: none"> • As the Town's property for future township facility development is planned, a park and ride facility could be incorporated • Network of snowmobile trails could form a basis for the development of hiking trails 	<p>jurisdiction</p> <ul style="list-style-type: none"> • Hiking and cycling trails that cross private property could increase the liability costs of private landowners
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Implementation (Policies and Programs):

1. The Town will continue to work with Pierce County and the State on development of roadway design standards, revising them as needed, and improvement of roadways within all three jurisdictions.
2. The Town will continue its program of developer impact fees for the development, improvement, and maintenance of roadways that are within the Town's jurisdiction.
3. The Town will plan, as part of an overall Recreational Development Plan, a system of hiking and cycling trails in the Town.
4. The Town will require, as part of subdivision and developer's agreements the designation of easements for the purpose of hiking and cycling trails.

Figure 4.1: Functional Classification

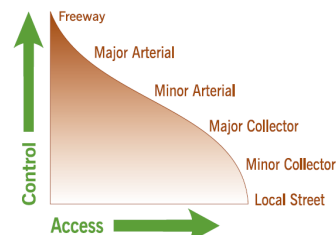
Town of Clifton, Pierce County, Wisconsin



The Functional Classification of roads refers to the character of service they provide. At the upper limit of the system are those facilities that emphasize traffic mobility, whereas at the lower limit are those local roads and streets that emphasize access.

- Functional Classification**
- Town of Clifton
 - Parcels
 - Sections
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local Road

Annual Average Daily Traffic Count (AADT)



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UTILITIES AND COMMUNITY FACILITIES

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

§ 66.1001(2)(d), Wis. Stat.

Introduction

One of the main duties of local government is to provide services to its citizens. Such services include police and fire protection, education, water, and sewer services among others. The purpose of this element is to inventory existing utilities and community facilities within the Town of Clifton. The location, use, capacity, and future needs of these utilities and facilities will be analyzed as well as timetables for the rehabilitation or construction of related projects. Facilities discussed in this element include administrative facilities, public buildings, police, fire, and emergency medical services, schools, quasi public facilities, parks, solid waste and recycling, communication and power facilities, sanitary sewer, water, stormwater management, and health and day care facilities.

Sanitary Sewer Service

With development comes the issue of wastewater removal. Because the Town of Clifton is not part of a sanitary district, all buildings must have private, on-site sanitary wastewater treatment systems (POWTS). These systems must comply with the State Plumbing Code (COMM 25.02). All septic systems must be designed to ensure that systems do not threaten groundwater resources. Moreover, these systems must be properly permitted by Pierce County and maintained as required by County Ordinance. Soils in the Town vary in terms of their suitability for septic systems and system design can range from conventional drain fields to mound systems.

Water Supply

Currently, most domestic water supply is provided through private wells as the Town does not have a municipal water supply. An exception is the Cedar St. Croix subdivision located in the southwest quadrant of the Town that has community wells that service those residents. This system is maintained by the residents of that subdivision. Wells are safe and dependable as long as they are properly sited and built correctly. Private wells must be constructed and reconstructed in accordance with NR 812.

Stormwater Management

Stormwater that does not soak into the ground after an event becomes surface runoff. The runoff is typically controlled by storm drains or retention basins before being discharged into surface waterways. Whatever the system, the purpose is to store and channel water to specific areas in order to decrease the impacts of non-point source pollution and prevent flooding. Stormwater management is regulated by the Department of Natural Resources and Pierce County through NR 151.

Solid Waste Management and Recycling

In 1996, Wisconsin revised its solid waste rules to exceed the federal (Subtitle D) rules for municipal solid waste landfills, becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The Wisconsin DNR authorizes solid waste disposal pursuant to Wis. Stats. 389.35 and numerous Wisconsin Administrative Codes. The Town of Clifton offers a recycling drop-off site at the Town Hall and several solid waste haulers provide individual service to Town residents, as shown in **Table 5.1**:

Table 5.1: Solid waste management and recycling

Recycling Drop-Off Site	
Town of Clifton	Town Hall, W11705 Cty. Rd. FF
Private Solid Waste Haulers Recyclers	
Company Name	Address
P.I.G.	PO Box 155-W9724, Hwy, 35, Hager City, WI 54014
Onyx	PO Box 90, 100 Packer Drive, Roberts, WI 54023
Waste Management Inc.	PO Box 143, 250th Summit St., River Falls, WI 54022
Veit Disposal Systems	14000 Veit Place, Rogers, MN 55374
RCD-River City Disposal	314 State Road 35, River Falls, WI 54022
Murtha Sanitation	471 Highway 63, Baldwin, WI 54002

Source: Pierce County

The Pierce County Recycling Center is located in Ellsworth and conducts a Clean Sweep program twice a year. The program allows all County residents to bring in hazardous materials for disposal free of charge. Businesses can also bring items, but are charged a disposal fee.

Power and Communication Facilities

Power/Transmission Lines/Utility Gas

Power is provided to the Town of Clifton by Xcel Energy of St. Paul, MN via a feeder line in Hudson, by St. Croix Electric, and by Pierce-Pepin Cooperative Services in Ellsworth.

St. Croix Valley Gas in River Falls provides natural gas for most of the residents using natural gas. LP gas is the most widely used type of heating fuel in the Town. Other types of heating fuel used in the Town of Clifton include: fuel oil, kerosene, and wood.

Cable and Satellite Television

Most Town of Clifton residents do not have access to cable. The cable infrastructure has not expanded throughout the Town. Satellite service is available for residents who want to improve the picture reception and receive additional channels. The two major satellite service providers are Dish Network and DirecTV.

Cellular Towers

Mobile communication is becoming more and more popular everyday throughout the world. The demand for this form of communication is only going to expand and with that comes the need to expand infrastructure. Currently, a number of existing cellular towers are located in the Town. The facilities are regulated by the Pierce County Tower Ordinance. However, any company interested in constructing a new tower in the Town must seek a recommendation from the Town Board prior to getting approval from Pierce County.

Radio

The Town of Clifton is within listening distance of a wide variety of radio stations.

Internet

Currently, in the Town of Clifton, there is a variety of ways to access the internet within the Town, mainly dial-up, satellite, and DSL. Dial-up is still the most prevalent system for internet connectivity by Town residents. This is due to cost and hardware availability. Dial-up is extremely slow and is not capable of providing the speed and service required for most current, and certainly future, internet functionality.

Satellite systems are available to most Town residents. This is a fairly expensive option for the speed and services offered. The service can be intermittent in bad weather, which is not a good solution for home-based businesses. It appears that most residents are generally dissatisfied with their satellite service but have opted for the satellite as a temporary solution, until better options are available.

DSL through existing phone lines currently is the best and most economical solution for Town residents; however, this is currently only available to residents south of County Hwy. MM through the CenturyLink telephone company that services the area. The local phone provider north of that boundary is AT&T, and they currently do not offer DSL service. Disadvantages of DSL are the lack of video capabilities and questionable speed for higher resolution internet requirements. Some communities are moving to wireless internet solutions primarily because of the cost compared to putting in higher capacity copper wire, cable or fiber optic lines. However, close proximity to a tower or relay station is needed and those systems seem to work better where homes are grouped much closer together.

Fiber optic cable is seen as the best long-term solution for solving all multimedia issues (internet, cable TV, phone). However, getting companies to lay or string new cable in a rural area is a problem as the cost is very high, requiring a high percentage of customer sign-ups.

The Town Board has recently been addressed by a group of concerned citizens who are beginning to explore options for obtaining high speed internet access throughout the remainder of the Town. Actions to be taken include:

- Conduct additional research on potential costs for obtaining high speed internet access
- Conduct a comprehensive survey of Town residents to determine the demand and willingness to pay for high speed internet access
- Conduct public meetings to provide information to Town residents
- Coordinate with Pierce County on a county-wide 4G network proposal presented to the Town Board in 2010

Administrative Facilities and Services

The Town Hall and administrative facilities are located at W11705 CTH FF. The Town of Clifton has no employees. Services such as building inspection, town appraiser, mowing, recycling, and general cleaning and maintenance are contracted out on an annual or bi-annual basis. The Pierce County Highway Department has held the contract for major road maintenance and snow removal in recent years.

Protective Services

Law Enforcement

The Pierce County Sheriff's Department serves as the primary law enforcement agency to many communities in the county and also operates the County Jail in Ellsworth. There are several major divisions of the department including the administration division, criminal investigation division, jail division, radio communications division, snowmobile patrol, and traffic division.

The Sheriff's Department provides 24-hour service to all communities in the county that do not have their own police department. The radio communications division dispatches all squads

and police personnel with the exception of the City of Prescott, City of River Falls, and the City of Ellsworth, who have their own full-time personnel. In the absence of a dispatcher in the remaining communities, this division would provide the police dispatching services. In addition to the police dispatching, this division also handles 911 emergency dispatches for medical and fire services throughout the county. Other services include: providing court bailiffs; crime investigation; maintaining the jail; providing anti-drug abuse enforcement and education; traffic enforcement including accident reports, water and snowmobile patrol; welfare fraud investigation; and juvenile code enforcement.

In 1996, Pierce County commissioned a Criminal Justice Needs Assessment. That study was followed in 1998 with a Pre-Architectural Program for a justice center that included courthouse improvements and a Law Enforcement Center. Both studies identified long-term law enforcement needs of Pierce County and proposed types of facilities and a suggested site for the Law Enforcement Center. To date, no action has been taken on the development of the recommendations.

Fire Protection and Emergency Medical Services

Fire protection and emergency medical services for the Town of Clifton are provided by the River Falls Rural Fire Group, the River Falls EMS service and by the Prescott Area Fire and EMS Association of which the Town of Clifton is a member (see **Figure 5.1**). Ambulance services in the area are listed in the **Table 5.2**. Mutual aid agreements also exist between these ambulance service providers as well as with the Ellsworth, River Falls, Hudson and Hastings, MN fire departments.

Table 5.2: Ambulance providers

Name	Address	Service Level
Prescott Emergency Medical Service	1603 Pine St., Prescott	EMT–Basic
River Falls Area Ambulance Service	175 E. Cedar St., River Falls	EMT–Intermediate
Ellsworth Area Ambulance Service	151 S. Plum St., Ellsworth	EMT–Paramedic

Source: Pierce County

Education Facilities

School Enrollment

The Town of Clifton is supported by the school districts of River Falls and Prescott. As of the year 2000, the Town of Clifton had a school-age (grades 1-12) enrollment population of 339 which is split evenly between the two school districts (see Table 2.10). Based on DOA population projections for 2025, the Town of Clifton school-age enrollment will be in the vicinity of 660. The school district boundaries are displayed in **Figure 5.2**.

Table 5.3 displays the school facilities for the Prescott and River Falls School Districts by type, the enrollments from year 2000 and building capacities based on 2005-2006 facility recommended capacities. The two school districts continue to plan for future growth.

Table 5.3: Public school facilities

<i>School District</i>	<i>Type</i>	<i>Enrollment</i>	<i>Building Capacity 2005-06 Recommended Range</i>
Prescott			
Prescott High School	High School	395	450–525
Prescott Middle School	Middle School	261	290–310
Malone Elementary	Elementary	490	450–500
River Falls			
River Falls High School	High School	982	1,200–1,400
Renaissance Alt Charter School	High School	73	60–80
Meyer Middle School	Middle School	688	650–900
Greenwood Elementary	Elementary	375	375–432
River Falls Montessori Charter	Elementary	46	40–60
Rocky Branch Elementary	Elementary	383	365–432
Westside Elementary	Elementary	437	475–535

Source: Pierce County

Higher Education Facilities

There are numerous higher education facilities in close proximity to the Town of Clifton:

- University of Minnesota – Twin Cities
- University of Wisconsin – River Falls
- University of Wisconsin – Stout (Menomonie)
- Chippewa Valley Technical College (River Falls and Menomonie)

Quasi-Public Facilities

Libraries

In 1971, the Wisconsin State Legislature passed a law creating 17 library systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin, even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library System comes from a set percentage of the budgets of all the public libraries in Wisconsin. It is expected that the increase in population in Pierce County will experience over the next 20 years will place greater demand on local libraries. The libraries serving the residents of the Town of Clifton are included in **Table 5.4**:

Table 5.4: Nearest public libraries

Name	Location
Prescott Public Library	800 Borner St., N., Prescott, WI 54021
River Falls Public Library	140 Union St., River Falls, WI 54022
Ellsworth Public Library	312 W. Main St., Ellsworth, WI 54011

Source: Pierce County

Churches and Cemeteries

There are no churches in the Town of Clifton. The only cemetery in the Town is the Mann Valley Cemetery located on CTH MM and 1170th St.

Post Offices

The Town of Clifton is divided into two postal districts. One is 54022 which is River Falls and is located in downtown River Falls on North 2nd Street. The other zip code for the Town is 54021 which is Prescott and the Post Office is located at 1001 Campbell Street North. Both Post Offices offer full mailing services and rural mail services to Town of Clifton residents.

Health Care Facilities

The Town of Clifton does not have any medical facilities. However, both Hudson and River Falls each have hospitals. Both facilities are within a few miles of the border of the Town of Clifton. Hudson Hospital, in the City of Hudson, is located on Stageline Road just off the intersection of Carmichael Road and Interstate 94. The Hudson Campus offers a full array of primary, specialty and hospital services including inpatient and outpatient care, obstetrics, emergency care and rehabilitation services. The River Falls Area Hospital is located on Division Street on the east side of the City of River Falls and is part of the Allina Hospitals and Clinics Health Care System. It offers primary care and specialty clinics, a long-term care facility and a wellness and fitness center. The hospital also offers cardiovascular care, emergency and surgical services, birth center, home care and hospice services. In addition to these two fine facilities, there are numerous health care facilities listed in **Table 5.6** located in the Twin Cities that are available for specialty care.

Table 5.6: Health care facilities

<i>Location</i>	<i>Name</i>
Health Clinics	
Ellsworth	Ellsworth Medical Clinic
	Interstate Medical Center
Prescott	Regina Medical Center
River Falls	River Falls Medical Clinic
Hospitals	
River Falls	River Falls Area Hospital
Hudson	Hudson Hospital
Hastings	Regina Medical Center

Twin Cities, Minnesota	Regions Hospital – St. Paul
	Children's Hospital of St. Paul
	St. Joseph's – St. Paul
	University-Fairview – Minneapolis

Source: Pierce County

Day Care Facilities

There are several licensed in-home day care providers in the Town of Clifton and facilities exist in the surrounding communities of Hudson, River Falls and Prescott. The Pierce and St. Croix County Departments of Human Services can provide the names and license status of any day care providers in the counties.

Utilities and Community Facilities Trends

The following trends need to be anticipated with regard to planning for future utilities and community facilities in the Town of Clifton:

- Local government budget constraints will drive the need for intergovernmental cooperation for services and programs;
- There will be an increased need for communities and other jurisdictions to coordinate the development of trails and other recreational facilities;
- Increased development in rural areas will create the need for more police and other governmental services;
- Increasing residential development in rural areas may cause the need for more school transportation resources, such as more buses and bus drivers.

Goals and Implementation

Goal: The Town of Clifton offers all of the basic services to its residents and businesses either directly or through agreements or in association with surrounding service providers. Such services include police, fire, education, and communication, solid waste collection, and library services, among others.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Town does not provide sanitary or potable water treatment services to landowners • Health care facilities in all of the surrounding cities • Law enforcement services are available to all residents via the Pierce County Sheriff's Department • Fire and ambulance services available 	<ul style="list-style-type: none"> • No sanitary or potable water treatment services available in the Town • High speed internet is not available to all residents in the Town

<p>to residents via agreements with the service providers</p> <ul style="list-style-type: none"> • Solid waste collection services are available to all residents in the Town, including trash collection, hauler programs for recyclables collection and the Pierce County satellite drop off collection system 	
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Developers that develop residential or commercial/industrial properties will provide (either on site or with connection to city systems) sewerage and water systems that meet the requirements of their developments • Continued cooperation between service providers and the Town • Monitor proposals for high speed internet and support the most promising and realistic 	<p>THREATS</p> <ul style="list-style-type: none"> • Town does not require the necessary sewerage treatment or water systems as a precursor to development and the groundwater becomes contaminated or groundwater tables are drawn down • Pierce County discontinues its satellite recyclables collection system

Implementation (Policies and Programs):

1. The Town will require developers of tracts exceeding 120 acres of residential development, or 20 acres of commercial/industrial development, or as deemed necessary by the Town, to either develop sewerage treatment and potable water treatment systems on-site or connect to city systems.
2. The Town will continue to contract with Pierce County for providing services such as snow plowing, road maintenance and other services necessary to maintain the infrastructure of the Town.
3. The Town will continue to monitor the proposal(s) for high speed internet coming before Pierce County and will support that which is the most promising and the most realistic.
4. The Town will continue to support and review agreements with the service providers to provide the required basic services to its residents.

Figure 5.1: Emergency Service Zones

Town of Clifton, Pierce County, Wisconsin

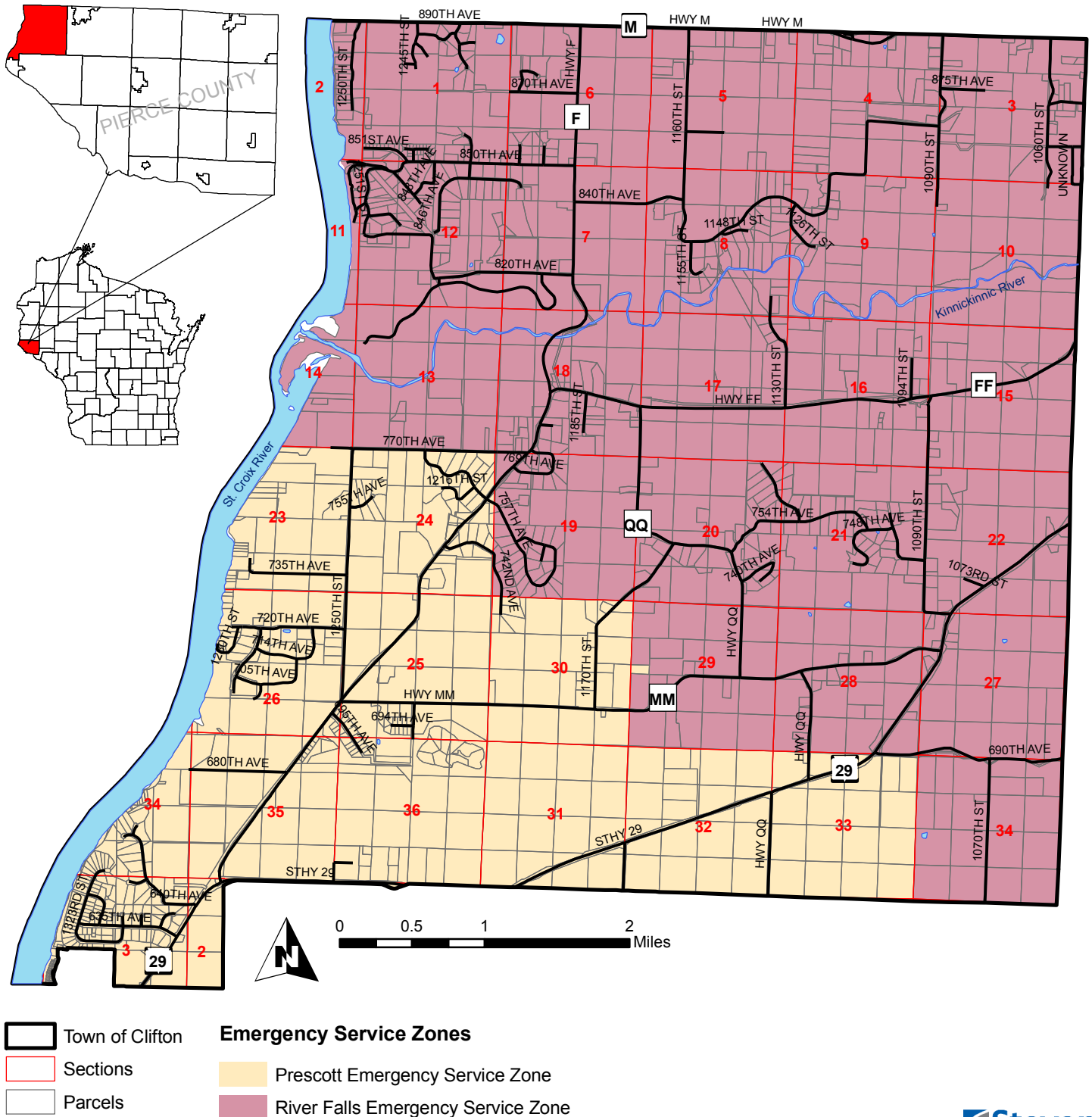
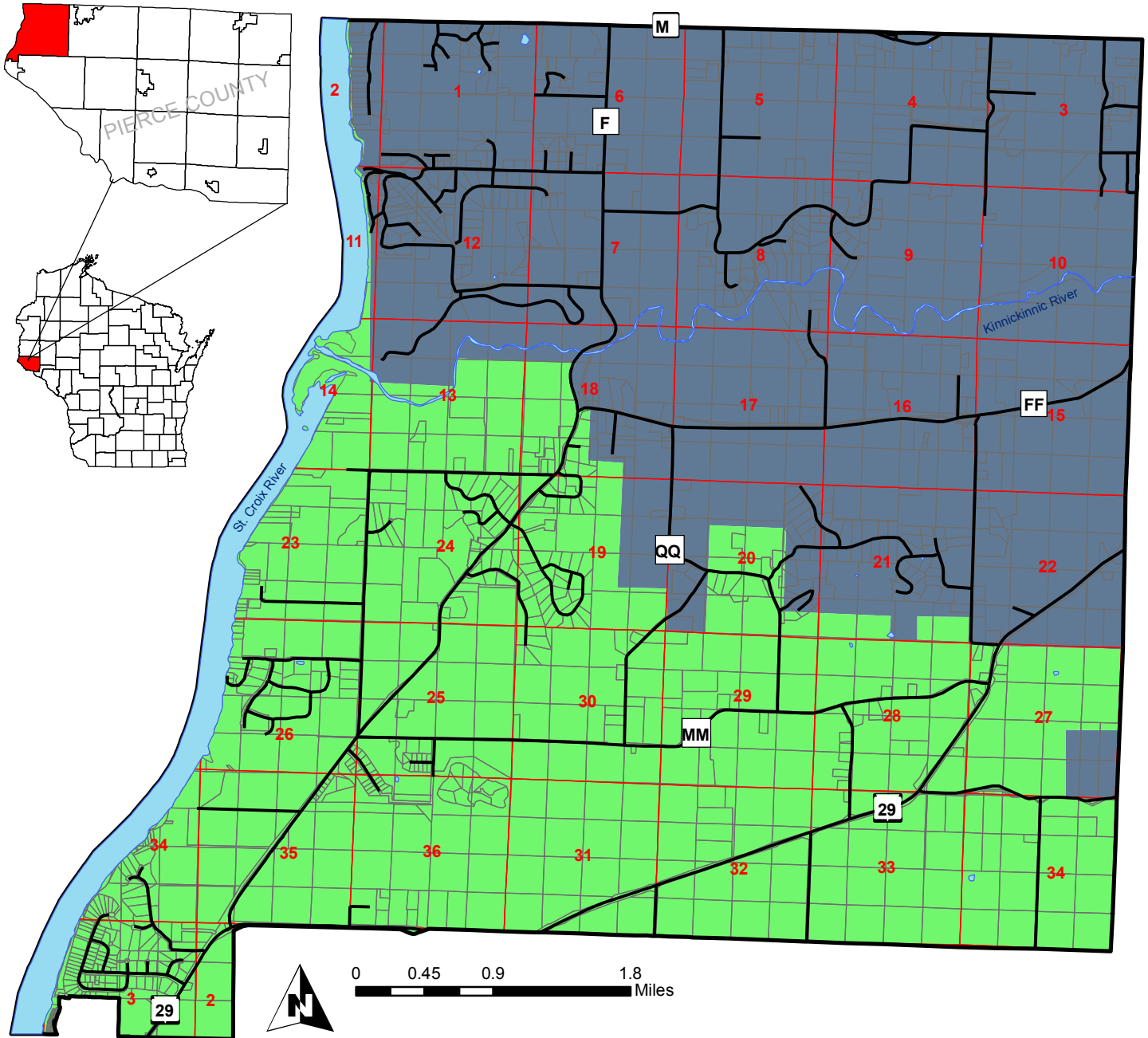


Figure 5.2: School Districts

Town of Clifton, Pierce County, Wisconsin



- Town of Clifton
- Sections
- Parcels

School Districts

- River Falls
- Prescott

River Falls School District:

River Falls High School
Renaissance Charter School
Meyer Middle School
Greenwood Elementary School
River Falls Montessori Charter
Rocky Branch Elementary School
Westside Elementary School

Prescott School District:

Prescott High School
Prescott Middle School
Malone Elementary School

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November 2010

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

§ 66.1001(2)(e), Wis. Stat.

Introduction

The natural resources of a community offer a clean and abundant supply of groundwater and surface water, assure safe air to breathe, and provide a natural landscape of terrestrial and aquatic habitats such as forest, prairies, and wetlands. Natural resources include the parks, trails, scenic areas, and other outdoor places people rely on for recreation. Natural resources are essential to a vibrant economy – measured in tourism revenues, enhanced property values, sustainable agriculture and wood products, low cost raw materials (such as sand, gravel, and stone), available water for manufacturing processes, etc.

While Wisconsin's natural resources benefit each community they are also susceptible to internal and external forces. For example, the increasing human demands by a growing population increase consumption of water, land, and raw materials. Our natural resources generally do not increase to meet this extra demand. Additionally, unplanned or poorly planned development patterns in the last several decades are often the result of a demand for "healthy country living," which is transforming our rural landscapes. This rural migration along with the expansion of the urban fringe, forces local governments to consider expanding their services to meet the demands – typically costing more than will be recovered in new tax base revenues.

There are many state and federal regulations designated to protect Wisconsin's natural resources. Some state laws, including those for floodplains, shorelands, and wetlands, establish minimum use and protection standards that must be adopted and administered by local governments. But not all natural resources are protected by state law. Local governments throughout the state have the flexibility to plan for and develop their own local ordinances to deal with the unique land use issues/conflicts in their community and to protect the natural resources that they value most. As population growth, land consumption, and technological improvements continue, communities need to take on the additional role of stewards and protectors of these resources.

Land development patterns are directly linked to the natural, agricultural, and cultural resource bases of each community. Therefore, these features need to be considered before making any decisions concerning future development within the community. Development must be carefully adjusted to coincide with the ability of the agricultural, natural and cultural resource base to support the various forms of urban and rural development. This balance must be maintained to prevent the deterioration of that underlying and sustaining base, because these resources make each community unique. The agricultural, natural and cultural resources found within the Town of Clifton, as well as Pierce County as a whole are, most often, not limited to jurisdictional boundaries. The natural features found within Pierce County require coordinated efforts between towns, villages, cities, counties, and the state. These features promote civic pride and often create a sense of place.

Significant natural and cultural features within the Town of Clifton include:

- Kinnickinnic River and adjacent floodplains and wetlands
- Kinnickinnic River State Park
- The St. Croix River, a federally designated “Wild and Scenic River”
- The Town of Clifton is home to over 17,000 acres of prime farm soils of which over 2/3 are actively farmed

The following sections discuss in more detail those features which impact the natural and cultural environment of the Town of Clifton.

Ecological Landscape

According to the Wisconsin DNR, the Town of Clifton lies within the Western Prairie Ecological Landscape. It is isolated in the far western portion of the state and 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 mostly concentrated along the St. Croix River.

The total land area for the Western Prairie Ecological Landscape is approximately 698,000 acres, of which 16% is classified as timberland. Less than 3% of the land is in public ownership. The region is highly dependent on agriculture; it has the second highest percentage of total

Figure 6.1: Ecological landscape



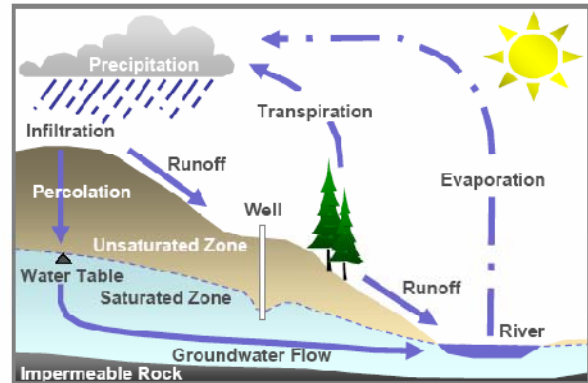
Source: WDNR

acreage in farmland. The region also has the highest percentage of both agricultural and forestland acreage sold, and the second highest percentage diverted to non-agricultural and non-forest uses.

Groundwater Resources

Groundwater is an important resource for Wisconsin as about 75% of residents rely on it for their source of drinking water. About 15%-30% of all precipitation ends up as groundwater. There is documentation in some parts of the state of reduction in groundwater recharge due to increases in impervious surfaces and increases in demand. Also, the quality of groundwater has been of concern in parts of Wisconsin where high levels of nitrates and other contaminants have been found.

Figure 6.2: Groundwater cycle



Source: WDNR

According to the Wisconsin DNR, groundwater contamination susceptibility is the ease with which water, and any contaminant carried in the water, travels from the land surface to the top of the groundwater layer. Five physical resource characteristics are identified as important in determining groundwater contamination susceptibility.

Bedrock Depth

The bedrock depth is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the bedrock depth is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits; the greater the bedrock depth, the more likely that the water table is located above the bedrock layer. The majority of the Town's bedrock depth is between 5-50 feet, while small areas of depths greater than 50 feet are located along the St. Croix River and at the mouth of the Kinnickinnic River (see **Figure 6.3**).

Bedrock Type

When the bedrock is shallow, bedrock type can affect the ease with which infiltrating waters flow to the groundwater. Bedrock is consolidated material that underlies the soils and surficial deposits. Bedrock type is defined as the type of the uppermost rock layer; it is important in assessing an area's susceptibility to groundwater contamination, especially if the bedrock is located close to the land surface. The bedrock in the Town is mostly comprised of sandstone and carbonates (see **Figure 6.4**).

Soil Characteristics and Associations

A soil association is a landscape that has a distinctive proportional pattern of soils. Soil associations can be grouped into characteristic categories that determine the soil's permeability. The Town contains areas with high and low permeable soils (see **Figure 6.5**).

Surficial Deposits

Surficial deposits are the unconsolidated materials above the bedrock. The texture and permeability of the surficial deposits affect the rate at which infiltrating water will reach the water table, which make them one of the most important factors in determining groundwater contamination susceptibility. The surficial deposits in the Town are almost entirely comprised of sand; areas of sand and gravel and loam deposits border the St. Croix River (see **Figure 6.6**).

Water Table Depth

The water table depth is the distance from the land surface to the water table. The distance the water must flow to the groundwater and the ease of its movement combine to play a significant role in determining the susceptibility of an area to contamination. The majority of the Town has water table depths over 50 feet, however areas of shallow water table depth are located along the St. Croix and Kinnickinnic River corridors (see **Figure 6.7**).

Soils

According to the USDA, the Town of Clifton contains three major soil associations. The Dakota-Waukegan soils are located in the northeastern and southwestern portions of the Town. These soils are moderately deep, dark-colored, loamy soils of stream terraces. The Antigo-Onamia soils are located along the Kinnickinnic River valley and the northwest corner of the Town. These soils are similar to the Dakota-Waukegan except that they are light-colored. The Renova-Vlasaty soils are located in the southeast portion of the Town. These soils are moderately deep, silty soils underlain by yellowish-brown, acid till.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, selection of sanitary waste treatment system and maintenance. The USDA Pierce County Soil Survey identifies soil limitations for various types of building activities and other manmade structures.

Agriculture

Wisconsin farmland has been under increasing pressure in the past decade because of development sprawl and changes in the industry. As a growing number of people have decided to live in the country rather than in the city, the price of farmland has increased drastically; motivating farmers to sell or split-up land. The average cost of agricultural land sold for

agricultural use in Pierce County in 2003 was \$1,765/acre. In contrast, agricultural land sold for another use cost \$4,449/acre in 2003.

As shown in **Table 6.1**, only 5.6% of the Town's population lived on farms in the year 2000. This was much lower than the 15.1% countywide. As a result, the Town's percentage of employed adults working on farms is also less than countywide.

Table 6.1: Dependence on agriculture

	<i>Population living on farms</i>		<i>Employed adults working on farms</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Town of Clifton	92	5.6%	40	4.5%
Pierce County	1,524	15.1%	792	8.4%

Source: Program on Agricultural Studies (PATs), UW-Madison

The Natural Resource Conservation Service (NRCS) has established a soil capability classification system in order to evaluate the potential suitability of soils for agricultural production (see **Figure 6.8**). It does this by considering characteristics and suitability for supporting various crops and is based on the limitations of the soil. Like much of northern Pierce County, the Town of Clifton is dominated by highly suitable soils for agricultural production. According to the 2002 Census of Agriculture, there were 1,510 farms on 267,311 acres in Pierce County, which was a decrease of 1% in farms and 7% in acreage from 1997.

Forests

Forests are a dominant natural and aesthetic characteristic of Pierce County. Preserving forestlands ensures that their ecological, economic, and aesthetic qualities are protected. The forests surrounding in the Town of Clifton provide wildlife habitat and protect the rivers and streams from excess runoff because of increased infiltration. According to the *Pierce County Land and Water Management Plan* (2006), approximately 27% of the County's land cover is forested.

Managed Forest Law

The Managed Forest Law (MFL) is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. It was enacted in 1985 and replaced the Woodland Tax Law and the Forest Crop Law. It is the only forest tax law that is open to enrollment. The following are the eligibility requirements:

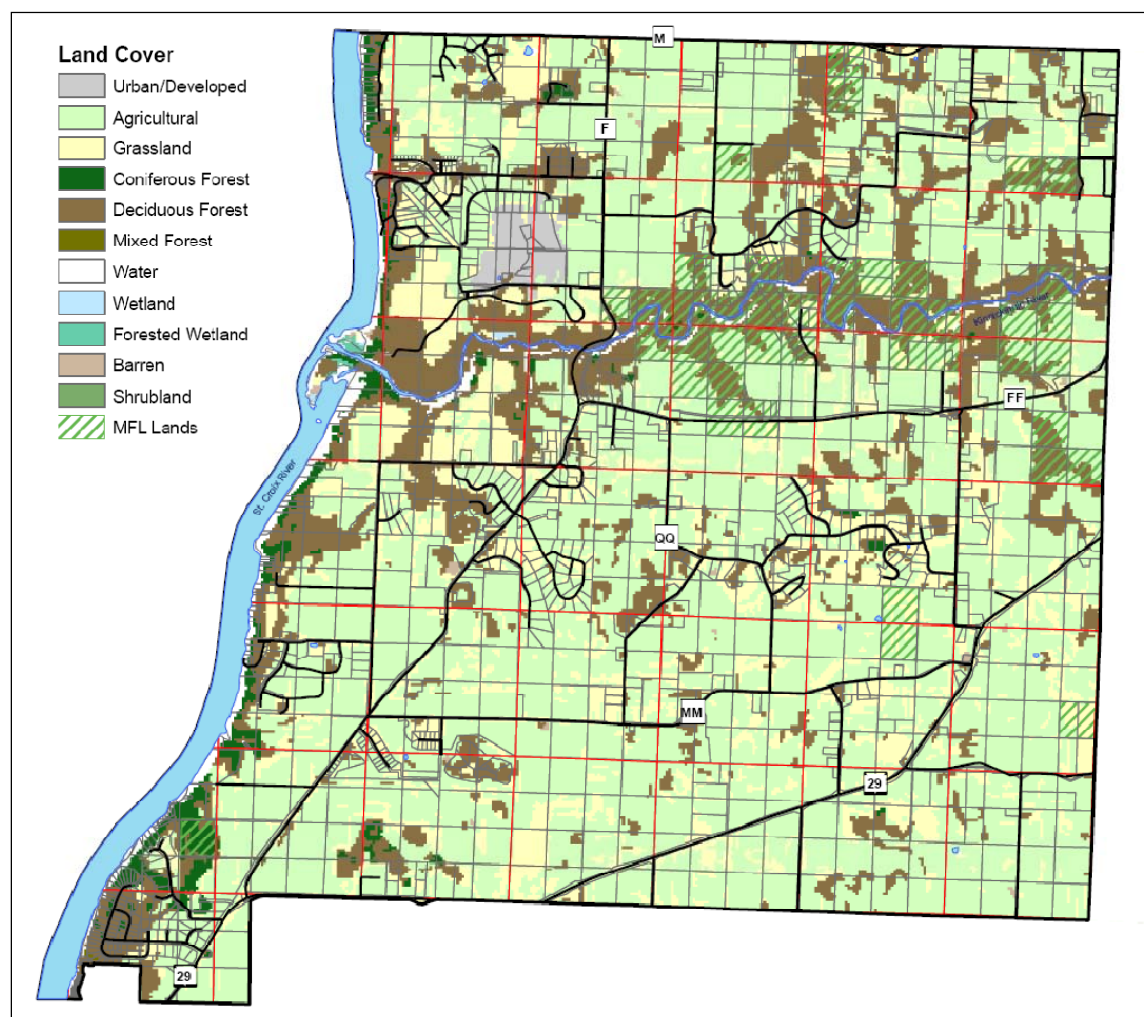
- 10 or more acres of contiguous forestland under the same ownership
- Minimum of 80% of the land in forest cover
- No more than 20% of each parcel may be unsuitable for producing merchantable timber, including water, bog, rock outcrops, sand dunes, vacant farmland, roadway, utility right-of-way or railroad right-of-way
- Eligible land used primarily for growing forest products; it may not be used for any other industry or for uses such as cropland, pasture, orchards, etc.

- Not have land in a recorded plat (assessor's and vacated plats are allowed)
- Not have recreational uses that interfere with forest management
- Have all current and delinquent property taxes paid

Land enrolled in the MFL program must be managed to a plan agreed to by the landowner. The management plan addresses items such as landowner objectives, timber management, wildlife management, and water quality. See **Figure 6.9** for the locations of MFL lands in the Town.

Figure 6.9 shows the land cover for the Town of Clifton. The majority of the Town is covered by agricultural lands and grasslands. The corridors of coniferous and deciduous forests are mostly located along the Kinnickinnic and St. Croix River valleys.

Figure 6.9: Land Cover



Source: WDNR

Surface Water and Drainage

Figure 6.10 details the various surface water resources found in the Town of Clifton. In addition to a number of intermittent streams, the Town has two high-quality surface water resources in the St. Croix River and Kinnickinnic River.

St. Croix River

Considered to be one of America's last "wild rivers," the St. Croix River is a tributary of the Mississippi River originating in northwest Wisconsin and ending just south of the Town in the City of Prescott. It flows approximately 165 miles and much of it forms the border between Wisconsin and Minnesota. The river is a National Scenic Riverway under protection of the National Park Service and is a precious amenity associated with the Town of Clifton and the surrounding area. The river is a popular recreational attraction for boating, fishing, camping, and canoeing.

Kinnickinnic River

Kinnickinnic River flows southwest approximately 25 miles from its origin in southeastern St. Croix County and empties into the St. Croix River in Kinnickinnic State Park. The Kinnickinnic River is interrupted by a dam in the City of River Falls, which created two distinct types of river. Above the dam, the upper portion of the river flows slowly with a narrow, gently sloped, sandy riverbed. Below the dam, the river flows much faster and has wide, steep sloped, rocky riverbed.

The Kinnickinnic River is a Class I Trout Stream. The section of the river above the dam contains colder water which allows for a greater population of trout, but limits their size. The water temperatures below the dam are warmer which contain more food sources for the trout population and therefore supports larger fish.

Watersheds

A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. All lands and waterways can be found within one watershed or another. There are 330 watersheds in the State of Wisconsin; there are two principal watersheds that drain the Town of Clifton (see **Figure 6.10**). The Kinnickinnic River Watershed drains most of the Town and is part of the St. Croix River Basin. The Trimbelle River and Isabelle Creek Watershed drains the southeastern portion of the Town and is part of the Chippewa River Basin.

Wetlands

According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil, all year or for varying periods of time during the year, including during the growing season. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands provide storage of flood waters preventing damage to developed areas. Wetlands can make lakes, rivers, and streams cleaner and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months.

According to the WDNR, nearly 50% of Wisconsin's original 10 million acres of wetlands have been converted for agriculture, commercial, industrial, and residential uses. The remaining wetlands are presently afforded protection from development and farming due to zoning regulations, public ownership and state and federal laws. The wetlands within the Town of Clifton are shown on **Figure 6.10**.

Floodplains

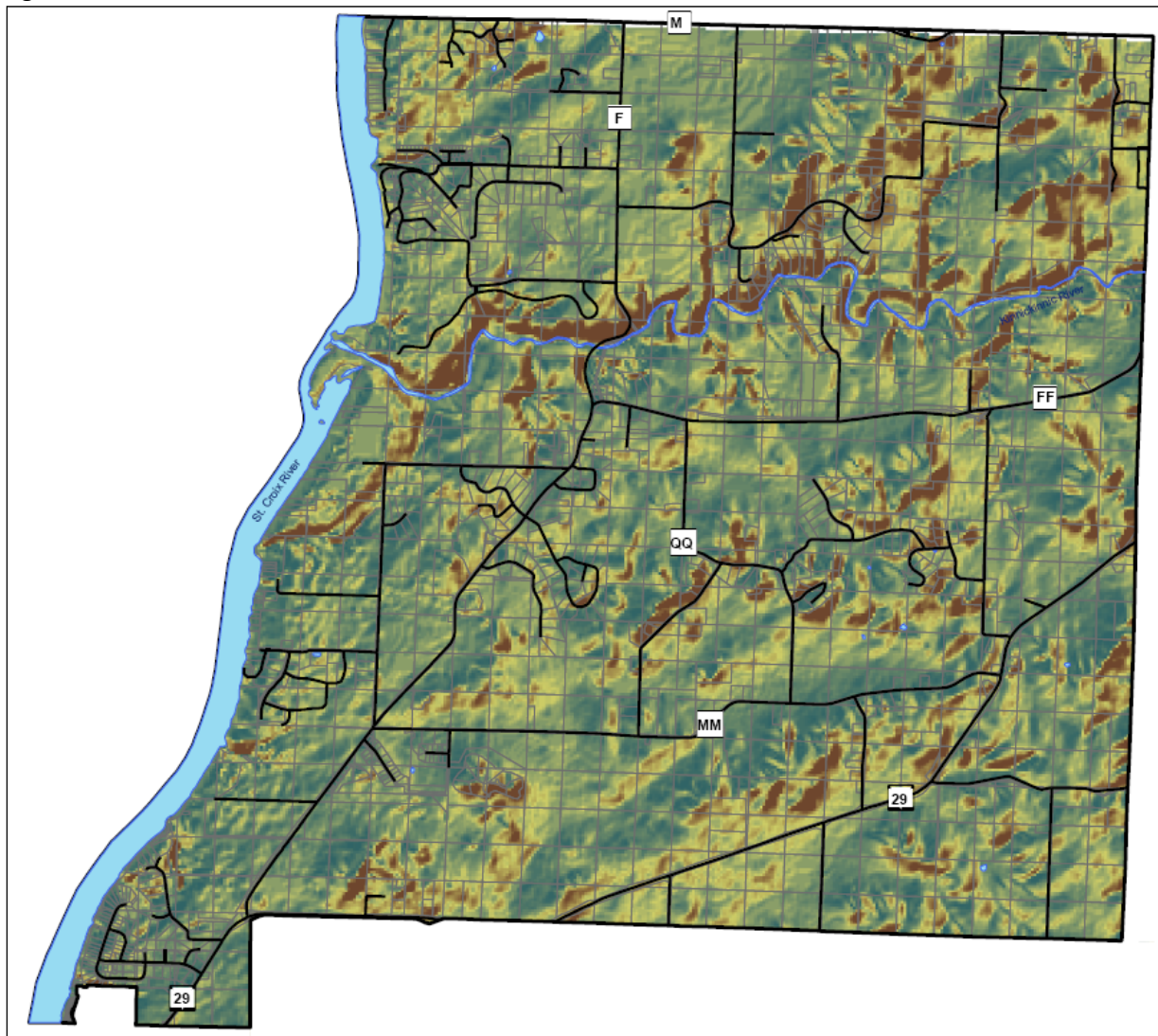
For planning and regulatory purposes, a floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one-percent chance of occurring in any given year. Because of this chance of flooding, development in the floodplain should be discouraged and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe.

The floodway is the portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water. Floodplains and flood-prone areas have been mapped for the Town of Clifton and are reflected in **Figure 6.10**. Development in the floodplain is regulated by the Pierce County Floodplain Zoning Ordinance.

Environmental Corridors and Sensitive Areas

The terrain model displayed in **Figure 6.11** shows areas that are shaded brown. These areas are wooded valleys and hillsides that are environmentally sensitive areas. The vegetative corridors and floodplains alongside the St. Croix and Kinnickinnic Rivers are also environmentally sensitive areas because of their ecological importance and wildlife habitat value.

Figure 6.11: Terrain Model



Source: Pierce County

Exotic and Invasive Species

Exotic and invasive species pose a significant threat to the State of Wisconsin. Invasive species can damage the economy, health, ecology, and recreation opportunities of Wisconsin. Some associated impacts from the Wisconsin Council of Invasive Species are as follows:

Agriculture:

- cost of controls and loss of production
- pastures degraded

Fisheries:

- fish habitat degraded
- fishing access disrupted

Forestry:

- limits tree regeneration in forests
- long-term forest production declines due to tree seedlings being out-competed

Recreation:

- recreational boating and fishing disrupted
- hunting/hiking land rendered impassable by invasive shrubs

Tourism:

- decreased aesthetics resulting in loss of tourism
- human health concerns from toxic and allergenic plants

Native Ecosystems:

- displaces native vegetation
- degrades wildlife habitat, contributes to endangerment of plants and animals

Threatened and Endangered Species

Table 6.2 contains information on the endangered resources in the Town of Clifton.

Table 6.2: Endangered resources

Category	Scientific Name	Common Name
Bird	<i>Buteo lineatus</i>	Red-shouldered hawk
Community	Moist cliff	Moist cliff
	Dry cliff	Dry cliff
	Dry prairie	Dry prairie
	Pine relict	Pine relict
	Southern dry-mesic forest	Southern dry-mesic forest
	Northern dry-mesic forest	Northern dry-mesic forest
Fish	Southern dry forest	Southern dry forest
	Floodplain forest	Floodplain forest
	Stream—slow; hard; warm	Stream—slow; hard; warm
	<i>Anguilla rostrata</i>	American eel
	<i>Fundulus diaphanous</i>	Banded killfish
	<i>Hiodon alosoides</i>	Goldeye
Invertebrate	<i>Moxostoma carinatum</i>	River redhorse
	<i>Alasmidonta marginata</i>	Elktoe

	Cumberlandia monodonta	Spectacle case
	Ellipsaria lineolata	Butterfly
	Epioblasma triquetra	Snuffbox
	Fusconaia ebena	Ebony shell
	Lampsilis higginsil	Higgins' eye
	Neurocordulia molesta	Smoky shadowfly
	Neurocordulia yamaskanensis S	Tygian shadowfly
	Pleurobema sintoxio	Round pigtoe
	Quadrula fragosa	Winged mapleleaf
Plant	Cypripedium reginae	Showy lady's slipper
	Glycyrrhiza lepidota	Wild licorice
	Anemone caroliniana	Carolina anemone
	Astragalus crassicaupus	Ground plum
	Besseyia bullii	Kitten tails
	Calylophus serrulatus	Yellow evening primrose
	Cirsium hillii	Hill's thistle
	Dalea villosa	Silky prairie clover
	Lespedeza leptostachya	Prairie bush clover
	Nothocalais cuspidate	Prairie false dandelion
	Onosmodium molle	Marbleseed
	Orobanche ludoviciana	Louisiana broomrape
	Pedimelum esculentum	Pomme-de-prairie
	Senecio plattensis	Prairie ragwort
	Talinum rugospermum	Prairie fame flower

Source: WDNR (2005)

Metallic and Nonmetallic Mineral Resources

Listed in **Table 6.3** are two active quarry sites in the Town of Clifton:

Table 6.3: Nonmetallic mines

Quarry Name	Rohl South #276	Ron Johnson
Extracted Mineral	Sand and Gravel	Sand and Gravel
Location (T-R-S-1/4-1/4)	27-19-28-32	27-19-29-41
Property Owner	John and Jeanne Rohl	Rumpca Excavating, Inc.
Mine Operator	Milestone Materials	Rumpca Excavating, Inc.
Zoning District	General Rural Flexible – 8	General Rural Flexible – 8
Est. Unreclaimed Acres (2010)	3 acres	10 acres

Source: Pierce County

The Pierce County Planning and Zoning Department and the Pierce County Land Conservation Department currently administer the Pierce County Non-metallic Mining Reclamation Ordinance which took effect on June 1, 2001. Ordinance standards address reclamation, surface water and wetland protection, groundwater protection, topsoil management, grading and slopes, maintenance, and a variety of other issues. Current and future mining or non-metallic mineral extraction operations must consult this ordinance for applicability and should

consult with the administering Pierce County Planning and Zoning Department for further assistance.

Parks and Recreational Resources

The Town of Clifton has no Town-owned parks; however it is home to the St. Croix National Scenic Riverway and the Kinnickinnic State Park. There are also large tracts of land in conservation easements through the Kinnickinnic River Land Trust. The Town also enjoys large areas of agriculture, woodlots, bluffs and mounds (limestone mesas).

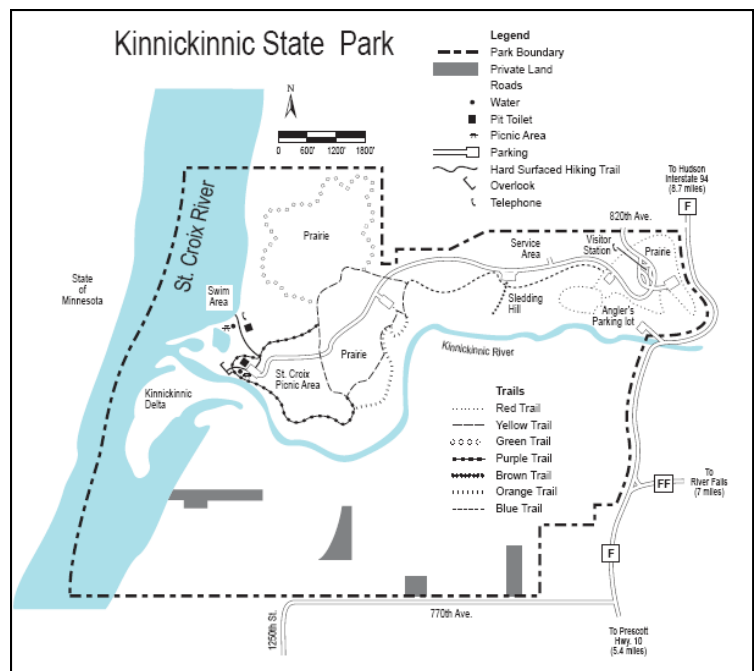
St. Croix National Scenic Riverway

The St. Croix National Scenic Riverway extends the entire length of the Town of Clifton, north to south, approximately 7 miles and about 1 mile inland from the river shoreline. The Scenic Riverway is overseen by the U.S. National Park Service and the Wisconsin DNR. Development is controlled within the Riverway Zone. The St. Croix National Scenic Riverway provides for not only water recreation and fishing, but protects extensive vegetative and wildlife habitat.

Kinnickinnic State Park

The Kinnickinnic State Park extends from the mouth of the Kinnickinnic River to County Road F, and is approximately 1,262 acres. The park borders the St. Croix River on the east and both sides of the Kinnickinnic River for approximately 2 miles. The park encompasses hiking trails, a Class I trout stream, beaches, campgrounds, an interpretive center and natural areas that include rare river bottom vegetation, old growth white pine and a large variety of rare yews (see **Figure 6.12**). The park is operated and maintained by the State of Wisconsin and is currently considered a “day park.”

Figure 6.12: Kinnickinnic State Park map



Source: WDNR

Kinnickinnic River Land Trust

The Kinnickinnic River Land Trust was formed by a civic organization to protect the unique character and habitat of the Kinnickinnic River Valley and bluffs. A total of 45.5 acres are currently owned by the Land Trust within the Town. The land is protected by fee title ownership and conservation easements that are deeded into perpetuity. The area includes not only a Class I trout stream but dramatic bluffs, weeping cliffs, spring-fed ponds and streams,

aquatic, marsh, swamp, upland, woodland and prairie plants plus a beautiful forest canopy. The area hosts numerous trout fisherman and canoeists.



Manion Property – Kinnickinnic River Land Trust, Source: Kinnickinnic River Land Trust © Burt Levy

Nugget Lake County Park

Nugget Lake County Park is a 752-acre park and wildlife area located in southeastern Pierce County. Nugget Lake is 166 acres and is centerpiece of the park. The park is located in an area of the county known by geologists as the “Rock Elm Disturbance,” a 4-mile diameter semicircular meteorite site. The large asteroid landed in the area more than 400 million years ago. The impact area remained as a shallow sea for millions of years. Nugget Lake is named for the gold and diamonds that were discovered near the lake. The surrounding woodlands are a prime habitat for many native plant and animal species. The park offers contains numerous trails, as well as camping and other recreational activities.

Historical and Cultural Resources

Historic preservation is protection, preservation, rehabilitation, and reconstruction of cultural resources. Preservation gives character, pride, and a sense of meaning to communities and citizens. There are also economic reasons for preservation, such as an increase in tourism, increase in property values, and it can be cheaper than building new. The Introduction of this

planning document contains an in-depth historical summary of the Town. **Table 6.4** displays a list of cultural resources identified by the Wisconsin Historical Society.

The Wisconsin Historical Society maintains an Architecture and History Inventory (AHI) for the entire state. The Inventory is a collection of information on historic buildings, structures, sites, objects, and historic districts. Most properties become part of the Inventory as a result of a systematic architectural and historical survey. State and National Register listings recognize properties that physically embody important aspects of local, state, and national history. Eligible properties must retain their essential physical appearance from the period in which they were important and meet one of the four criteria for listing:

- Be a good local example of an architectural style. To be individually eligible in the area of architecture, a property must retain the majority of its original architectural features and be a good example of the style and period.
- Be associated with a person important in our past. The property must be the resource most clearly related to the person's period and area of importance.
- Represent an important period, movement or trend in local, state or national history.
- Have potential to yield information; these types of properties are primarily archaeological sites.

Table 6.4: Cultural resources

Resource Type	Style Or Form	Location
House (brick)	Astylistic utilitarian building	STH 20, N side, N of Prescott
House (stucco)	Gabled ell	Mann Lane, W side, .6 mi. S of CTH M
House (stucco)	Other vernacular	Maplewood Lane, W side
House (clapboard)	Side gabled	Maple Drive, S end, 1.5 mi. S of CTH M
House (clapboard)	American foursquare	Mann Lane, W side, 1.1 mi. S of CTH M
House (log)	Rustic style	Pine Road, E end, .3 mi. S of CTH FF
Town hall (clapboard)	Front gabled	CTH FF, S side at CTH QQ, SW corner
House (clapboard)	Two story cube	CTH QQ, W side, .6 mi. S of CTH FF
Outbuildings (stucco)	Astylistic utilitarian building	CTH F, E side, 1.5 mi. S of CTH FF
House (clapboard)	Greek revival	CTH F, W side, 1.5 mi. S of CTH FF
House (clapboard)	Italianate	CTH MM, N side, .4 mi. W of STH 29
House (limestone)	Side gabled	Kinni-Croix Drive, W side, 1 mi. N of CTH F
House (stucco)	Bungalow	CTH F, E side, 1.3 mi. N of CTH MM
House (clapboard)	Front gabled	CTH F, 1 mi. N of CTH MM
Barn (clapboard)	Astylistic utilitarian building	CTH F, SE side, 1/3 mi. N of CTH MM
House (wood)	Side gabled	CTH F, W side, .2 mi. N of STH 29

Source: Wisconsin Historical Society, AHI

Goals and Implementation

Goal: Recognize the natural and cultural history of the Town of Clifton, while protecting the natural, cultural and agricultural resources of the Town that give it a sense of Place.

STRENGTHS <ul style="list-style-type: none"> • Town has a rich, diversified landscape • Landscape and natural resources of the Town have allowed a rich legacy of agricultural and successful farming practices to develop 	WEAKNESSES <ul style="list-style-type: none"> • No formal program in the Town to interpret the history, natural and cultural, resources of the Town • Not all farms use tillage practices that minimize erosion, or practices that protect the quality of our ground water
OPPORTUNITIES <ul style="list-style-type: none"> • Work with the Pierce County Historical Society, the University of Wisconsin – River Falls, and the State of Wisconsin to develop an interpretive element that is part of the interpretive program at Kinnickinnic State Park • Town could become more involved and more proactive in managing the Kinnickinnic and St. Croix River and its environs • Have regular communications with park staff or other state personnel so that the Town is kept aware of the State’s intentions regarding the development of Kinnickinnic State Park • Work through the Pierce County Soil and Water Conservation Department to minimize erosion from agricultural lands 	THREATS <ul style="list-style-type: none"> • The greatest development pressures are realized in rich, diversified environments; if not managed they could destroy the very things that attract them • Agricultural practices will continue to degrade soil quality and water quality in the Town • Residential development or other development and the resultant volume of septic treatment of sewerage will pollute the groundwater

Implementation (Policies and Programs):

1. Encourage development which maximizes environmental protection.
2. Minimize the impact of development on environmentally sensitive areas such as excessive slopes, waterways, and wetlands; setting them aside for protection in addition to the open space requirements of cluster subdivisions.
3. Encourage the use of conservation easements to protect environmentally sensitive areas.
4. Educate the general public, landowners, and developers in policies which affect land use and site alteration, and propose alternative solutions.
5. Consider the development of a trail network on public lands or rights-of-way.
6. Encourage developers to create access to natural resources.

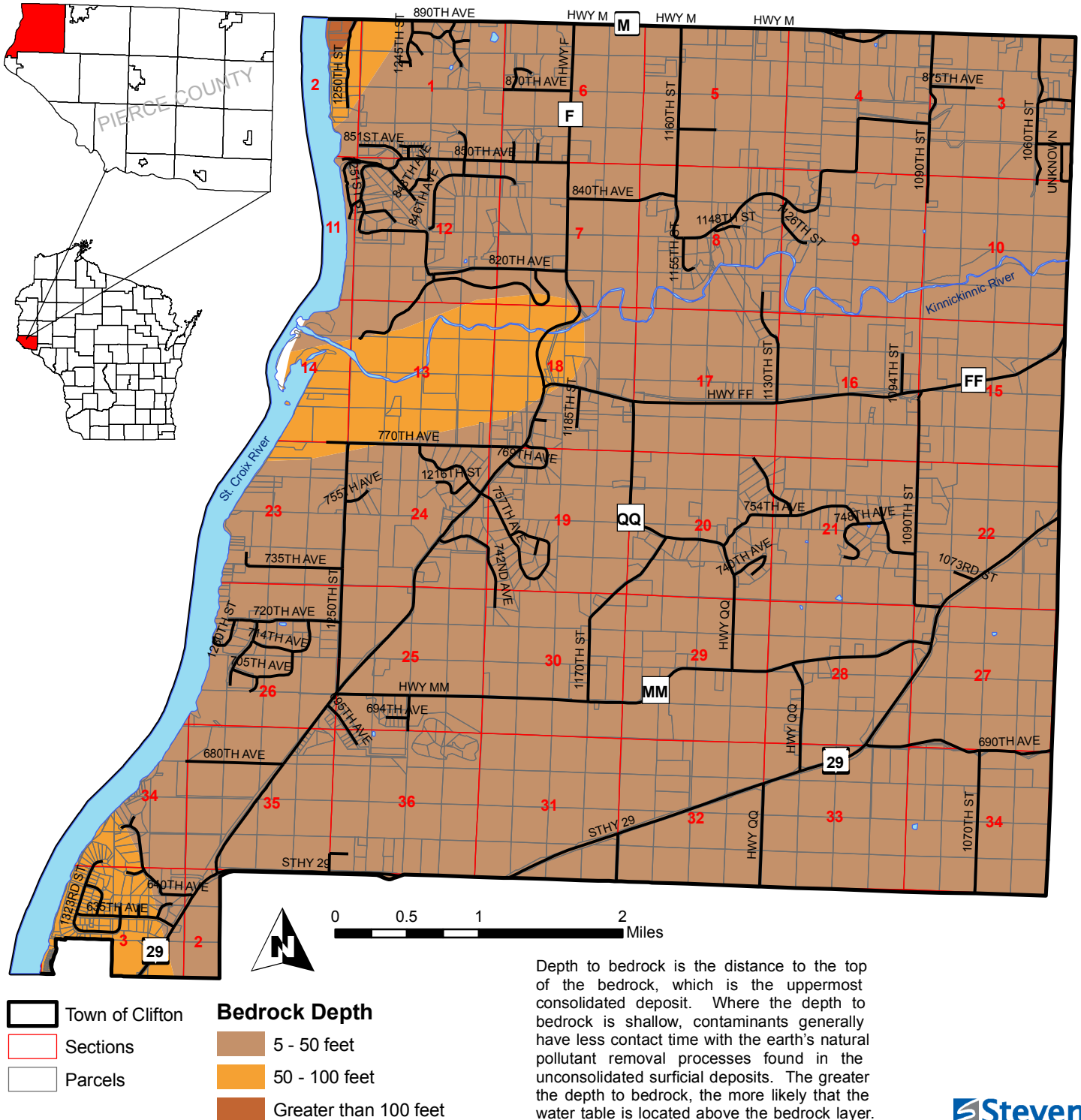
7. Continue to work with Pierce County and the Wisconsin DNR as they administer the Lower St. Croix Riverway Zoning Ordinance.
8. Save large tracts of farmland by discouraging residential subdivision development on productive agricultural land.
9. Continue to protect large tracts of agricultural land by allowing those areas to be sending areas in the Transfer of Development Rights Program.
10. Encourage the cluster subdivision approach in the Town's subdivision ordinance which allows for maximum open/green space.
11. Encourage the use of combined wastewater treatment systems in cluster subdivisions in lieu of unregulated individual systems.
12. Support and encourage local groups and organizations that promote our cultural resources and provide educational services to the public.



Miller-Goode CE – Kinnickinnic River Land Trust
Source: Kinnickinnic River Land Trust, © Burt Levy

Figure 6.3: Bedrock Depth

Town of Clifton, Pierce County, Wisconsin



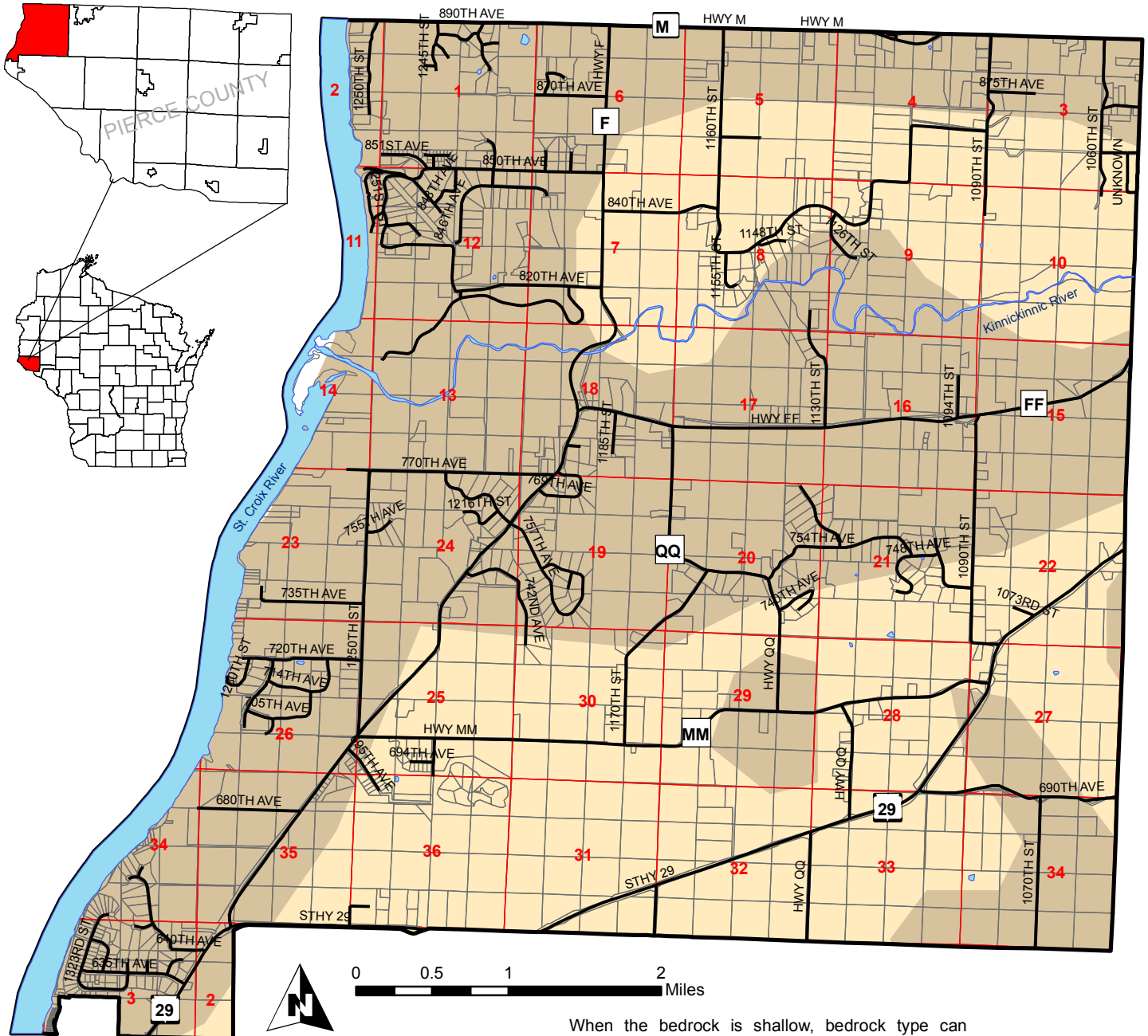
Depth to bedrock is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the depth to bedrock is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits. The greater the depth to bedrock, the more likely that the water table is located above the bedrock layer.

NOTE:

The data used to created this map were derived from generalized statewide information at small scales, and cannot be used for any site-specific purposes.

Figure 6.4: Bedrock Type

Town of Clifton, Pierce County, Wisconsin



- | | |
|-----------------|---------------------|
| Town of Clifton | Bedrock Type |
| Sections | Carbonates |
| Parcels | Sandstone |

When the bedrock is shallow, bedrock type can affect the ease with which infiltrating waters flow to the groundwater. Bedrock is consolidated material that underlies the soils and surficial deposits.

Bedrock type is defined as the type of the uppermost rock layer; it is important in assessing an area's susceptibility to groundwater contamination, especially if the bedrock is located close to the land surface.

NOTE:

The data used to create this map were derived from generalized statewide information at small scales, and cannot be used for any site-specific purposes.

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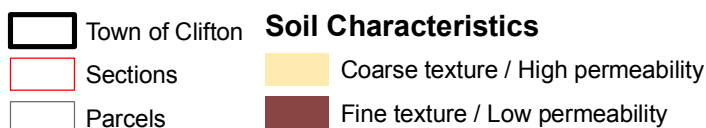
2211 O'Neil Rd.
Hudson, WI 54016

800.822.7670

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Town of Clifton, Pierce County, Wisconsin

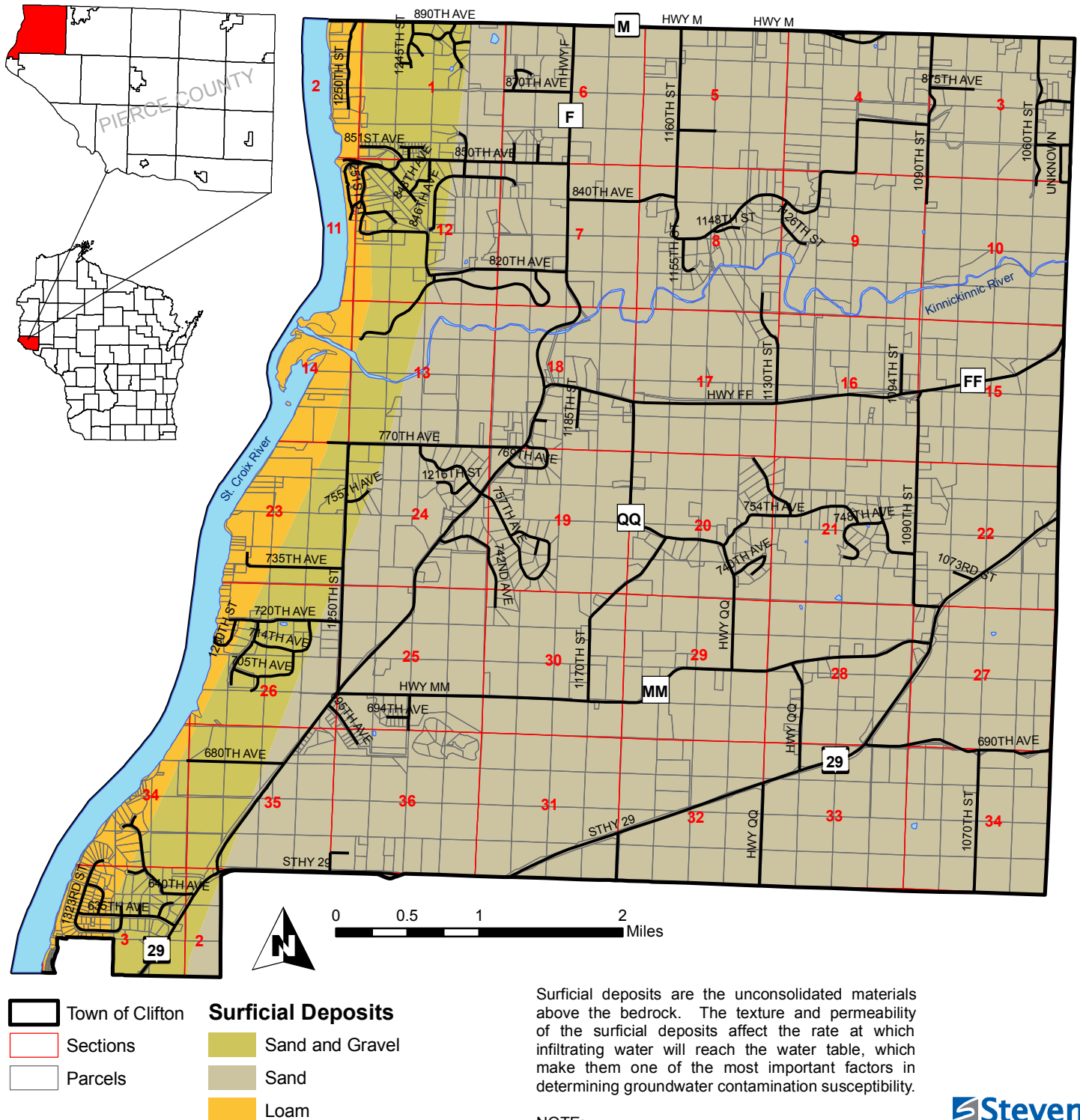


NOTE:
The data used to create this map were derived from generalized statewide information at small scales, and cannot be used for any site-specific purposes.

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Figure 6.6: Surficial Deposits

Town of Clifton, Pierce County, Wisconsin



Surficial deposits are the unconsolidated materials above the bedrock. The texture and permeability of the surficial deposits affect the rate at which infiltrating water will reach the water table, which make them one of the most important factors in determining groundwater contamination susceptibility.

NOTE:

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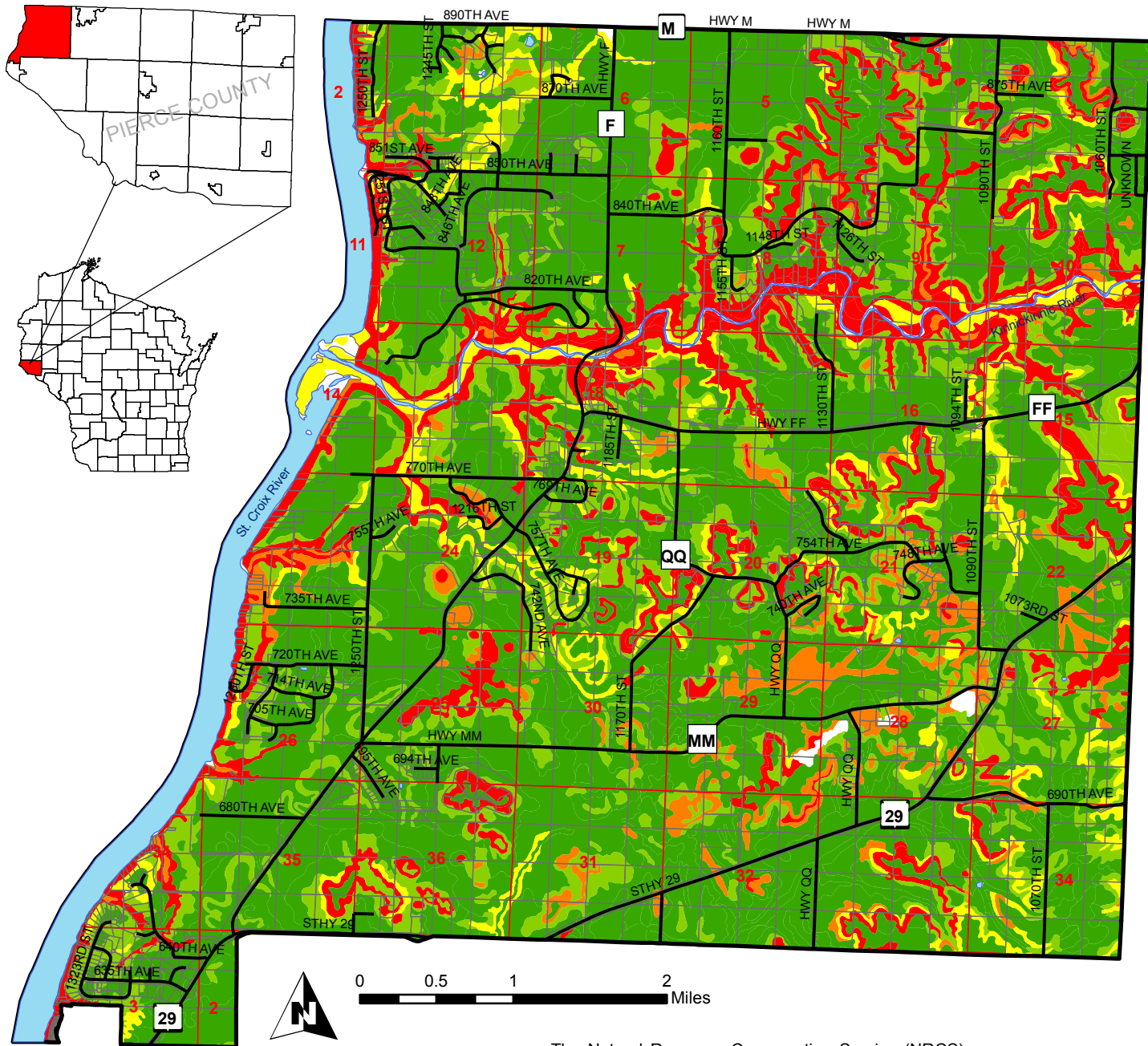
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Figure 6.8: Soil Capability

Town of Clifton, Pierce County, Wisconsin



- | | |
|-----------------|------------------------|
| Town of Clifton | Soil Capability |
| Sections | High Capability |
| Parcels | Moderate Capability |
| | Low Capability |
| | Minimal Capability |
| | No Capability |

The Natural Resource Conservation Service (NRCS) has established a soil classification system in order to evaluate the potential suitability of soils for agricultural production. It does this by considering characteristics and suitability for supporting various agricultural crops and is based on the limitations of the underlying soils.

NOTE:
The data used to create this map were derived from generalized statewide information at small scales, and cannot be used for any site-specific purposes.

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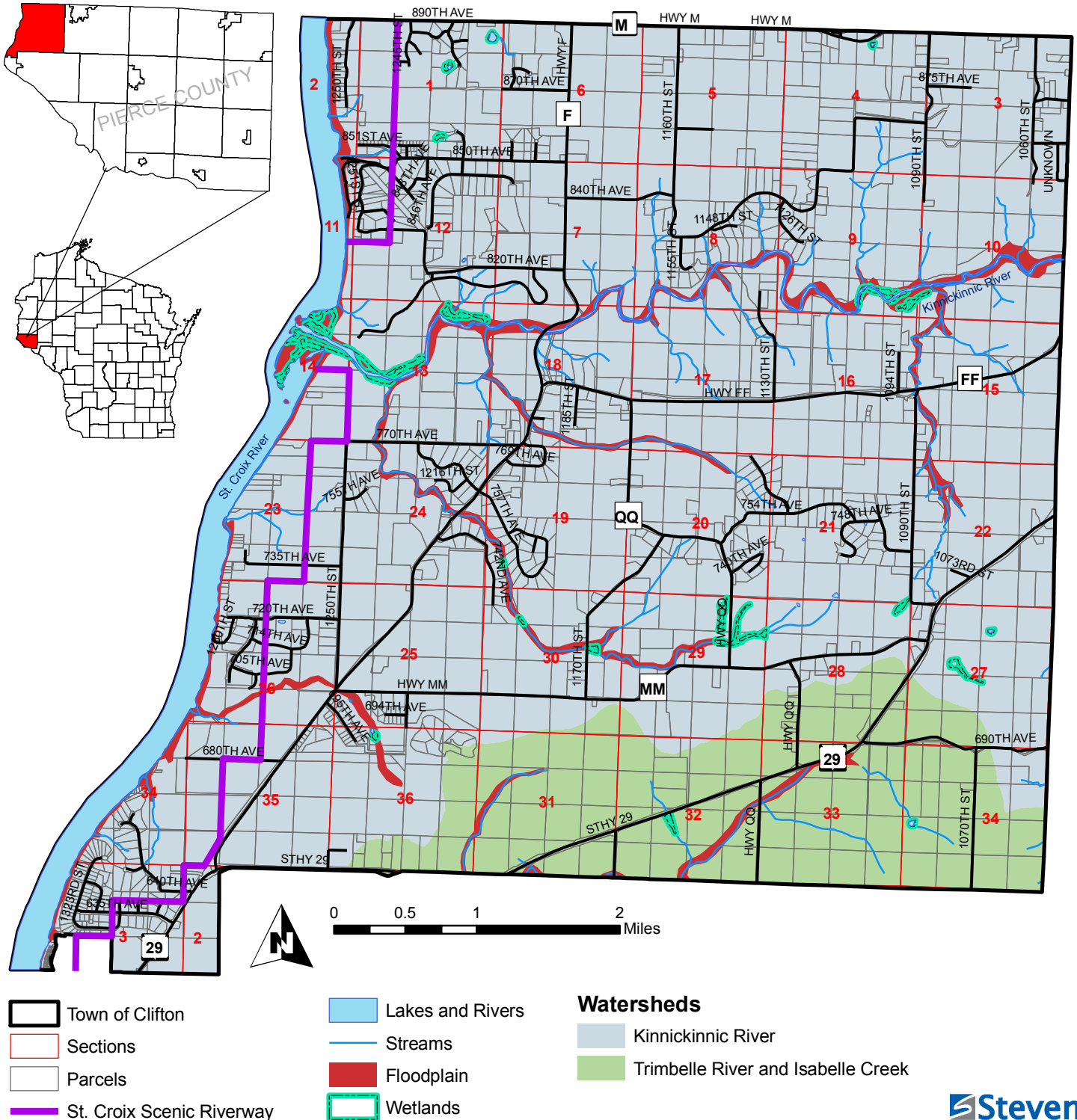
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Figure 6.10: Surface Water

Town of Clifton, Pierce County, Wisconsin



ECONOMIC DEVELOPMENT

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

§ 66.1001(2)(f), Wis. Stat.

Introduction

Economic development is an important aspect of a healthy community. Because the Town of Clifton desires to allow for reasonable development while maintaining a rural character, there are limited areas in the Town that are being looked at for manufacturing and commercial businesses. This section examines economic factors that have implications for comprehensive planning in the Town of Clifton.

There is limited pressure for the Town of Clifton to develop its own commercial and industrial base for several reasons, including:

- The Minneapolis/St. Paul (Twin Cities) Metropolitan Area provides a large percentage of the non-agricultural jobs for residents of the Town
- Three industrial parks are within short driving distances and offer some opportunities for residents to work near their homes, including:
 - The City of River Falls – northeast of the Town
 - The City of Prescott – adjacent to the Town's southern boundary
 - The City of Hudson – approximately 10 miles north of the Town
- The Town lacks the infrastructure of sewer and water that large-scale commercial and industrial development requires
- The Extraterritorial Zones of the Cities of Prescott and River Falls and the lands of the Town within them are the most desirable lands for commercial and industrial development due to their proximity to the cities' developed areas and infrastructure

Labor Force and Economic Base

Economic Inventory

As discussed in the Agricultural, Natural and Cultural Resources Element, agricultural land uses are predominant throughout the Town. The close proximity to the Cities of River Falls, Hudson, and Prescott and the larger Minneapolis – St. Paul Metropolitan Area also limit the amount of commercial development in the Town. Some of the services provided within the Town include:

- public golf courses
- commercial gravel/concrete supply
- Kinnickinnic State Park
- Industrial Park
- various home-based businesses

Pierce County's two largest employers, the University of Wisconsin – River Falls, and the River Falls School District are both located in River Falls and many employees reside in the Town.

Employment Status

The labor force, according to the Wisconsin Department of Workforce Development, includes those who are either working or looking for work, but does not include individuals who have made a choice to not work. This may include retirees, homemakers, and students. The labor force does not include institutional residents, military personnel, or discouraged job seekers. **Table 7.1** shows the employment status of Town of Clifton residents in 2000. Of those in the civilian labor force, only 2.8% were unemployed in 2000 which was lower than the 4.7% for Pierce County as a whole.

Table 7.1: Employment status

	<i>Number</i>	<i>Percent</i>
Population 16 years and over	1,185	100.0%
In labor force	919	77.6%
Civilian labor force	919	77.6%
Employed	893	75.4%
Unemployed	26	2.2%
Percent of Civilian labor force	(X)	2.8%
Armed Forces	0	0.0%
Not in labor force	266	22.4%

Source: U.S. Census (2000)

Wages

The wages that are provided by a particular industry in a particular area can offer several insights. For example, higher wages within an industry, when compared to neighboring communities, can indicate strength in a particular economic segment. That wage can also be used to attract commuters and new residents to the area. A higher than average wage and a dependence on a particular industry can also lead to local recession if there should be a downturn within the industry. Lower than average wages can indicate a lower quality of life in

the area or a lack of highly qualified labor. **Table 7.2** displays the annual average wage by industry in the Pierce County in 2002.

Table 7.2: Wages by industry (2002)

Industry	Wages
Manufacturing – nondurable goods	\$37,481
Transportation and Utilities	\$33,959
Mining and Manufacturing – durable goods	\$32,932
Government	\$30,168
Construction	\$29,398
Finance, Insurance and Real Estate	\$29,197
Wholesale Trade	\$23,201
Services	\$19,446
Agriculture, Forestry and Fishing	\$16,331
Retail Trade	\$10,437

Source: Pierce County Economic Development Corporation

The manufacturing, transportation, and utilities industries in Pierce County offered the highest annual average wages in 2002. The agriculture, forestry, and fishing industry along with the construction industry had an annual average wage greater than the State of Wisconsin as a whole. The greatest disparity in wages between Pierce County and the State was in the finance, insurance, and real estate industries.

Educational Attainment

Educational institutions are vital for keeping a skilled and competitive labor force. Through increasing technology, many low-skilled jobs are moving out of the country; leaving high-skilled jobs. The greatest number of new job opportunities in Wisconsin will require some type of secondary education.

Table 7.3 lists the highest education attainment by adults over age 25 for the Town of Clifton and Pierce County. Over 95% of the Town of Clifton has attained at least a high school diploma and over 50% have attained post high school education. The high number of residents with advanced education reflects the Town of Clifton's proximity to the Twin Cities job market and higher education requirements for the higher paying jobs located in that area.

Table 7.3: Educational attainment

Town of Clifton		
Population 25 years and over	1,028	100.0%
Less than grade 9	9	1.4%
Grade 9–12, no diploma	34	3.3%
High school graduate (includes equivalency)	199	19.4%
Some college, no degree	257	25.0%
Associate degree	92	8.9%
Bachelor's degree	294	28.6%
Graduate or professional degree	138	13.4%
Pierce County		
Population 25 years and over	21,542	100.0%
Less than grade 9	944	4.4%
Grade 9–12, no diploma	1,294	6.0%
High school graduate (includes equivalency)	6,531	35.0%
Some college, no degree	4,854	22.5%
Associate degree	1,612	7.5%
Bachelor's degree	3,646	16.9%
Graduate or professional degree	1,661	7.7%

Source: U.S. Census (2000)

Agricultural Economy

In 2000, there were 13,809 acres of agricultural land and 2,376 acres of residential land. In 2005, there were 13,162 acres of agricultural land and 3,152 acres of residential land. The Town lost approximately 647 acres (4.7%) of land classified as agricultural over the 5-year period, while residential land increased by 776 acres (24.6%).

The number of dairy farms is constantly decreasing throughout the State of Wisconsin. Many dairy farmers are seeking other ways to make a living. In 2003 there were 10 active dairy farms in the Town of Clifton, which was a 47.3% decrease in the number of active dairy farms since 1997. This decrease is noticeably more than the 27.8% loss of dairy farms in Pierce County during the same time frame.

Future Development

Each element in a comprehensive plan is tied to other elements. In order to have a successful economic development plan, current and future patterns in land use need to be studied. For example, Wisconsin relies heavily on its natural resources for an economic base, which can bring in a variety of businesses and industries along with employment opportunities.

Desired Businesses and Industries

As noted above, the Town of Clifton has three cities, with business parks, within a short driving distance, and the Twin Cities is also within easy commuting distance. Thus the pressure to

develop commercial and industrial economic bases is low. There are, however, some opportunities for development to occur that could have positive economic benefits, including:

- Home-based businesses that are non-agricultural but are compatible with the farm industry in the Town
- Agri-businesses that serve the agricultural base in the Town and are part of a larger farm operation
- Commercial or light industrial uses that are part of Planned Unit Development
- Commercial or light industrial developments that are serviced by sewer and water from the cities of Prescott or River Falls and are within the Extraterritorial Zones
- Recreational developments that are related to the St. Croix River and are allowed under Pierce County's Riverway Ordinance

The Town of Clifton has ratified the Pierce County Zoning Ordinance, thus land use in the Town is regulated by Pierce County. It is the policy of the County to consult the approved Town Comprehensive Plan for consistency and to seek the Town's feedback on any land use decisions made in the Town.

The Town will continue to work with the Pierce County Land Management Department to ensure that land development and land use decisions that have economic impacts for the Town and its residents are compatible with the Town's Comprehensive Plan.

Redevelopment Opportunities

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment.

Brownfields

Brownfields are abandoned, idle or underused properties where expansion or redevelopment has not occurred due to known or perceived environmental contamination. Brownfield remediation is a special case, recently made feasible by the desire of governments to invest in these types of projects. Since communities pursue brownfield redevelopment to meet economic as well as social goals, programs should track economic benefits, which tend to be measured quantitatively, as well as important social and community benefits, which require additional and qualitative information. This is especially true since brownfield redevelopments usually cost more than undeveloped sites and because brownfield projects often take longer to implement. Successful brownfield remediation requires:

- Managing the liabilities.
- Conducting the clean-up (including finding funding).
- Implementing the redevelopment project.

Remediation and Redevelopment Sites

The Wisconsin DNR provides information and data about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater. The WDNR has created the Bureau for Remediation and Redevelopment Tracking System (BRRTS) which identifies environmentally contaminated sites for communities in Wisconsin. **Table 7.4** details the specific locations of closed sites, where cleanup has been completed, and open sites where cleanup is underway in the Town. The impacts of development on these sites are important to consider. For more information, review the available DNR database for sites that are located within the Town: <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

Table 7.4: Town of Clifton documented brownfield sites

Site	Start Date	End Date	Type	Substances
Preszler residence	01/02/1991	06/06/1991	Soil Contamination	Petroleum

Source: Wisconsin Dept. of Natural Resources

County, Regional, and State Economic Development Programs

The following list of economic development programs was compiled with assistance from the Pierce County Economic Development Corporation.

County Sources

- Pierce County Economic Development Corporation (PCEDC):** A private, nonprofit organization organized in 1987 to expand economic opportunity in the County, PCEDC manages Pierce County's Revolving Loan Fund and offers free, confidential consultations on capital structure and financing options. The Corporation also is closely linked with private and public resources to respond to a wide variety of business development needs. The EDC is housed on the campus of UW–River Falls.
- Pierce County Revolving Loan Fund:** The Pierce County Revolving Loan Fund can provide up to \$10,000 in financing per job created and/or retained. It usually offers a low, fixed interest rate (historically 4%) over a term matching the useful life of the assets to be acquired. Funds are limited based on the repayment schedule of previous loans; currently, there is approximately \$180,000 in the Fund. The fund can finance up to 50% of eligible project costs and may subordinate its security interest to the lead lender.
- Travel Pierce County (formerly Pierce County Partners in Tourism):** The mission of Travel Pierce County is to increase the economic impact of tourism in Pierce County through cooperative efforts to members and to serve as an educational resource for the historic, cultural, and natural resources of the county.

Regional Sources

- **Business Capital Fund:** This loan is administered by the MRRPC, provides administrative and technical assistance to several community, county, or multi-county revolving loan funds. The Business Capital Fund is a revolving loan designed to address a gap in private markets for long term fixed rate, low down payment, low interest financing. The fund is targeted to manufacturers, tourism and selected service industries which create jobs and are located in Pierce County.
- **WestCAP:** WestCAP is a 501(c)3 non-profit corporation. WestCAP serves Barron, Chippewa, Dunn, Pepin, Pierce, Polk, and St. Croix. WestCAP operates and administers five major programs with grants and contracts totaling \$9 million annually and employing 66 staff persons. The organization is also a member of WisCAP, the state's community action association.
- **Impact Seven:** Is a Community Development Corporation founded in 1970 and headquartered in Almena. Impact Seven is also a certified Community Development Financial Institution, manages several Small Business Administration (SBA) and U.S. Department of Agriculture (USDA) loan programs, provides venture capital, and is part-owner of a community development bank, started in conjunction with partner a CDC. The U.S. Department of the Treasury's New Markets Tax Credit programs is also part of Impact Seven's service options. It is also one of the largest non-profit developers of affordable housing in Wisconsin, and manages over 854 units.
- **Small Business Development Center:** A joint effort of the University of Wisconsin System and the Small Business Administration, the SBDC is a free business planning and consulting service that also offers entrepreneurial and business management training programs. The Center is also housed on the campus of UW–River Falls within the College of Business and Economics.
- **University of Wisconsin/Cooperative Extension:** The Pierce County Extension office in Ellsworth hosts University agents in Agriculture, Community/Natural Resource/Economic Development, Family Living, Horticulture, and Youth Development (4H). The office provides access to information and consulting resources throughout the University of Wisconsin system, including economic and demographic data, specialty centers for industry segments such as biofuels and advanced manufacturing, and local government operations.

State Sources

- **Blight Elimination and Brownfield Redevelopment Program (CDBG-BEER):** The CDBG-BEER program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted.
- **Community Based Economic Development (CBED):** CBED makes grants funds available to local governments for economic development planning, and to development organizations for development projects, business assistance grants and business incubator/technology based incubator grants.
- **Impact Seven:** This program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from the loan repayments.
- **Community Development Zone Program:** This program promotes a business relocating or expanding to Wisconsin on a particular site in any area of the state that suffers from high unemployment, declining income and property values, and other indicators of economic distress. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. The maximum amount of tax credits per zone is \$3 million.
- **Customized Labor Training (CLT) Fund:** This program provides training grants to businesses that are implementing new technology or production processes. The program can provide up to 50% of the cost of customized training.
- **Dairy 2020 Early Planning Grant Program:** The Dairy 2020 Early Planning Grant program is designed to encourage and stimulate the start up, modernization, and expansion of Wisconsin dairy farms. Under the Dairy 2020 program, Wisconsin Entrepreneurs' Network can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.
- **Early Planning Grant (EPG) Program:** The Early Planning Grant (EPG) program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion. Under the EPG program, the Wisconsin Entrepreneurs' Network (WEN) with funding from the Wisconsin Department of Commerce can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

- **Economic Diversification Loan (EDL) Program:** This program has a goal of diversifying a local community's economy such that it is less dependent upon revenue from Gaming. The EDL program is designed to help businesses establish and expand operations.
- **Economic Impact Loan (EIL) Program:** The goal of this program is to help Wisconsin businesses that have been negatively impacted by Gaming. Recognizing that qualified businesses may have difficulty accessing capital, the EIL program is designed to cover a portion of the cost associated with modernizing and/or improving the businesses operations.
- **Employee Ownership Assistance Loan (EOP) Program:** This program can help a group of employees purchase a business by providing individual awards up to \$15,000 for feasibility studies or professional assistance. The business under consideration must have expressed its intent to downsize or close.
- **Entrepreneurial Training Grant (ETG) program:** Through this program, commerce can provide applicants with a grant to help cover a portion of the cost of attending Small Business Development Center's (SBDC) new Entrepreneurial Training Course.
- **Industrial Revenue Bonds (IRB):** These are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities, cities, villages, and towns are authorized to issue IRB's.
- **Major Economic Development (MED) Program:** This program is designed to assist businesses that will invest private funds and create jobs as they expand in or relocate to Wisconsin.
- **Milk Volume Production (MVP) program:** This program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long term sustainable impact upon Wisconsin's milk production will be successful.
- **Minority Business Development Fund:** This program offers low-interest loans for start-up, expansion or acquisition projects. To qualify for the fund, a business must be 51-percent controlled, owned, and actively managed by minority-group members, and the project must retain or increase employment.
- **Health Professions Loan Assistance Program (HPLAP):** The Health Professions Loan Assistance Program is designed to provide incentives for physicians, dentists, nurse practitioners, physician assistants, registered dental hygienists and certified nurse midwives to practice in Wisconsin rural and urban medical shortage areas.

- **Public Facilities (CDBG-PF):** The Wisconsin CDBG-PF program provides grant funds to the States small cities. Eligible communities include all cities, villages, and townships with population of less than 50,000 and all counties except Milwaukee and Waukesha.
- **Public Facilities for Economic Development (CDBG-PFED):** Through this program, communities can access funds to help pay the costs of infrastructure improvements needed to provide for business expansions or start-ups that will result in job creation and substantial private investment in the area.
- **Small Cities Community Development Block Grant (CDBG Emergency Grants):** This program can assist communities of less than 50,000 population that are faced with emergency repairs and expenditures related to restoring use of its infrastructure that has suffered damages as a result of natural or other catastrophic events.
- **Rural Economic Development (RED) Program:** The RED Program is designed to provide working capital or fixed asset financing for businesses with fewer than 50 employees.
- **Tax Incremental Financing (TIF):** Helps municipalities in Wisconsin attract industrial and commercial growth in underdeveloped and blighted areas. A city, village, or town can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works.
- **Technology Development Fund (TDF) and Technology Development Loan (TDL):** These programs help Wisconsin businesses research and develop technological innovations that have the potential to provide significant economic benefit to the state.
- **Wisconsin CAPCO Program:** This program is intended to increase investment of venture capital funds into small business enterprises which have traditionally had difficulty in attracting institutional venture capital.
- **Wisconsin Trade Project Program:** This program can help small export-ready firms participate in international trade shows. The business covers its own travel and lodging expenses. Commerce can then provide up to \$5,000 in reimbursements to a business for costs associated with attending a trade show, such as booth rental, shipping displays or product brochure translation.
- **Entrepreneurial Training Program Grant:** The Entrepreneurial Training Program (ETP) is a course offered through the Small Business Development Center (SBDC) providing prospective and existing business owners with expert guidance through business plan development.

- **Technology Assistance Grant:** The Technology Assistance Grant (TAG) program aids small Wisconsin high-technology businesses in their efforts to obtain seed, early-stage or research and development funding. Eligible project costs are professional services involved in the preparation and review of a federal R&D grant application; in obtaining industry information, data or market research needed to complete applications for R&D or early-stage funding; or in meeting specific requirements to obtain seed or early-stage funding from outside sources.
- **Investors and Entrepreneurs Clubs:** The Wisconsin Entrepreneurs' Network (WEN), with financial support from the Wisconsin Department of Commerce, offers Wisconsin communities seed money to help form their own Inventors and Entrepreneurs (I&E) Clubs or enhance or strengthen an existing I&E Club; up to \$1,000 is available.
- **Wisconsin Economic Development Association (WEDA):** WEDA is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. Since 1975, WEDA has successfully represented the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs.

Economic Development Trends

Agriculture dominated the Pierce County and Town of Clifton economy until the mid-20th century, at which point, manufacturing became a major source of employment and income. Trade and services have begun to emerge as major economic components. These trends formed the base of the current local economy. Over the next 20 years a number of economic trends are anticipated that will affect the existing economic base:

- The composition of the labor force will change due to continued decreases in family size and the aging of the population.
- The Town of Clifton will likely continue to depend heavily on the manufacturing sector of the economy. International and national economic trends will continue to affect the manufacturers found in Pierce County and the region.
- Increases in automation and technology in manufacturing will change the existing manufacturing base and affect the labor force.
- Tourism will likely increase as a factor in the economy.
- The Town of Clifton will continue to be a desirable place to live, and transportation improvements will increase the ability of individuals to work outside the county resulting in increased population.
- The service-based sector of the economy will continue to grow, particularly health-related services, as the population ages.

Goals and Implementation

Goal: Approve businesses that develop facilities and have activities consistent with the Town of Clifton’s approved Comprehensive Plan.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Close proximity to the Twin Cities Metropolitan Area, providing jobs to Town residents • Three business/industrial parks, with utilities, within 10 miles of the Town, providing jobs for Town residents • Numerous organizations that provide economic development assistance to the Town • STH 29, STH 35, and CTH F pass through the Town, the STH 35 segment of the Great River Road passes through Prescott, and I-94 is approximately 10 miles north of the Town • University of Wisconsin –River Falls and Chippewa Valley Technical College campuses are located in River Falls • Town is serviced by two excellent school districts; Prescott and River Falls • Health care center in River Falls and medical clinic in Prescott • Natural/economic resource base of the Town includes a Class “A” Trout Stream, the St. Croix River, and the Kinnickinnic State Park • High quality of life • Town works with the Cities of Prescott and River Falls via their Extraterritorial Committees to assure that land uses, which require sewer, water and other utilities not available through the Town, are developed after the required utilities are in place • Town continues to work with the Pierce County Land Management Department regarding land use decisions 	<ul style="list-style-type: none"> • No large centers of population or businesses in the Town • Independent nature of local governments and private entities • No improved (with utilities) land available in the Town for business development • A population/labor force that will begin aging as early as 2010 • Geology of the Town dictates that any development requiring sewerage utilities cannot be developed before that utility is in place • No long term plan that promotes economic development in the Town • Lack of high-paying jobs in the Town • Community survey did not reflect a strong desire to encourage non-agricultural economic development in the Town

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Working with surrounding towns and cities to assure that industrial, commercial and other development takes place in a planned, logical manner. • Using selected development of industrial, commercial, recreational and other development-types, to enhance the local, agricultural economic base of the Town • Review and amend the ordinances to allow projects that will strengthen the Town's and the County's economies • Utilize the temporary permitted use provisions of the County's Zoning Ordinance to allow economic projects that are compatible with the farm community of the Town • Target the kind of development for economic growth that the Town wants 	<ul style="list-style-type: none"> • Economic development ignores the strong agricultural history and economic base in the Town • Town and County allow spot zoning to take place as industrial and commercial developments are proposed • Town and County allow industrial and commercial developments to be built without requiring to the necessary infrastructure of sewer, water, and transportation to be constructed as part of the development • Pierce County ignores the recommendations of the Town

Implementation (Policies and Programs):

1. Development proposals for commercial and industrial land uses will be reviewed for consistency with the Town of Clifton's approved Comprehensive Plan.
2. No large scale commercial or industrial will be approved for occupancy if it does not have the necessary utilities installed before occupancy of the developed facilities is requested.
3. All large scale commercial or industrial development must be located within the Extraterritorial Zoning Districts of the City of Prescott or the City of River Falls and these cities shall have approved the extension of the necessary utilities before development activities can begin.
4. The Town will encourage commercial and industrial uses that are compatible with and part of existing farm operations.
5. The Town will encourage diverse agricultural operations.

INTERGOVERNMENTAL COOPERATION

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309 (note: previously, s. 66.30, 66.023, or 66.945) The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

§ 66.1001(2)(g), Wis. Stat.

Introduction

This element identifies planning activities in and around the Town of Clifton, and provides a description of Wisconsin's statutes associated with intergovernmental cooperation. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can even involve consolidating services, jurisdictions, or transferring territory.

Many issues cross jurisdictional boundaries, affecting more than one community. For example, air, water, and wildlife pass over the landscape regardless of boundaries so that one jurisdiction's activities with regard to air, water, and wildlife impact other jurisdictions downwind or downstream. Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it.

Frequently, the action of one governmental unit impacts others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds, economic conditions, commuter patterns, housing, media markets, and effects from growth and change are all issues that spill over municipal boundaries and impact the region as a whole.

According to the Wisconsin Department of Administration, the State ranks thirteenth nationwide in total number of governmental units and third nationwide in governmental units per capita. Pierce County is comprised of the following units of government:

- 17 Towns
- 5 Villages
- 2 Cities
- 7 School districts

Having so many governmental units allows for increased local representation and means that Pierce County and Town residents have numerous opportunities to participate in local decision-making. However, the number of governmental units with overlapping decision-making authority presents challenges. More governmental units can make communication, coordination, and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across multiple jurisdictions and involve multiple boards, commissions, committees, executives, administrators, and citizens. Goals between communities may differ and present challenges. More governmental units may also mean unwanted and wasteful duplication in the delivery of community services. Intergovernmental cooperation can help avoid this.

Intergovernmental Cooperation Benefits

There are many reasons intergovernmental cooperation makes sense. The following are some examples:

- **Cost savings:** Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Address regional issues:** By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- **Early identification of issues:** Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- **Reduced litigation:** Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- **Consistency:** Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability:** Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding:** As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Trust:** Cooperation can lead to positive experiences and results that build trust between jurisdictions.
- **History of success:** When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

- **Service to citizens:** The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all Wisconsin residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment and a strong economy.

Existing and Potential Agreements

Table 8.1 details the Town of Clifton's existing intergovernmental relationships.

Table 8.1: Town of Clifton existing intergovernmental relationships

Government unit/agency	Relationship
Pierce County	Administers the County Zoning Ordinance, provides police protection services, provides road maintenance and plowing services
River Falls Rural Fire Association	Provides fire protection and emergency medical services
River Falls EMS	Provides emergency medical services
Prescott School District	Quarterly intergovernmental meeting with adjacent Towns
Cities of River Falls and Prescott	Extraterritorial Zoning Committee
Prescott Area Fire and EMS Association	Provides fire protection and emergency medical services

Source: Town of Clifton

Adjacent Local Governments

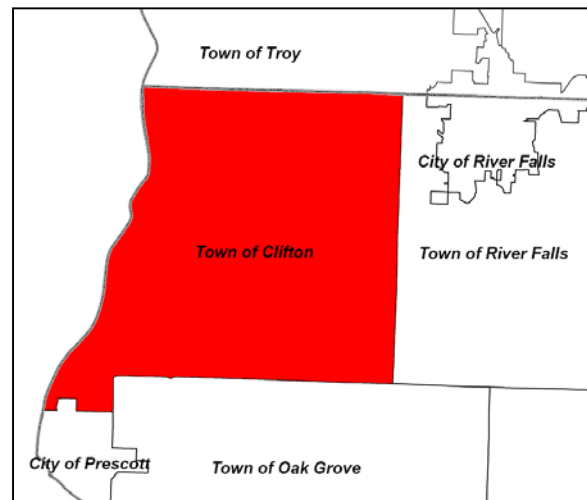
As shown in **Figure 8.1**, the Town of Clifton shares borders with the Town of Troy in St. Croix County to the north, Town of River Falls to the east, Town of Oak Grove to the south, and the City of Prescott to the southwest.

Relationship

The Town of Clifton's relationship with the adjacent towns can be characterized as one of mutual respect. Towns are not incorporated and cannot annex land. Therefore, the borders between the Town of Clifton and adjacent towns are fixed and boundary disputes are virtually nonexistent. However, incorporated municipalities can annex land as their borders are not fixed. Since the borders between the cities of River Falls, Prescott and the Town of Clifton are not fixed, boundary disputes may arise.

The providing of public services such as snow plowing or road maintenance are conducted individually by each Town, however, some cooperation does exist at the borders.

Figure 8.1: Adjacent municipalities



Source: Wisconsin DOA

Siting and Building Public Facilities

The Town of Clifton does not currently share any public facilities with other governmental units. Likewise no plans exists to jointly site any public facility with another governmental unit.

Sharing Public Services

Currently the Town of Clifton has two services provided by neighboring municipalities. Fire protection and emergency medical services for the Town of Clifton are provided by the River Falls Rural Fire Group, the River Falls EMS service and by the Prescott Area Fire and EMS Association. Road maintenance services are provided by Pierce County.

Planning Status

Pierce County:

- Comprehensive Plan – adopted
- Comprehensive Zoning Ordinance – adopted
- Scenic River Way Ordinance – adopted
- Recreation Plan – adopted

City of Prescott:

- Comprehensive Plan – adopted
- Extraterritorial Plan – in progress

City of River Falls:

- Comprehensive Plan – adopted
- Sewer Service Area Water Quality Management Plan – adopted
- Extraterritorial Plan – adopted

Town of Oak Grove:

- Comprehensive Plan – adopted

Town of River Falls:

- Comprehensive Plan – adopted
- Land Use Plan – adopted
- Comprehensive Zoning Ordinance – adopted

Town of Troy (St. Croix County):

- Comprehensive Plan – adopted
- Comprehensive Zoning Ordinance – in progress

School Districts

The Town of Clifton is located within the River Falls and Prescott School Districts (see **Figure 5.2**)

Relationship

The Town of Clifton's relationship with the school districts can be characterized as limited. The school districts tend to operate rather independently and interaction with the Town tends to be minimal. However, the Prescott School District is involved in quarterly intergovernmental meetings with the City of Prescott and the Towns of Clifton and Oak Grove.

Siting School Facilities

The siting of new school facilities is mainly conducted by the school districts. The Town has historically had little input into the location of new school facilities however; the Prescott School District currently owns a 40-acre parcel in Section 35.

Sharing School Facilities

No formal agreement between the school districts and the Town exists for the shared use of school facilities. The schools outdoor recreational facilities also provide opportunities to residents of the Town.

Pierce County

The Town of Clifton is located in Pierce County. The County Seat is located in the Village of Ellsworth. There are 17 members of the Board of Supervisors who serve two-year terms; the Town of Clifton is located in District 2. Additional information on services that are offered by Pierce County can be found on the County's website.

County departments, such as Land Management and Highway, offer services for assistance beyond the required level of service. For towns that have adopted the County Zoning Ordinance, the County administers the land use regulations in those towns. The Pierce County Sheriff's Department provides police protection to the Town of Clifton, as well as most other municipalities in the County.

Nugget Lake Park is a County-owned park located in southeastern Pierce County. The park services include camping facilities, hiking trails, playground, picnic areas and open play fields.

Regional

Mississippi River Regional Planning Commission (MRRPC)

The Commission was created in 1964 to provide cost-share planning and economic development services to the western Wisconsin county governments of Buffalo, Crawford, Jackson, La Crosse, Monroe, Pepin, Pierce, Trempealeau and Vernon and the communities and businesses within them. It covers over 6,000 square miles and in 2004 had an estimated population of over 306,000. The region makes up 11% of the State's land area, 6% of the State's population and 4% of the State's real estate equalized value.

The MRRPC is governed by three Commissioners from each of the nine counties and serve six-year terms and make all policy, staffing and budgetary decisions of the MRRPC. Their meetings are held bimonthly in La Crosse.

State

The State of Wisconsin has numerous departments that impact the Town of Clifton. Some of the more influential departments include:

Department of Natural Resources (DNR)

The Department of Natural Resources performs a variety of responsibilities for environmental quality, state parks, and recreation. The department is divided into five regions of the State. The Town of Clifton is located within the West Central region, which is headquartered in Eau Claire and has a service center location in Baldwin. The Kinnickinnic State Park is located in the Town of Clifton and is managed by the DNR.

Department of Commerce (DOC)

The Department of Commerce administers and enforces state laws and regulations regarding building construction, safety, and health. Plan review and site inspection are part of the departments responsibilities in protecting the health and welfare of people in constructed environments.

Department of Transportation (WisDOT)

The Department of Transportation is responsible for planning and maintaining transportation systems across the state. The Town of Clifton is located in the Northwest Transportation System Development Region, which is headquartered in Eau Claire.

The Division of Motor Vehicles (DMV) has office locations in Hudson, Ellsworth and Menomonie. These offices handle license issuance and renewal, vehicle registration, and other services.

Department of Revenue (DOR)

The Department of Revenue is responsible for assessing real estate.

Department of Agriculture, Trade and Consumer Protection (DATCP)

The main responsibilities of this department concern the farmland preservation program and certain agricultural practices.

Department of Administration (DOA)

The Department of Administration carries out a number of functions. The DOA supports other state agencies and programs with services like centralized purchasing and financial management. The department also helps the governor develop and implement the state budget.

The Division of Intergovernmental Relations (DIR), which operates within the DOA, provides a broad array of services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs. It analyzes federal initiatives to ensure Wisconsinites receive a fair return on the tax dollars they send to Washington. DIR also works to strengthen the relationship between the state of Wisconsin and the governments of the state's 11 Native American Tribes. The DIR also reviews Comprehensive Plans.

The Demographic Services Center, which operates within the DIR, develops population projections by age and sex for the counties; population projections of total population for all municipalities; and estimates of total housing units and households for all counties. In addition, it is an information and training resource liaison with the U.S. Bureau of the Census through the State Data Center program.

Other Governmental Units

Wisconsin Towns Association (WTA)

The Town of Clifton is a member of the WTA, which is a statewide, voluntary, non-profit and non-partisan association of member town and village governments in the State of Wisconsin controlled by its Board of Directors. WTA's twin purposes are to support local control of government and to protect the interest of towns. In furtherance of those goals, WTA provides

three types of services for its members: legislative lobbying efforts, educational programs and legal information.

WTA's membership consists of 1,257 towns and 20 villages and its services are made available to every elected or appointed officer of such member governments. Towns are explicitly authorized to "[a]ppropriate money to purchase membership in any association of town boards for the protection of town interests and improvement of town government (Wis. Stat. § 60.23(14))." WTA strives to adhere to the town government tradition of providing quality services at low cost.

WTA is most active at the grassroots level where its membership regularly holds self-organized County Unit meetings. The chairperson of each County Unit is selected by his or her peers and also serves as a voting representative of that County Unit at the annual Council Meeting. The Council votes biannually to choose twelve County Unit chairpersons to serve two-year terms on the WTA Board of Directors. WTA is organized as six districts within Wisconsin so that two members from each district make up the board. The board then selects its own officers. WTA is headquartered in Shawano where it maintains its full-time staff that also works to support a monthly newsletter for all members, an annual series of District Meetings, an annual Convention, an annual Wisconsin Town Lawyers Conference and the creation of many other educational opportunities and supportive tasks to maintain the goal of keeping grassroots government strong and efficient in Wisconsin.

1,000 Friends of Wisconsin

1,000 Friends of Wisconsin was created to protect and enhance Wisconsin's urban and rural landscapes by providing citizens with the inspiration, information and tools they need to effectively participate in the decisions that have the greatest impact on community health: where we live, work, learn, play and how we get from one place to another. They accomplish their work through three major efforts:

- Promoting implementation of smart growth
- Policy development and advocacy
- Research and information sharing

Existing and Potential Conflicts

At this time the Town of Clifton does not have any existing conflicts relating to intergovernmental cooperation. Potential conflicts in the future include the following:

- Annexation of lands within the Town
- Incompatible land uses on either side of a common border
- Development proposals that span a common border
- Mismatched/non-aligned transportation corridors
- Extraterritorial Planning and Zoning
- Conversion of productive agricultural lands

Conflict Resolution

The Comprehensive Planning Law requires that the intergovernmental cooperation element addresses a process that the community can use to resolve conflicts. Recommended methods for conflict resolution include:

- **Mediation:** Easily the most recommended form of conflict resolution. Mediation is a cooperative process involving two or more parties and a mediator. The mediator acts as a neutral third party and is highly trained in conflict resolution to help all parties reach a mutually acceptable settlement. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged law suit. Possible mediators could include county planning agency staff, regional planning commission staff, UW Extension agents, and retired or active judges and attorneys.
- **Binding arbitration:** This is a process where a neutral person is given the authority to make a legally binding decision and is used only with the consent of all of the parties. The parties present evidence and examine witnesses and the arbitrator makes a determination based on evidence.
- **Non-binding arbitration:** This is another technique in which a neutral person is given the authority to render a non-binding decision as a basis for subsequent negotiation between the parties after the parties present evidence and examine witnesses.
- **Early neutral evaluation:** Early neutral evaluation is a process in which a neutral person evaluates brief written and oral presentations early in the litigation process. The neutral person provides an initial appraisal of the merits of the case with suggestions for conducting discovery and obtaining a legal ruling to resolve the case as efficiently as possible.
- **Focus group:** These can be used to resolve disputes by using a panel of citizens selected in a manner agreed upon by all of the parties. The citizens hear presentations from the parties and, after hearing the issues, the focus group deliberates and renders an advisory opinion.
- **Mini-trial:** These consist of presentations by the parties to a panel selected and authorized by all the parties to negotiate a settlement of the dispute that, after the presentations, considers the legal and factual issues and attempts to negotiate a settlement.
- **Moderated settlement conference:** This is a process in which conferences are conducted by a neutral person who hears brief presentations from the parties in order to facilitate negotiations. The neutral person renders an advisory opinion in aid of negotiation.
- **Summary jury-trial:** A technique where attorneys make abbreviated presentations to a small jury selected from the regular jury list. The jury renders an advisory decision to help the parties assess their position to aid future negotiation.

Intergovernmental Agreement Statutes

Intergovernmental Cooperation

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, watershed districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

Boundary Agreements Pursuant to Approved Cooperative Plan

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features, and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for State approval. Upon approval, the cooperative plan has the force and effect of a contract.

Around 2002-2004, the Town of Clifton appointed several representatives to participate in a cooperative effort with the City of River Falls and surrounding Town jurisdictions to develop a cooperative boundary agreement intended to serve as a guide for development around the perimeter of River Falls political boundary. Several meetings were held and the City of River Falls began the process of articulating their desires for how the area within the cooperative boundary would fit into their plans for future infrastructure development. However, disagreements surfaced which undermined these efforts and several key Town jurisdictions decided to drop out of the boundary agreement efforts. Since the Town of Clifton had very little area within the cooperative boundary area as being proposed, they also chose to drop out

of the efforts. To date no further efforts have been proposed to further the plans for a cooperative boundary agreement. Should the other jurisdictions resolve their differences, the Town of Clifton feels strongly that a cooperative agreement would benefit land use decisions surrounding the City of River Falls, however this should be a unified effort to be effective.

Creation, Organization, Powers, and Duties of a Regional Planning Commission

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Commission members are appointed by either local governments or the governor. State Statutes require the RPC to perform three major functions:

- Make and adopt a comprehensive plan for the physical development of the region.
- If requested by a local unit, report recommendations to that local unit on the location or acquisition of land for any of the items or facilities which are included in the adopted regional comprehensive plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region. RPCs are also authorized to perform several other functions, however, by law, they serve a strictly advisory role.

Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries. Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

Annexation

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

- Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

- Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

Incorporation

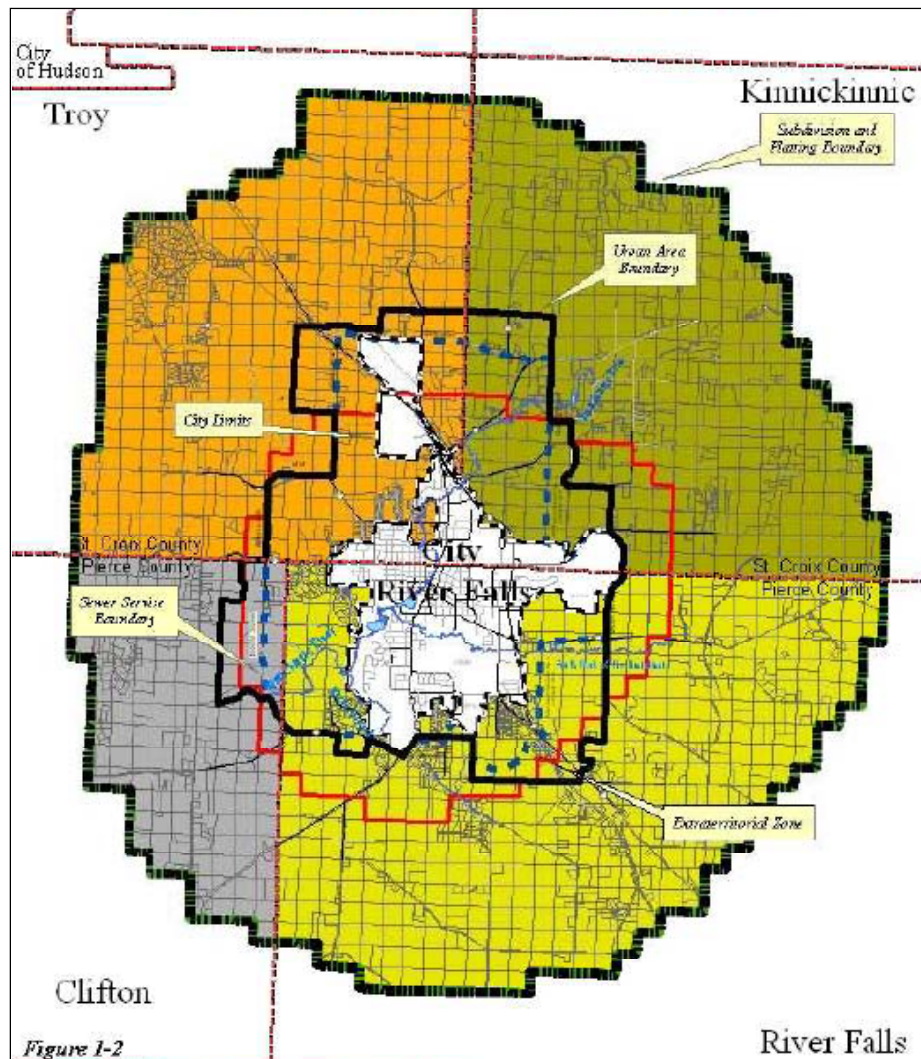
Wisconsin Statutes, 66.0201, Incorporation of Villages and Cities; Purpose and Definitions, and 66.0211, Incorporation Referendum Procedure, regulate the process of creating new villages and cities from town territory. Wisconsin Statute, 66.0207, Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation. The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal Boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- Minimum standards of homogeneity and compactness, and the presence of a “well-developed community center.”
- Minimum density and assessed valuation standards for territory beyond the core.
- A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially.
- An analysis of the adequacy of government services compared to those available from neighboring jurisdictions.
- An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise.
- An analysis of the impact the incorporation would have on the metropolitan region.

Extraterritorial Zoning

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city’s corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years. A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take effect.

Figure 8.2: City of River Falls planning boundaries

Source: City of River Falls Comprehensive Plan (2005)

Extraterritorial Subdivision Review

Wisconsin Statute, 236.10, Approvals Necessary, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

A portion of the Town of Clifton is within the City of River Falls' Subdivision and Platting boundary (see **Figure 8.2**).

Intergovernmental Cooperation Trends

The following intergovernmental trends are anticipated during the planning period in the Town:

- Intergovernmental cooperation will increase as state, county, and local governments strive to spend less money more efficiently.
- Comprehensive planning will help communities share information and identify opportunities for shared services and facilities.
- The Cities of River Falls and Prescott continue to grow, therefore annexation and other land use conflicts may occur between the Town and the Cities.
- Demand for public services will increase.

Opportunities for Residents' Participation

The residents of the Town of Clifton have many opportunities to participate in the decision making within the Town and in Pierce County. Within Pierce County the Town has the following special purpose districts:

- 2 School Districts
- 2 Extraterritorial Districts
- 1 Priority Watershed Drainage District (Kinnickinnic River Priority Watershed)
- 1 River Protection District (St. Croix)

Pierce County has a Land Use and Zoning Committee which has both County Commissioner and "Citizen" members and the Soil and Water Conservation Committee does include members from the farm community. The school boards for the Prescott and River Falls School Districts could include members from the Town, Town Representatives sit on the joint committees of the Extraterritorial Districts, and the advisory committee of the Prescott Emergency Service District.

Goals and Implementation

Goal: Adjacent governmental units and affected non-governmental units will work together to achieve the goals of this Comprehensive Plan.

STRENGTHS <ul style="list-style-type: none"> Depending on the issue – Town has good working relationships with adjacent units of government Town has either negotiated contracts or sits on the governing committees of organizations that provide basic health and safety services to residents of the Town 	WEAKNESSES <ul style="list-style-type: none"> Town shares borders with three towns and one city, and is strongly under the influence of a second city, which complicates all decisions that affect these parties State and federal governments are involved in decisions that affect the St. Croix River Independent nature of local units of government
OPPORTUNITIES <ul style="list-style-type: none"> Review opportunities for shared programs with adjacent jurisdictions Continued input to adjacent units of government and to agencies that make decisions that affect the Town’s services or land use pattern Initiate communication with parties that could help implement programs that will benefit the Town Shared resources and programs that will reduce the budgetary burden of redundant services 	THREATS <ul style="list-style-type: none"> Budgetary problems may force units of governments to share resources and programs even if they don’t want to Imbalance of influence of one local governmental unit for shared services. Conflicts that arise due to inconsiderate decisions by one local unit of government

Implementation (Policies and Programs):

- Sharing services and resources when it is possible and feasible for the Town of Clifton and neighboring governmental and non-governmental units.
- Establish agreements with adjacent municipalities to benefit all parties involved.
- Encourage adjacent governmental units to adopt and implement compatible and possibly consistent development patterns, development standards, policies and review practices.
- Initiate and promote open communication between neighboring units of government.
- Actively participate in the Pierce County planning and land use decision making processes.
- Explore and initiate processes, actions and venues for better distribution of the Town of Clifton events, procedures and operations.

LAND USE

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

§ 66.1001(2)(h), Wis. Stat.

Introduction

Land use is often one of the more controversial issues confronting communities. In many instances, communities were originally platted and land use decisions were made with little regard to natural limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities are faced with making more intelligent choices as to where future development should occur. Instead of working with a clean slate, however, communities must contend with existing uses and how new development might affect or be affected by them. The land use decisions in this plan are meant to take into account the knowledge and policies of the other elements of this Plan.

The purpose of this section is to analyze how the land in the Town of Clifton is currently being used, and what constraints to development exist in these areas. This section will also discuss the future land use needs in the Towns.

Land Use vs. Zoning

The difference between land use and zoning is a common source of confusion:

Land Use: A representation of how land is physically used by category, such as residential, commercial, industrial, and agriculture; this can include existing and future land uses.

Zoning: A representation of the boundaries for which a certain set of standards applies, as adopted by the local governing body. Zoning districts are governed by the zoning ordinance which outlines permitted uses, lot density, setbacks, design standards, etc.

The Pierce County Code of Ordinances contains the Zoning Ordinance which regulates development in the Town of Clifton.

Existing Land Use

Table 9.1 breaks down the number of assessed acres in the Town of Clifton according to the Wisconsin Department of Revenue (DOR). Caution should be given as the DOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the DOR to better identify land by the DOR classifications. These changes can account for some land classifications not having a value in one year but than having one in another year. In addition, local assessors have changed over time, which can also account for some difference in the methods by which data was reported. The table shows changes in assessed land uses from 2000-2005.

Table 9.1: Assessed land use acreage – Town of Clifton (2000-2005)

Use (assessed)	2000	2001	2002	2003	2004	2005	Percent Change (2000-2005)
Government	0	0	0	1,362	1,353	1,356	(X)
Residential	2,376	2,606	2,721	2,768	2,946	3,152	32.7%
Commercial	317	318	369	369	369	369	16.4%
Manufacturing	0	0	0	0	0	0	(X)
Agricultural	13,809	13,581	13,431	13,431	13,249	13,162	-4.7%
Undeveloped	238	285	280	279	337	313	3.2%
Forest*	3,249	3,187	3,122	3,078	3,041	2,907	-1.1%
Other	105	105	105	105	103	102	-2.9%

*includes Ag-Forest

Source: Wisconsin Department of Revenue

Land Use Classification

The Existing Land Use map (see **Figure 9.1**) was created using digital parcel data from the Pierce County Land Information Department and tax roll data from the Pierce County Treasurer and Town Assessor. The land use classifications are based on the assessment code given to each parcel in the tax roll data and are detailed in Wis. Stats. §70.32(2)a. Some parcels are not included in the tax roll and were not assessed, for those parcels aerial images were used to interpret the appropriate land use. The following land use classifications are included on the Existing and Future Land Use maps:

- **Residential:** Parcels of untilled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located and which is not otherwise classified. Parcels of land that were assessed residential do not contain any land

assessed as agricultural. Many of the larger parcels (over 4 acres) could also have a significant amount of forest or undeveloped assessed acres.

- **Commercial:** Parcels used for commercial purposes; including wholesale and general retail, financial institutions, indoor recreation and entertainment, and gravel pits and landscape materials operations. Parcels with any commercial assessed property were entirely identified as commercial in order to make their appearance well known on the map. This means that commercial assessed land does not necessarily comprise the majority use on some of the parcels.
- **Industrial (Manufacturing):** Parcels used in manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. Manufacturing land uses also includes warehouses, storage facilities and office structures when the predominant use of the warehouses, storage facilities and offices is in support of the manufacturing property.
- **Agricultural:** Parcels, exclusive of buildings and improvements, which are devoted primarily to agricultural use. These areas include all land under cultivation for row crops and small grains, and livestock operations.
- **Undeveloped:** Parcels of land that include bog, marsh, lowland brush, and uncultivated land zoned as shoreland. The undeveloped class replaced the “waste/swamp” category in 2004. It includes all wetlands and areas with soils of the type identified on soil maps as mineral soils that are “somewhat poorly drained,” “poorly drained,” or “very poorly drained,” or “water,” and areas where aquatic or semi-aquatic vegetation is dominant. Undeveloped land also includes fallow tillable land, ponds, depleted gravel pits, and land that, because of soil or site conditions, is not producing or capable of producing commercial forest products. Parcels that are not assessed under any of the other categories or contain no structures were also labeled as undeveloped.
- **Forest:** Parcels that have any amount of land assessed as forest and do not contain any land assessed as residential, commercial, or agricultural. This category combines agricultural forest and productive forest land, which are both statutorily defined categories.
- **Institutional:** Parcels owned/used by a school district, or churches and cemeteries.
- **County-owned:** Parcels owned/used by Pierce County.
- **State-owned:** Parcels owned/used by the State.

Land Supply

According to the Program on Agricultural Technology Studies, farms and forests continue to dominate Wisconsin despite population growth and development pressures. In 2005, more than four out of every five acres of private land was either covered in forest or used for agricultural production. In contrast, developed lands, including residential, commercial, and manufacturing, accounted for only 9% of all private lands. Although farmland and forest lands are on the decline, development is not entirely making up the difference. Of the land that was taken from farmland and forest lands, about half was developed, leaving the other half as fallow, undeveloped ground. In recent years, Wisconsin has developed a number of policies in

order to preserve these working lands. Use-value assessment or land-use taxation has been a main component of this. Over the past six years, farmland has been assessed by its value in production, and not its value on the open market.

The Town of Clifton, like most rural municipalities, has an abundance of available land. The supply of land to support development is based on several factors including physical suitability, local and county regulations, and community goals. Intergovernmental agreements and annexations also become considerations when looking at the available land supply at the community level. However, there are a handful natural and man-made factors that influence development.

Equalized Value Assessment

Equalized Value Assessment is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full (fair market value). Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The DOR determines the equalized value (Source: 2005 Guide for Property Owners, DOR).

Table 9.2 displays equalized values for the Town of Clifton and for Pierce County as a whole. The accelerated growth combined with inflation indexes for the period of 1980-2003 has seen equalized values in Clifton increase by over 480% as opposed to the Pierce County increase of about 360%.

Table 9.2: Equalized values

	1980	1990	1999	2000	2001	2002	2003
Town of Clifton	\$45,657,200	\$56,183,300	\$130,736,500	\$141,504,400	\$170,463,400	\$202,539,400	\$218,998,200
Pierce County	\$655,197,100	\$783,354,600	\$1,527,493,000	\$1,712,952,700	\$1,930,160,700	\$2,087,036,400	\$2,350,360,800

Source: Wisconsin Department of Revenue

Existing Population Densities

Pierce County had an overall density of 30 people per square mile in 2000 while the Town of Clifton has seen a 48% increase in population density since 1990 to an average of 48 people per square mile. Individual town densities in Pierce County vary greatly due to varied rural and suburban characters and location to urban centers.

Table 9.3: Population densities

	Town Population Change 1990-2000				Population Per Square Mile (2000)	Percent of 2000 Population That Changed Residence Since 1995		
	Pop. 1990	Pop. 2000	Net Change	Percent Change		Diff. House	Diff. County	Diff. State
Town of Clifton	1,119	1,657	538	48.1%	48	32.4%	21.6%	15.3%
Pierce County	14,891	16,701	1,810	12.2%	30	29.8%	16.3%	11.6%

Source: Wisconsin Department of Revenue

Zoning Districts

The Pierce County Zoning Ordinance outlines permitted uses, lot density, setbacks, design standards, etc. The Pierce County Code of Ordinances contains the Zoning Ordinance which regulates development in the Town. See **Figure 9.2** for the Zoning Districts in effect, and their location in the Town of Clifton. The following zoning districts are located throughout the county:

- **Exclusive Agriculture (EA):** This district protects the agricultural industry from scattered non-agricultural development that may displace agricultural uses. The district is not intended to accommodate future non-agricultural growth. This district is intended to help implement the Pierce County Farmland Preservation Plan. Further, it is intended to meet the provisions of the Wisconsin Farmland Preservation Program, as specified in Chapter 91, Wis. Stats., and thereby establish eligibility for tax credits to farm owners as provided in Chapter 91, Wis. Stats.
- **Primary Agriculture (PA):** This district maintains, preserves, and enhances prime agricultural lands historically utilized for crop production but which are included in the EA District. This district is also intended to provide farmland owners with additional management options by allowing limited residential development but with residential density limits set to maintain the rural characteristics.
- **Agricultural-Residential (AR):** This district provides for the continuation of agricultural practices in areas of the county which have historically been devoted to farm operations while providing locations for rural housing opportunities without public sewer and certain recreational and other non-residential uses.
- **Rural Residential 20 (RR-20):** This district provides for the densest residential development in the unincorporated areas of the county. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such density of development is compatible with surrounding land uses. The district is intended to enhance residential areas by restricting non-residential development.
- **Rural Residential 12 (RR-12):** This district provides for the densest residential development in the Riverway District along the St. Croix River. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended to enhance residential areas by restricting nonresidential development.

- **Rural Residential 8 (RR-8):** This district provides for residential development. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended to enhance residential areas by restricting nonresidential development.
- **General Rural Flexible (GRF):** This district provides for the residential development and others residential uses. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended for residential areas that are less restrictive and allow for certain permitted commercial activities.
- **General Rural (GR):** This district provides for the residential development and other residential uses. The district is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such a density of development is compatible with surrounding uses. The district is intended to enhance residential areas by restricting nonresidential development.
- **Light Industrial (LI):** This district provides primarily for production, processing, and assembly plants that are operated so that noise, odor, dust, and glare from such operations are completely confined within an enclosed building. Traffic generated by these industries should not produce the volume of traffic generated by heavy industrial uses. The district is also designed to accommodate warehouse and limited commercial uses.
- **Industrial (I):** This district is established for the purpose of allowing those industrial uses that are more intensive than those uses allowed in the Light Industrial (LI) district. The purpose of this district is to accommodate a heavy volume of traffic, the potential need for rail access to parcels and the presence of noise and other factors that could pose a nuisance in other districts. The intensity and use of land as permitted in this district is intended to facilitate the total range of industrial uses.
- **Commercial (C):** This district provides for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods as well as the entire County. The purpose of the district is to provide sufficient space in appropriate locations for certain commercial and other non-residential uses while affording protection to surrounding properties from excessive noise, traffic, drainage, or other nuisance factors.
- **Shoreland-Wetland (S-W):** This district preserves, protects and enhances the county's wetland which are located in shoreland areas; to protect watercourses and navigable waters and the public rights therein; to maintain the purity of water in lakes and streams and prevent pollution thereof; and to protect spawning grounds, fish and habitats for wild flora and fauna. Furthermore, this district prevents the changing of the natural character of wetlands.

Future Land Use

To adequately plan for the future growth, a community must be aware of what its future needs will be in terms of additional land. The projection of land use needed is based upon several factors, including: historical community growth trends (**Table 2.1**), population forecasts, anticipated economic and land use trends, and several assumptions. Forecasting is an inexact process. Since a number of outside factors affect the rate of growth of a community, assumptions and the resulting forecasts can only be used as a flexible tool for charting future courses of action. Given the above limitations, a simple method of forecasting will be used to arrive at future land needs.

As shown in **Table 9.4**, the Town experienced a high development volume from 1997-2005. Beginning in 2006, the construction values and permit volumes decreased significantly.

Table 9.4: Land Use Permit Applications – Town of Clifton (1994-2009)

<i>Year</i>	<i>Const. Value</i>	<i>Dwelling</i>	<i>Add</i>	<i>Utility</i>	<i>Add-Util.</i>	<i>Garage</i>	<i>Mobile</i>	<i>Busin.</i>	<i>Misc.</i>	<i>Total</i>
1994	\$1,605,300	14	4	3	0	4	1	0	3	29
1995	\$2,122,400	15	5	55	1	4	2	0	2	84
1996	\$3,222,500	20	4	10	1	6	0	2	3	46
1997	\$5,713,660	34	9	7	2	1	0	3	7	63
1998	\$4,308,200	23	8	11	1	7	0	1	4	55
1999	\$6,682,500	28	9	13	1	8	0	0	6	65
2000	\$5,183,485	24	3	16	0	7	0	2	1	53
2001	\$7,826,391	33	12	11	1	6	0	1	1	65
2002	\$7,444,828	34	6	4	1	6	0	0	0	51
2003	\$9,519,338	34	15	12	2	13	0	1	3	80
2004	\$5,521,000	18	14	9	0	5	0	3	1	50
2005	\$8,200,470	28	11	9	1	5	0	0	0	54
2006	\$3,455,500	13	13	5	0	4	0	3	0	38
2007	\$2,825,810	9	5	11	0	6	0	1	10	42
2008	\$1,140,000	4	11	9	0	5	0	0	5	31
2009	\$300,000	1	14	0	0	0	0	0	4	19

Source: Pierce County

Future Land Use Projections

One method that can be used to estimate future land needs is to look at the change in land uses from 2002-2005. Assuming that growth will continue as in the past the percent changes in land use can be used to forecast the amount of land needed in the future for each classification. For the purposes of this plan, the percent change in land area will be used to forecast the amount of land needed in five-year increments for the next 20 years.

As noted previously, caution should be given as the DOR has periodically switched the way that they have reported certain land classifications over the years. These changes can make it difficult to forecast the future land needs of the community.

Land Use Demand

As development pressures increase, the demand for developable land also rises. An analysis of building trends in the Town of Clifton from 1980 to 2005 indicates that approximately 1,700 acres of prime farmland was converted out of an agricultural use and into residential use during that 25-year period. Based on growth and housing projections provided by the State's Demographic Service Center, the Town of Clifton may need to accommodate over 1,400 acres of new residential development over the next 25 years based on current zoning densities. In addition to this residential demand, the Wisconsin DOT has expressed interest in maintaining a commercial corridor along STH 29 extending from the Hwy 10 intersection in Prescott a distance of about 2 miles to the vicinity of the light industrial park (LI) located at that location.

Table 9.5 details the Town's forecasted future land area needed per land use classification as included in the *Pierce County Comprehensive Plan* (2009). Land use projections represented are generalized growth scenarios based on state projections and current densities.

The calculations are based on the following assumptions:

- Wisconsin DOA Population and Housing Growth Projections
- Residential Density based on number of housing units per acre, 2000
- Commercial and Industrial Uses are based on the 2000 ratio to residential development

Table 9.5: Forecasted future land area needed per land use classification

	<i>Forecasted Acres (2010)</i>	<i>Forecasted Acres (2015)</i>	<i>Forecasted Acres (2020)</i>	<i>Forecasted Acres (2025)</i>
Residential	375	345	345	340
Commercial	45	41	41	41
Manufacturing	0	0	0	0
Agricultural	12,874	12,529	12,184	11,844

Source: Pierce County

Development Limitations

Development should only take place in suitable areas, which is determined by several criteria, including: a community's vision statement, land use goals and policies, surrounding uses, special requirements of the proposed development, the ability to provide utility and community services to the area, transportation and economic development factors, cultural resource constraints, and various physical constraints.

See **Figure 9.3** for development limitations within the Town of Clifton. The following is a review of the physical development limitations discussed in the Agricultural, Natural and Cultural Resources Element.

Slope Limitations

Slope is an important limitation to consider since it is a measure of how steep land is. Problems for development are usually associated with areas having little or no slope (due to potential drainage problems) and areas with extreme slope (because of erosion and other factors). In general, areas with slopes under 20% are best suited for development.

Soil Limitations

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Pierce County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Septic Limitations

The engineering interpretations in the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors. The limitations apply to domestic sewage disposal systems; primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated.

Due to data constraints and inaccuracies, the soil and septic limitations for the Town of Clifton are not mapped. The data only factors in the construction of traditional building designs and septic systems.

Bedrock Depth

The bedrock depth is an important factor that influences other limitations such as those pertaining to septic tanks and building foundations and the construction of larger, community-based infrastructure facilities. Bedrock that is too close to the surface not only hampers the absorption of surface water by the soil, but it poses an obstacle to construction (See **Figure 6.3**).

Future Land Use Map

A Future Land Use map is a community's visual guide to future planning. It is meant to be a map of what the community would like to happen. The map is not the same as a zoning map or an official map and is not a prediction of the future. The preferred land use map brings together most if not all of the elements in the comprehensive plan (see **Figure 9.4**).

Future Planning Areas

The Future Land Use map contains six Planning Areas. These areas, if developed, would be new development in the Town. The statements below describe why these areas were chosen and what type of development would be suitable.

Area 1

This area is within the City of River Falls' Urban Area and Sewer Service boundaries. This area is planned for future residential development in order to be consistent with the City's land use plan and to provide for additional residential development in the area. The area is currently zoned General Rural Flexible-8 and there are some potential development limitations in and around this area due mostly to topography (see **Figure 9.3**). For those reasons, low density residential development would be encouraged in the future.

Area 2

This area is located in the northwest corner of the Town. It is currently zoned General Rural Flexible-8 and Rural Residential-12 and is partially within the St. Croix Scenic Riverway District. This area is planned for future residential development due to existing infrastructure and surrounding residential land uses.

Area 3

This area is located north of Kinnickinnic State Park and currently occupied by the Clifton Hollow Golf Club. It is currently zoned Rural Residential-8 and is a commercial land use. This area is currently surrounded to the west and north by residential land uses and would be desirable for future residential development if the golf course was no longer in operation. This area is planned for future residential development due its proximity to existing infrastructure and surrounding residential land uses. The proximity to the State Park and existing open space in the area would support a conservation development in order to create a buffer between existing and future residences and the Park.

Area 4

This area is located south of Kinnickinnic State Park between the St. Croix River and 1250th St. It is currently zoned Rural Residential-8 and Rural Residential-12 and is partially within the St.

Croix Scenic Riverway District. This area is planned for future residential development due to its proximity to existing infrastructure, low soil capabilities for agricultural uses (see **Figure 6.8**), few development limitations, and surrounding residential land uses.

Area 5

This area is located just south of **Area 4** and is bordered by CTH F to the east. It is currently zoned Planned Residential Development, Rural Residential-8, and Rural Residential-12 and is partially located in the St. Croix Scenic Riverway District. This area is planned for future residential development due to the existing zoning, proximity to existing infrastructure, few development limitations, and surrounding residential land uses.

Area 6

This area is located in the southwest corner of the Town and is bordered by the City of Prescott and the Town of Oak Grove to the south. It is currently zoned General Rural Flexible-8. This area is planned for future commercial development in order to be consistent with the City and Town land use plans. WisDOT has future plans to upgrade STH 29 to a four-lane highway; creating a major intersection with CTH F. The increased access and visibility and proximity to existing infrastructure and surrounding residential land uses would create a viable commercial corridor in the Town.

Existing and Potential Land Use Conflicts

There are a variety of land uses that can potentially cause land use conflicts. One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations. Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However conflicts can arise from more than agricultural or residential situations:

- Landfills or waste facilities
- Jails or prisons
- Halfway houses or group homes
- Airports, highways, rail Lines
- Low-income housing
- Strip malls and shopping centers
- Cell towers, electrical transmission Lines
- Wind farms
- Large livestock operations
- Gravel pit/quarry operations
- Industrial or manufacturing operations

Private Property Rights

The intent of this Plan is to respect private property rights by showing the entire planning process and making the rationale behind land use decisions transparent to the public. If a landowner disagrees with the Existing Land Use map, Future Land Use map, or any other part of this Plan, they have the right to petition the Town and the County to amend the document. Any amendments would occur through a public process, possibly including a public hearing (see Implementation Element).

Goals and Implementation

Goal: Guide new development and redevelopment of existing properties for such uses as agricultural, residential, commercial, industrial, recreational, conservancy and other public and private uses.

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Large amount of open land in the Town • Open land is a variety of acreages • Few current land uses and simple land use pattern • Zoning administered by Pierce County • County consultation with the Town if a land use/zoning change is requested • Majority of the respondents to the Town survey were in agreement with the existing land use pattern 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Coexistence of agricultural economics and non-agricultural land uses • Zoning administered by Pierce County • Town's topography may require increased engineering solutions and higher costs of development for proposed land uses • Types of land use permitted in the County that are not addressed by the Town's ordinances
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • "Mixed Use Zones" which allows differing but compatible land uses • Revise the Town's land use ordinances to reflect the desired land use pattern • Development of educational programs regarding land use • Achieve the land use goals of the Town by implementing the Plan • Provide for the public to have input on the future of the Town • Identify natural constraints for future development proposals 	<p>THREATS</p> <ul style="list-style-type: none"> • Town board members that do not empathize with the needs of the agricultural land uses • County discontinues its policy of consulting with the Town if a zoning change is requested • Town does not develop a land use plan that anticipates future growth • Future land use proposals are not consistent with the plan • Proposed land uses ignore the natural constraints of the land • Diminished land values

Implementation (Policies and Programs):

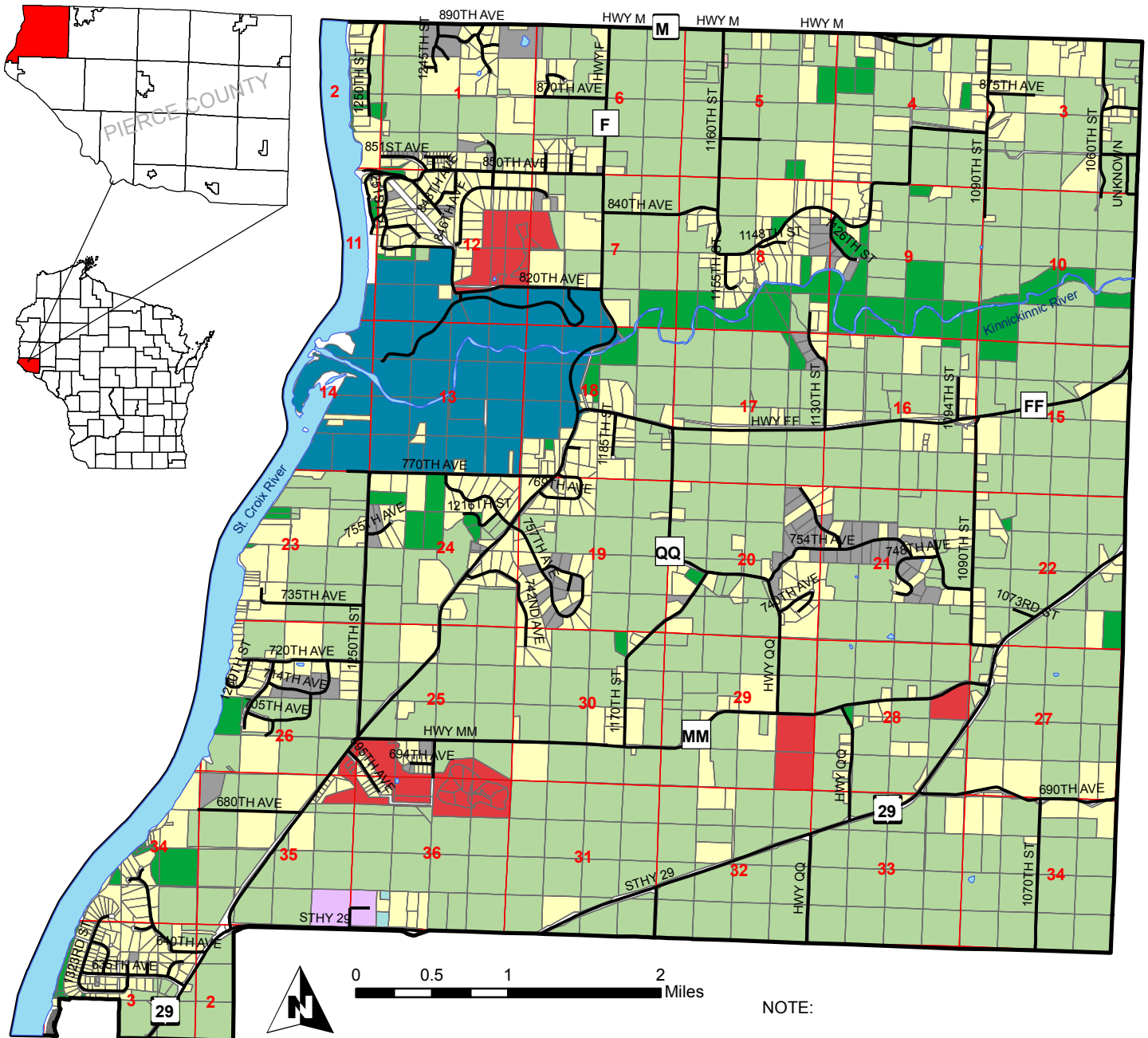
1. Reduce the potential for conflicts between land uses and land owners, requiring the proposing developer to create a buffer, the depth, configuration, and planted with appropriate vegetation, as determined by the Town of Clifton.
2. Adjacent land owners will comply with the fencing law of Wisconsin.
3. Develop a Transportation Plan (vehicular and pedestrian), shall consult the approved plan when reviewing any new development in the Town, and shall require the developer to include segments located within the development to be included in the master plan for the development and to set aside easements for the building of the sections.
4. Revise the Town Subdivision Ordinance to include provisions for Planned Residential Developments (PRD), Planned Unit Developments (PUD), Purchase of Development Right Programs (PDR) and Transfer of Development Rights Programs (TDR).
5. Encourage development proposals that include the preservation of productive farmland and to developments that include elements that support and enhance the local agricultural economy.
6. Encourage development proposals that protect the environmental and cultural resources of the town through easements and conservancy areas.
7. Work with Pierce County to develop and maintain its codified ordinances, including the Comprehensive Zoning Ordinance, to support the approved Comprehensive Plan of the Town of Clifton.



Manion Property – Kinnickinnic River Land Trust, Source: Kinnickinnic River Land Trust, ©Burt Levy

Figure 9.1: Existing Land Use

Town of Clifton, Pierce County, Wisconsin



Town of Clifton	Residential	Forest
Sections	Commercial	Institutional
Parcels	Industrial	State-owned
	Agricultural	County-owned
		Undeveloped

NOTE:

This map was created using assessment codes for each property according to the Pierce County Tax Roll and by using 2007 aerial photographs from the Pierce County Land Information Department.

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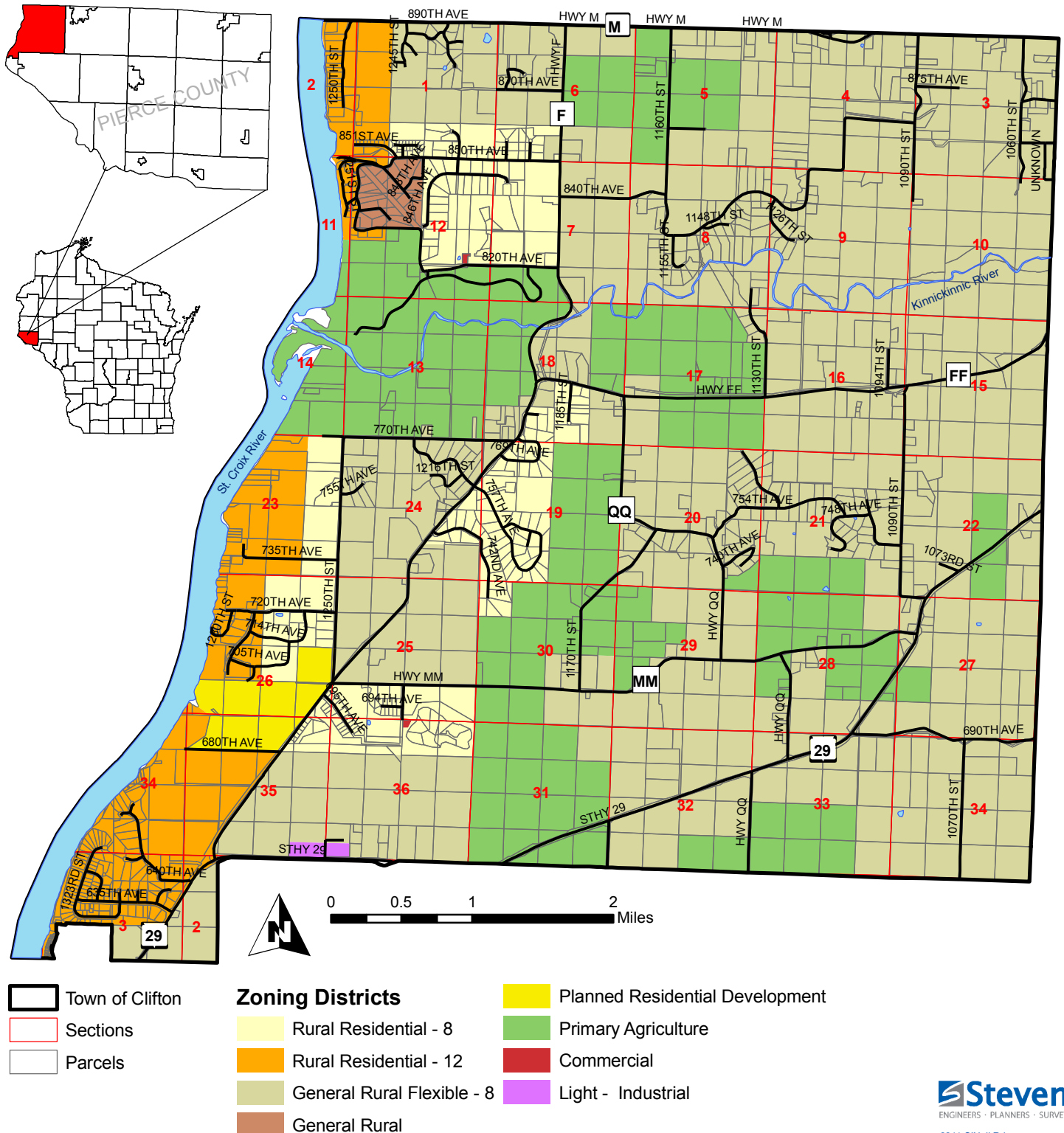
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November 2010

Figure 9.2: Zoning Districts

Town of Clifton, Pierce County, Wisconsin



Town of Clifton, Pierce County, Wisconsin



Town of Clifton, Pierce County, Wisconsin



A Future Land Use map is a community's guide to future planning. It is meant to be a map of what the Town would like to see happen. It is not the same as a zoning or official map, and is not a prediction of the future. Potential Areas of Land Use Conversion are areas guided for potential change from the existing land use as shown on the Existing Land Use map. The Planning Areas are further described in the Land Use Element.

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IMPLEMENTATION

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan.

A comprehensive plan under this subsection shall be updated no less than once every 10 years.

§ 66.1001(2)(i), Wis. Stat.

Introduction

This element should be looked at as a “To-Do” list which compiles all the elements together and gives the plan some “teeth.” The implementation element gives decision makers, landowners, non-profit organizations, and others the ability to turn a plan into action.

Plan Adoption

As stated in the Public Participation Plan, the adoption of the *Town of Clifton 2030 Comprehensive Plan* involves the consent of the Plan Commission, the Town Board, and the public. By adopting this plan, the entire Town of Clifton recognizes its commitment to uphold the plan and ensure the implementation of the goals, objectives, policies, and programs that were developed in the plan.

Plan Monitoring, Amendments, and Update

It is the major function of the Town of Clifton Plan Commission to prepare and amend the comprehensive plan as well as coordinate and oversee that the implementation measures are accomplished. Because the comprehensive plan addresses many different areas of the community, the plan commission cannot control implementation without assistance from the entire community. As identified in the Implementation Matrix, the specific implementation activities have been delegated to the Plan Commission and Town Board.

Plan Monitoring

Once adopted, all land use actions must be consistent with the Town of Clifton Comprehensive Plan. In order to achieve this, the Town should evaluate decisions regarding development,

public investments, regulations, incentives, and other actions from the goals, policies, and programs of the Town of Clifton Comprehensive Plan.

Plan Amendments

Amendments to be made following the adoption of the *Town of Clifton 2030 Comprehensive Plan* are generally defined as minor or major. Minor amendments are generally limited to changes to maps or general text. Major amendments are defined as any change to the goals, objectives, policies, programs, or the Future Land Use Map. Major amendments will require at a minimum a public hearing to gather input from the community. Any amendment to the Town of Clifton Comprehensive Plan must be adopted by ordinance.

Plan Updates

The State requires that comprehensive plans be updated no less than once every ten years. Compared to an amendment, an update involves a significant change of the text and maps. Because the Town of Clifton Comprehensive Plan relied heavily on the 2000 Census, much of the data collected is already out-of-date. In order to keep the demographic and projection data up-to-date, these statistics should be updated immediately after every United States Census Report. These updates should be made in addition to the required ten-year updates to spread out the workload.

Consistency among Plan Elements

The State Comprehensive Planning statutes require plans to describe how each of the elements of the comprehensive plan will be integrated and made consistent with each other. Because the Town of Clifton conducted a SWOT Analysis for each element, the Plan Committee was able to compare the results of each element to each other to ensure consistency among the beliefs reflected in the goals, objectives, policies, and programs.

Implementation Toolbox

The following list contains specific methods of implementation that could be available to the Town of Clifton:

Zoning Ordinance

The idea of zoning is to separate incompatible land uses. It addresses use, bulk, and density of land development. A general zoning ordinance is probably the most common implementation tool. There are many different types of zoning.

Zoning in the Town of Clifton is regulated by the Pierce County Zoning Ordinance, which is found within the Pierce County Code of Ordinances.

Subdivision Ordinance

State subdivision regulations provide minimum standards and procedures for dividing and recording parcels of land in a community. State agencies are authorized to review and object to local subdivisions on the basis of minimum requirements for sanitation, street access and platting. Wisconsin counties, towns, cities, and villages are also authorized to adopt local land division ordinances that are more restrictive than state subdivision standards. These ordinances often focus on the design and physical layout of a development and may require developers to provide public improvements such as roads, utilities, landscaping or signage. Together with zoning, which focuses on the uses of land in a community, land division and subdivision regulations help to control the physical layout and quality of new developments.

Eminent Domain

Eminent domain allows government to take private property for public purposes, even if the owner does not consent, if the government compensates the property owner for their loss. Local governments may use eminent domain to acquire critical natural resource lands.

Conservation Subdivision Design

A conservation design (cluster development) is a type of “Planned Unit Development” in which the underlying zoning and subdivision ordinances are modified to allow buildings (usually residences) to be grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development provides great flexibility of design to fit site-specific resource protection needs. Conservation design creates the same number of residences under current community zoning and subdivision regulations or offers a density bonus to encourage this type of development. There is a savings in development costs due to less road surface, shorter utility runs, less grading and other site preparation costs. Municipalities also experience lower long-term maintenance costs for the same reasons. The preserved land may be owned and managed by a homeowners association, a land trust or the municipality.

Conservation Easements

A conservation easement is an incentive-based legal agreement that is voluntarily placed on a piece of property to restrict the development, management, or use of the land in order to protect a resource or to allow the public use of private land as in the case of a trail or water access.

Purchasing of Development Rights (PDR)

Purchasing development rights is an incentive based, voluntary program with the intent of permanently protecting productive, sensitive, or aesthetic landscapes, yet retaining private ownership and management. A landowner sells the development rights of a parcel to a public

agency, land trust, or unit of government. A conservation easement is recorded on the title of the property that limits development permanently. While the right to develop or subdivide that land is permanently restricted, the land owner retains all other rights and responsibilities with that land and can use or sell it for purposes allowed in the easement. PDR programs and conservation easements do not necessarily require public access, though it may be granted as part of the agreement or be a requirement of the funding source.

Transfer of Development Rights (TDR)

Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. While the seller of development rights still owns the land and can continue using it, an easement is placed on the property that prevents further development. A TDR program protects land resources while at the same time providing additional income to both the landowner and the holder of the development rights.

Traditional Neighborhood Design (TND)

The Wisconsin Comprehensive Planning law defines Traditional Neighborhood Development (TND) to mean: A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets, and lanes designed for pedestrians as well as vehicles. Residents have the option of walking, biking, or driving to places within their neighborhood. Potential future modes of transit are also considered during the planning stages. Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space such as plazas, greens, parks, and squares enhances community identity and value. Such neighborhoods allow the efficient use of public resources and can help preserve the historic and architectural character of the community.

Planned Unit Development (PUD)

The term Planned Unit Development (PUD) is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus fixing the type and location of uses and buildings over the entire project. Potential benefits of a PUD include more efficient site design, preservation of amenities such as open

space, lower costs for street construction and utility extension for the developer and lower maintenance costs for the municipality.

Overlay Zoning

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across the base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

The St. Croix Riverway District is an example of an overlay zone in effect in the Town and is required by NR 118 for any areas within the Lower St. Croix National Scenic Riverway. The regulations are found in Ch. 239 of the Pierce County Code of Ordinances.

Density Bonuses

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increasing development density may allow for increases in developed square footage or increases in the number of developed units. This tool works best in areas where growth pressures are strong and land availability is limited or when incentives for attaining the goals outweigh alternative development options.

Official Maps

These maps can show existing and planned public facilities among other things. They can also be used to restrict the issuance of building permits within the limits of the mapped area; often by depicting classes of land.

Comprehensive Planning

A comprehensive plan is the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations and/or tables) goals, policies and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water.

Economic/Environmental Impact Analysis

Growth has often been viewed as healthy and desirable for communities because it often leads to additional jobs; increased income for residents; a broader tax base; and the enhancement of cultural amenities such as libraries and parks. But growth may also be accompanied by costs such as increased fiscal expenditures for necessary public services and infrastructure, traffic

congestion, consumption of local natural resources, loss of open space and unique cultural attributes. Also, development decisions are too often made without a sufficient understanding of the consequences of those decisions on overall community well-being. An economic or environmental impact analysis is conducted to slow down the development process and look at all the consequences that could result.

Impact Fees

An impact fee is a financial tool used to subsidize anticipated capital improvements associated with new development. Impact fees enable cities, villages and towns to shift a proportionate share of the capital cost of public facilities serving new developments to developers (Wis. Stat. 66.0617). They also serve to bridge the gap between limits on traditional funding sources, such as property taxes and state or federal aids, and the high cost of new development.

Tax Increment Financing (TIF)

Wisconsin's Tax Incremental Finance (TIF) program was approved in 1975. The purpose is to provide a way for a city, village, or town to promote tax base expansion through its own initiative and effort. As of October 1, 2004 towns were added to the TIF Program. Town projects aimed at agricultural, forestry, manufacturing or tourism improvements that would otherwise not have been initiated due to limited funds are eligible for the TIF Program. Any changes to the State Statutes regarding Town TIF Districts will be incorporated in the plan.

When a TIF District is created the aggregate equalized value of taxable and certain municipal-owned property is established by the Dept. of Revenue. This is called the Tax Incremental Base. The town then installs public improvements and property values grow. Taxes paid on the increased value are used to pay for projects undertaken by the town; this is the tax increment. It is based on the increased values in the TID and levies all of the taxing jurisdictions that share the tax base.

Implementation Matrix

The implementation schedule provided in this element is a listing of all the policies and programs (or activities) that need to be completed in order to implement the goals of this comprehensive plan. The potential groups to implement have been suggested, however it may be the desire of these groups to form subgroups, task forces, or utilize other citizen participation methods to complete the tasks and encourage opportunities for public involvement.

Table 10.1: Comprehensive Plan Implementation Matrix

Element	Proposed Action(s)	Potential Groups to Implement	Proposed Completion Date	Current Status
Issues and Opportunities	Encourage landowner participation in the preservation and conservation programs available to Town landowners	Town Board and Plan Commission	Ongoing	
Issues and Opportunities	Update land use-related ordinances after Comprehensive Plan adoption	Town Board and Plan Commission	Within 3 years after plan adoption	
Issues and Opportunities	Establish communication with the Cities of River Falls and Prescott concerning infrastructure and utility expansions	Town Board and Plan Commission	Ongoing	
Housing	Schedule the review of housing stock in the Town	Town Board and Plan Commission	Every 5-10 years	
Housing	Administer notices to enforce the Town's Public Nuisance Ordinance	Town Board and Plan Commission	Ongoing	
Housing	Monitor lot availability in the Town	Town Board and Plan Commission	Ongoing	
Housing	Modify the Town's Subdivision Ordinance to include desired residential development types	Town Board and Plan Commission	Within 3 years after plan adoption	
Housing	Review the Town's Subdivision Ordinance for possible inclusion of conservation residential development standards	Town Board and Plan Commission	Within 3 years after plan adoption	
Transportation	The Town will continue to work with Pierce County and the State on development of roadway design standards, revising them as needed, and improvement of roadways within all three jurisdictions	Town Board and Plan Commission	Ongoing	
Transportation	The Town will continue its program of developer impact fees for the development, improvement, and maintenance of roadways that are within the Town's jurisdiction	Town Board and Plan Commission	Ongoing	
Transportation	The Town will plan, as part of an overall Recreational Development Plan, a system of hiking and cycling trails in the Town	Town Board and Plan Commission	Within 2 years after plan adoption	
Transportation	The Town will require, as part of subdivision and developer's agreements the designation of easements for the purpose of hiking and cycling trails	Town Board and Plan Commission	Within 2 years after plan adoption	
Utilities and Community Facilities	The Town will require developers of tracts exceeding 120 acres of residential development, or 20	Town Board and Plan Commission	Ongoing	

	acres of commercial/industrial development, or as deemed necessary by the Town, to either develop sewerage treatment and potable water treatment systems on-site or connect to city systems			
Utilities and Community Facilities	The Town will continue to contract with Pierce County for providing services such a snow plowing, road maintenance and other services necessary to maintain the infrastructure of the Town	Town Board and Plan Commission	Ongoing	
Utilities and Community Facilities	The Town will continue to monitor the proposal(s) for high speed internet coming before Pierce County and will support that which is the most promising and the most realistic	Town Board and Plan Commission	Ongoing	
Utilities and Community Facilities	The Town will continue to support and review agreements with the service providers to provide the required basic services to its residents	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Encourage development which maximizes environmental protection	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Minimize the impact of development on environmentally sensitive areas such as excessive slopes, waterways, and wetlands; setting them aside for protection in addition to the open space requirements of cluster subdivisions	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Encourage the use of conservation easements to protect environmentally sensitive areas	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Educate the general public, landowners, and developers in policies which affect land use and site alteration, and propose alternative solutions	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Consider the development of a trail network on public lands or rights-of-way	Town Board and Plan Commission	Within 2 years after plan adoption	
Agricultural, Natural and Cultural Resources	Encourage developers to create access to natural resources	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Continue to work with Pierce County and the Wisconsin DNR as they administer the Lower St.	Town Board and Plan Commission	Ongoing	

	Croix Riverway Zoning Ordinance			
Agricultural, Natural and Cultural Resources	Save large tracts of farmland by discouraging residential subdivision development on productive agricultural land	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Continue to protect large tracts of agricultural land by allowing those areas to be sending areas in the Transfer of Development Rights Program	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Encourage the cluster subdivision approach in the Town's subdivision ordinance which allows for maximum open/green space	Town Board and Plan Commission	Within 3 years after plan adoption	
Agricultural, Natural and Cultural Resources	Encourage the use of combined wastewater treatment systems in cluster subdivisions in lieu of unregulated individual systems	Town Board and Plan Commission	Ongoing	
Agricultural, Natural and Cultural Resources	Support and encourage local groups and organizations that promote our cultural resources and provide educational services to the public	Town Board and Plan Commission	Ongoing	
Economic Development	Development proposals for commercial and industrial land uses will be reviewed for consistency with the Town's approved Comprehensive Plan	Town Board and Plan Commission	Ongoing	
Economic Development	No large scale commercial or industrial will be approved for occupancy if it does not have the necessary utilities installed before occupancy of the developed facilities is requested	Town Board and Plan Commission	Ongoing	
Economic Development	All large scale commercial or industrial development must be located within the Extraterritorial Zoning Districts of the City of Prescott or the City of River Falls and these cities shall have approved the extension of the necessary utilities before development activities can begin	Town Board and Plan Commission	Ongoing	
Economic Development	The Town will encourage commercial and industrial uses that are compatible with and part of existing farm operations	Town Board and Plan Commission	Ongoing	
Economic Development	The Town will encourage diverse agricultural operations	Town Board and Plan Commission	Ongoing	
Intergovernmental Cooperation	Sharing services and resources when it is possible and feasible for	Town Board and Plan Commission	Ongoing	

	the Town of Clifton and neighboring governmental and non-governmental units			
Intergovernmental Cooperation	Establish agreements with adjacent municipalities that will benefit all parties involved	Town Board and Plan Commission	Ongoing	
Intergovernmental Cooperation	Encourage adjacent governmental units to adopt and implement compatible and possibly consistent development patterns, development standards, policies and review practices	Town Board and Plan Commission	Ongoing	
Intergovernmental Cooperation	Initiate and promote open communication between neighboring units of government	Town Board and Plan Commission	Ongoing	
Intergovernmental Cooperation	Actively participate in the Pierce County planning and land use decision making processes	Town Board and Plan Commission	Ongoing	
Intergovernmental Cooperation	Explore and initiate processes, actions and venues for better distribution of the Town of Clifton events, procedures and operations	Town Board and Plan Commission	Within 2 years after plan adoption	
Land Use	Reduce the potential for conflicts between land uses and land owners, by requiring the proposing developer of a parcel or parcels to create a buffer, the depth as determined by the Town of Clifton, and planted with appropriate vegetation, as determined by the Town of Clifton	Town Board and Plan Commission	Within 3 years after plan adoption	
Land Use	Adjacent land owners shall comply with the fencing law of Wisconsin	Town Board and Plan Commission	Ongoing	
Land Use	Develop a Transportation Plan (vehicular and pedestrian), shall consult the approved plan when reviewing any new development in the Town, and shall require the developer to include segments located within the development to be included in the master plan for the development and to set aside easements for the building of the segments	Town Board and Plan Commission	Within 2 years after plan adoption	
Land Use	Revise the Town Subdivision Ordinance to include provisions for Planned Residential Developments (PRD), Planned Unit Developments (PUD), Purchase of Development Right Programs (PDR) and Transfer of	Town Board and Plan Commission	Within 3 years after plan adoption	

	Development Rights Programs (TDR)			
Land Use	Encourage development proposals that include the preservation of productive farmland and to developments that include elements that support and enhance the local agricultural economy	Town Board and Plan Commission	Ongoing	
Land Use	Encourage development proposals that protect the environmental and cultural resources of the town through easements and conservancy areas	Town Board and Plan Commission	Ongoing	
Land Use	Work with Pierce County to develop and maintain its codified ordinances, including the Comprehensive Zoning Ordinance, to support the approved Comprehensive Plan of the Town of Clifton Code	Town Board and Plan Commission	Ongoing	

Resolution No. 02-2010

**RESOLUTION ADOPTING
WRITTEN PUBLIC PARTICIPATION PROCEDURES**

TOWN OF CLIFTON
Pierce County, Wisconsin

WHEREAS, the Town of Clifton is preparing a Comprehensive Plan under Wisconsin State Statute 66.1001, and;

WHEREAS, the Town of Clifton may amend the Comprehensive Plan, and;

WHEREAS, Wisconsin State Statute 66.1101 (4) requires a governing body of a local unit of government to adopt written procedures designed to foster public participation in the adoption or amendment of a comprehensive plan, and;

WHEREAS, the Town Plan Commission has prepared, publicly reviewed such written procedures, and recommended approval to the Town Board of the public participation plan entitled Town of Clifton: Comprehensive Planning Public Participation Plan, which is attached hereto and made part hereof, and;

WHEREAS, the Town of Clifton believes that regular, meaningful, public involvement in the comprehensive planning process is important to assure that the resulting Comprehensive Plan meets the wishes and expectations of the public.

NOW THEREFORE BE IT RESOLVED, the Town of Clifton Town Board officially adopts Town of Clifton: Comprehensive Planning Public Participation Plan.

Adopted this 1st day of June, 2010.

Approved:



LeRoy Peterson, Town Chairman

Attest:



Judy Clement-Lee, Town Clerk

TOWN OF CLIFTON:

**COMPREHENSIVE PLANNING
PUBLIC PARTICIPATION PLAN**

PURPOSE

In accordance with Wisconsin State Statute 66.1001 (4)(a):

“The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

COMPREHENSIVE PLAN COMMITTEE MEETINGS

The Town Board and Plan Commission has designated the Town of Clifton Comprehensive Plan Committee to develop and review the comprehensive plan. The Plan Commission will adopt the plan by resolution and petition the Town Board to adopt the plan by ordinance.

All meetings of the Town of Clifton Comprehensive Plan Committee will be posted in advance and open to the public in accordance with Wisconsin law. The agenda shall provide for comments from the general public.

PUBLIC PARTICIPATION METHODS

- **Comprehensive Plan Committee Meetings:** The Town of Clifton Comprehensive Plan Committee will develop the Comprehensive Plan. The Plan Committee may invite key citizens for specific issues and not require them to remain active members throughout the process. The planning consultant, Stevens Engineers, facilitates the meetings, provides background research, and writes the document. The Plan Committee decides what is included in the plan and approves the contents of the final document with ultimate adoption authority lying with the Town Board. All Plan Committee meetings are open to the public.
- **Open Houses / Public Comment Meetings:** In addition to participating in the regular meetings to develop the plan, the public will be invited to attend open houses or public comment meetings at key points in the planning process. At these meet-



Town of Clifton

*Pierce County,
Wisconsin*

ings a brief summary of the plan to date will be given and the public will be given an opportunity to comment on the plan. These meetings may take place at a regular Town Comprehensive Plan Committee, Plan Commission, or Town Board Meeting.

- **Written Comment:** The public is invited to provide written comments for the development of the comprehensive plan. The Plan Committee will accept written comments submitted to the Town Clerk. The Clerk will record the transmittal and forward copies of the comments to the Plan Committee for consideration.
- **Public Hearing:** A public hearing will be held in accordance with § 66.1001(4)(d) prior to the Town Board adopting the Comprehensive Plan.
- **Community Survey:** The Town will mail out a survey to all residents and/or property owners in the municipality or a statistically valid sample number of them. Residents and/or property owners will be asked a series of questions to determine their values, preferences, and opinions about the Town of Clifton. The Comprehensive Plan Committee will consider the survey results to develop the plan.
- **Newsletter:** A periodic newsletter may be distributed by local officials.
- **Newspaper:** The Town will send a press release to the area newspaper announcing all meetings of the Plan Committee and Plan Commission and meetings for public comment. In addition, the Town will periodically send a press release out on the progress of the plan. The local media will be encouraged to attend and report on what takes place during the comprehensive planning process.

PUBLIC ACCESS AND PUBLIC COMMENT ON DRAFT DOCUMENT

Wisconsin's open records law will be complied with in all cases. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Town Hall and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comment should be addressed to the Town Clerk who will record the transmittal and forward copies of the comments to the Plan Commission or Town Board for consideration.

The Town Board shall respond to written comments either individually or collectively by type of comments. Town Board responses may be in the form of written or oral communication, or by a written summary of the Town's disposition of the comments in the comprehensive plan.

PLAN COMMISSION ADOPTION OF PLAN BY RESOLUTION

The Town of Clifton Plan Commission may recommend the adoption or amendment of the comprehensive plan only by the adoption of a resolution by a majority vote of the entire Commission at a regularly scheduled and publicly noticed meeting of the Plan Commission in accordance with § 66.1001 (4)(b). The vote shall be recorded in the official minutes. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of the Comprehensive Plan.

DISTRIBUTION OF THE RECOMMENDED AND ADOPTED PLANS

In accordance with § 66.1001 (4), *Procedures for Adopting Comprehensive Plans*, one copy of the recommended and adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit;
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan;
- The Wisconsin Land Council;
- The Wisconsin Department of Administration;
- The Mississippi River Regional Planning Commission; and
- The public libraries that serve the Town of Clifton.

ADOPTION OF COMPREHENSIVE PLAN BY TOWN BOARD

After adoption of a resolution by the Town of Clifton Plan Commission, the Town Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. The hearing will be preceded by a Class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing;
- A summary, which may include a map, of the proposed Comprehensive Plan;
- The name of an individual employed by the Town of Clifton who may provide additional information regarding the proposed ordinance; and
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community and at the Town Hall. Written comments on the plan from members of the public will be accepted by the Town Board at any time prior to the public hearing and at the public hearing.

ADDITIONAL STEPS FOR PUBLIC PARTICIPATION

The Town of Clifton reserves the right to execute additional steps, means, or methods in order to gain additional public participation and /or additional understanding of the Comprehensive Plan and the process of its development and adoption. These optional steps may include, but are not limited to, informational memos, postcards, letters, posters, fliers, or website.

STATE STATUTES

Where there is a conflict with these written procedures and provisions of § 66.1001 (4), *Procedures for Adopting a Comprehensive Plan*, the state statutes shall apply.

Smart Growth Community Survey

Dear Neighbor:

As our community continues to grow in the years ahead, the goal of Clifton's Town Board is to protect and enhance the quality of life for people who live here. To do that, we have to establish priorities and develop a plan that allows us to achieve our goals — ***your goals*** — for future growth.

To make sure that our plans reflect what you want for your neighborhood, your family and all of the Town of Clifton, **we want to hear your views**.

The enclosed questionnaire explores some of the issues related to growth in Clifton and asks you to share your views on those issues. This information will be used as we set our goals and establish policies and regulations in the years ahead.

These questions will take about 15 minutes to complete, but they are an important investment in our future. All of the information you provide will remain strictly confidential, but our ability to plan for the future depends on help from people like you.

Won't you please take a few minutes right now to complete this questionnaire and return it to us in the postage-paid envelope provided?

Thank you in advance for your help. It will help us plan for a strong and healthy future in the Town of Clifton.

Sincerely,
Clifton Town Board

Instructions:

Please circle the number beside the word or phrase that best describes your answer. Do not skip any questions unless instructed to do so. Remember that your answers will remain confidential, but this information is necessary to plan for growth and change in our community.

Section I: Issues and Opportunities

1. Thinking about the Town of Clifton, overall, how would you rate the quality of life here? *(Circle one number)*

1. Excellent	2. Good	3. Fair	4. Poor	5. Not sure
33%	56%	8%	1%	2%

2. During the next five years, do you expect the quality of life in the Town of Clifton to improve, stay the same or worsen? *(Circle one number)*

1. Improve	2. Stay the same	3. Worsen	4. Not Sure
12%	57%	25%	6%

3. Listed below are several aspects of life in a community. For each one, please tell us whether you think that aspect of life here in the Town of Clifton needs a lot of improvement, a little improvement or no improvement at all.
(Circle one number for each item)

	Needs a lot of Improvement	Needs a little improvement	Needs no Improvement	No Opinion
a. Providing enough homes that people can afford to buy	10%	21%	59%	9%
b. Having enough parks and green space	17%	29%	48%	5%
c. Providing roads necessary to handle current and planned development	13%	39%	43%	4%
d. Having high-quality drinking water	10%	30%	50%	10%
e. Providing high-quality fire protection service	11%	32%	44%	14%
f. Providing high-quality schools	10%	26%	56%	9%

Section II: Planning for Growth

4. How much have you heard or read about issues related to our community's growth over the past year? Have you heard or read a great deal, a fair amount, just a little or nothing about issues related to growth? (*Circle one number*)

- 11% 1. Heard or read a great deal
29% 2. Heard or read a fair amount
43% 3. Heard or read just a little
17% 4. Heard or read nothing

5. Listed below are several types of growth that might occur in an area. Please tell us how strongly you generally support or oppose that type of growth for the Town of Clifton. (*Circle one number for each item*)

	Strongly Support	Somewhat Support	Somewhat Oppose	Strongly Oppose	No Opinion
a. New residential development that includes multi-family homes	3%	12%	25%	57%	2%
b. New residential developments that includes homes, but not multi-family homes	14%	34%	27%	20%	5%
c. More housing options for lower and moderate income families	6%	25%	21%	40%	7%
d. Encouraging new businesses to locate in the Town of Clifton	19%	30%	18%	27%	5%
e. Encouraging new businesses to locate nearby, but outside the Town of Clifton	22%	41%	12%	14%	11%
f. Expanding existing roadways	14%	36%	18%	23%	8%

6. Some people say that we must preserve the qualities that make our community special by limiting growth. Others say that growth is necessary for our economy and our current regulations are satisfactory. Which of these statements best describes your point of view? (*Circle one number*)

- 62% 1. We must preserve the qualities that make our community special by limiting growth.
33% 2. Growth is necessary for the economy and current regulations are satisfactory.
4% 3. I have no opinion one way or another.

7. Over the past five years, how much growth do you think the Town of Clifton has experienced? (*Circle one number*)

- 49% 1. A great deal of growth
43% 2. Some growth, but not a lot
2% 3. Almost no growth at all
7% 4. No opinion / Not sure

Section III: Housing

8. Based on what you see and hear, how do you feel about the supply of housing in the Town of Clifton in each of the following categories?

(Circle one number for each item)

	We need a lot more	We need a little more	We don't need any more	No opinion
a. Single-family homes for first-time buyers	4%	38%	49%	9%
b. Rental housing for families and young people	2%	12%	79%	7%
c. Moderately priced homes	10%	49%	35%	6%
d. Higher priced homes	6%	27%	58%	9%
e. Townhouses and duplexes	2%	11%	81%	6%

9. Some communities like ours are using "conservation subdivisions" as a means to allow some development while protecting rural settings. Conservation subdivisions are housing developments in a rural setting. They typically have compact lots and common open space, where the natural features of the land are maintained to the extent possible. Would you support conservation subdivisions in Town of Clifton if they were mandatory, would you support them if they were encouraged but not required or don't you think you would support conservation subdivisions for our area?

(Circle one number)

- 29% 1. Support mandatory conservation subdivisions
- 36% 2. Support encouraging conservation subdivisions but not requiring them
- 30% 3. Do not support conservation subdivisions
- 5% 4. No opinion

10. Which of the following statements best describes your opinion about the Town of Clifton? *(Circle one number)*

Would you say that:

- 44% 1. We should plan new neighborhoods with smaller lots, sidewalks and playgrounds even if it means that homes have to be built closer together.

Or would you say that:

- 56% 2. We should plan new neighborhoods with larger lots even if it means that more land will be used to build these neighborhoods.

Section IV: Agriculture, Natural and Cultural Resources

11. Overall, how would you rate the quality of the environment in the Town of Clifton. That is, the air quality and the quality of our streams? *(Circle one number)*

1. Excellent	2. Good	3. Fair	4. Poor	5. Not sure
37%	52%	7%	1%	3%

12. Would you say that this area has problems with groundwater quality, or do you think that we have no real problems with groundwater quality? *(Circle one number)*

35% **1. We have problems with groundwater quality**
24% **2. We don't have groundwater quality problems (Skip to Q. 22)**
41% **3. Not sure**

13. What do you think is/are the most effective thing(s) we can do to protect the groundwater in our area? (PLEASE CIRCLE NO MORE THAN TWO ANSWERS)

19% **1. Impose stricter regulations**
40% **2. Better enforcement of existing regulations**
43% **3. Provide educational materials to property owners**
12% **4. Not sure**

14. Would you support or oppose new regulations that would limit how close homes can be built to existing livestock operations? And, would you support or oppose new regulations that would limit how close homes can be built to existing crop operations? *(Circle one number for each item)*

	Support	Oppose	No opinion
Limit how close homes can be built to:			
a. Existing livestock operations	59%	22%	20%
b. Existing crop operations	45%	30%	26%

15. Do you think that existing farmland in Town of Clifton should be kept as farmland or do you think farmers should be able to use it for other purposes? *(Circle one number)*

46% **1. Kept as farmland**
40% **2. Used for other purposes**
14% **3. Not sure**

16. In planning for the future, which of the following initiatives do you think would be the most important steps we should take in our area to protect or improve the quality of our natural environment here in Town of Clifton. *(CIRCLE ALL THAT APPLY)*

- 26% 1. Investing more in maintaining our existing parks and open spaces
- 17% 2. Improving local services such as trash collection and snow plowing
- 25% 3. Stricter water-quality regulations
- 21% 4. Investing more in creating new parks and open spaces
- 45% 5. Providing more alternatives to protect agricultural land
- 61% 6. Preserving existing woodlands
- 55% 7. Preserving wetlands
- 57% 8. Preserving river corridors
- 30% 9. Better enforcement of existing laws and regulations
- 8% 10. Other (Please specify) _____
- 8% 12. None, our environment is fine the way it is
- 2% 13. Not sure

17. If these steps to improve our natural environment required increases in your taxes, would you support or oppose increases for the following?
(Circle one number for each item)

	Support	Oppose	No opinion
a. Investing more in maintaining our existing parks and open spaces	35%	49%	16%
b. Stricter water-quality regulations	42%	40%	18%
c. Investing more in new parks and open spaces	26%	58%	15%
d. More alternatives to protect agricultural land	44%	39%	17%
e. Preserving existing woodlands	60%	29%	11%
f. Preserving wetlands	53%	32%	14%
g. Preserving river corridors	57%	30%	12%
h. Better enforcement of existing laws, regulations	45%	33%	22%

18. Would you support or oppose the Town of Clifton developing a Transfer of Development Rights (TDR) program? A TDR program would not increase your taxes, but help the township conserve open space and agricultural land. The program would allow the township to identify areas in the township where land owners could sell some of their development rights (rights to subdivide their land) to another land owner who wanted to subdivide their land more than the current zoning would allow. Buyers and sellers of development rights would determine the value (pricing) of development rights.

- 35% 1. Support development of a Transfer of Development Rights Program
- 46% 2. Do not support development of a Transfer of Development Rights Program
- 19% 3. No opinion

Section V: Education

19. How would you rate the quality of education our local public schools provide children in our community? *(Circle one number)*

1. Excellent **2. Good** **3. Fair** **4. Poor** **5. Not sure**
22% **45%** 13% 3% 16%

20. Which of the following best describes your opinion about overcrowding in our public schools? *(Circle one number)*

5% **1. Local public schools are seriously overcrowded**
33% **2. Local public schools are somewhat overcrowded**
40% **3. Overcrowding is not a problem in our local public schools**
23% **4. No opinion**

Section VI: Land Use and Implementation

21. Please tell us how strongly you would agree or disagree with each of the following statements. *(Circle one number for each item)*

	Agree Strongly	Agree Somewhat	Disagree Somewhat	Disagree Strongly	No Opinion
a. We need to widen some of our streets and roads to ease traffic congestion	10%	29%	24%	32%	6%
b. We need to limit new home construction and business development in order to preserve farmland in our community.	35%	28%	19%	15%	2%

22. Which of the following two statements comes closest to your opinion?
(Circle one number)

Would you say that:

33% **1. We need to do a lot more to protect our local environment even if it means an increase in our taxes.**

Or would you say that:

67% **2. The quality of our local environment is very good, and we don't need to spend more on the environment.**

Section VII: Tell Us About Yourself

The following information is intended for statistical purposes only. All of the information you provide will remain strictly confidential.

23. What is your age?

1. 18 – 24
2. 25 – 34
3. 35 – 44
4. 45 – 54
5. 55 – 64
6. 65 or older

24. How many people live in your household?

_____ under 18 years
_____ 18 years or older

25. Which of the following categories best describes your current housing situation?
(Circle all that apply)

1. Homeowner
2. Renter
3. Farmland owner
4. Non-resident landowner

26. How long have you lived in the Town of Clifton? (Circle one number)

1. Less than 5 years
2. 5 to 10 years
3. 11 to 20 years
4. More than 20 years

Thank you very much for your help. Please return your completed survey in the postage-paid envelope provided.

Resolution No. 01-2010

RESOLUTION RECOMMENDING TOWN BOARD TO DEVELOP A
COMPREHENSIVE PLAN FOR THE TOWN OF CLIFTON

WHEREAS, the Town of Clifton Planning Commission
recommends to the Town Board to develop a Comprehensive Plan for the
Town of Clifton, and;

WHEREAS, the Town Board desires to develop a
comprehensive plan for the Town of Clifton;

NOW THEREFORE BE IT RESOLVED, the Town of Clifton
Town Board and Clifton Planning Commission will designate a committee to
develop and review the comprehensive plan and recommend it to the Clifton
Planning Commission.

Adopted this day 17th day of May, 2010.

Approved:

LeRoy Peterson

LeRoy Peterson, Town Chairman

Attest:

Judy Clement-Lee

Judy Clement, Town Clerk/Treasurer

Lee

Resolution No. 2010 - 1

**RESOLUTION TO ACCEPT THE COMPREHENSIVE PLAN AND
DISTRIBUTE FOR PUBLIC REVIEW**

**TOWN OF CLIFTON
Pierce County, Wisconsin**

The Town Board of the Town of Clifton, Wisconsin, does resolve the following:

Whereas, pursuant to sections 62.23 (2) and (3) of Wisconsin Statutes, the Town of Clifton is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.


Whereas, the Town Board of the Town of Clifton, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

Whereas, the Plan Commission of the Town of Clifton by a majority vote recorded in its official minutes, is recommending to the Town Board the acceptance of the document entitled "Town of Clifton 2030 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

NOW THEREFORE BE IT RESOLVED, the Town of Clifton Town Board officially accepts "Town of Clifton 2030 Comprehensive Plan" together with all sections and maps, and authorizes distribution for public review followed by a Public Hearing as required by law.

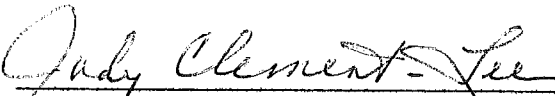
ADOPTED this 7th day of September, 2010.

Approved:



LeRoy Peterson, Town Chairman

Attest:



Judy Clement-Lee, Town Clerk

Ordinance No. 2010-1

ORDINANCE TO ADOPT THE TOWN OF CLIFTON 2030 COMPREHENSIVE PLAN

TOWN OF CLIFTON
Pierce County, WI

The Town Board of the Town of Clifton, Wisconsin does ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) under 60.22(3) of the Wisconsin Statutes, the Town of Clifton, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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

Section 3. The Plan Commission of the Town of Clifton, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Clifton 2030 Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

Section 5. The Town Board of the Town of Clifton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Clifton 2030 Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

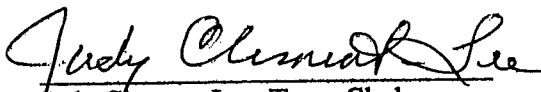
Adopted this 2nd day of November, 2010

Approved:



LeRoy Peterson, Town Chairman

Attest:



Judy Clement-Lee, Town Clerk