

TOWN OF ELLSWORTH

2009 - 2029 COMPREHENSIVE PLAN



Prepared by:
TOWN PLAN COMMISSION

Adopted by:
ELLSWORTH TOWN BOARD
JULY 6, 2009

Planning Assistance Provided by:

Note on Comprehensive Plan Limitations

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

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

**Town of Ellsworth
Comprehensive Plan
2009 – 2029**

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Table of Contents

Town of Ellsworth Comprehensive Plan 2009 – 2029

| | | |
|------------------|---|------------|
| | ♦ Resolution 2008-1: Resolution Establishing Public Participation Procedures for Comprehensive Plan | i |
| | ♦ Exhibit A..... | ii |
| | ♦ Vision Statement..... | iii |
| | ♦ Overall Goals | iii |
| Chapter 1 | Introduction | 1-1 |
| | ♦ History and Geographical Context | 1-1 |
| | ♦ Comprehensive Planning Law..... | 1-1 |
| | ♦ Plan Purpose | 1-1 |
| | ♦ Public Participation..... | 1-2 |
| | ♦ Plan Development Process | 1-2 |
| | ♦ Regional Planning Jurisdictions and Government Agencies | 1-4 |
| | ♦ Goals, Objective, Policies, Programs, and Actions..... | 1-4 |
| Chapter 2 | Issues and Opportunities..... | 2-1 |
| | ♦ Introduction | 2-1 |
| | ♦ Historical Population..... | 2-1 |
| | ♦ Population Forecasts..... | 2-1 |
| | ♦ Household Forecasts..... | 2-2 |
| | ♦ Age Distribution..... | 2-2 |
| | ♦ Education Levels..... | 2-3 |
| | ♦ Income Levels..... | 2-4 |
| | ♦ Employment Forecasts and Characteristics | 2-5 |
| | ♦ Demographic Summary | 2-6 |
| | ♦ Pierce County Communities Attitude Survey | 2-6 |
| Chapter 3 | Housing | 3-1 |
| | ♦ Introduction..... | 3-1 |
| | ♦ Age Characteristics..... | 3-1 |
| | ♦ Structural Characteristics..... | 3-1 |
| | ♦ Home Values..... | 3-3 |
| | ♦ Occupancy Characteristics..... | 3-4 |
| | ♦ Housing Affordability Analysis..... | 3-4 |
| | ♦ Future Housing Needs..... | 3-5 |
| | ♦ Housing Development Issues..... | 3-6 |
| | ♦ Housing Assistance Programs and Agencies | 3-6 |
| | ♦ Housing Goals, Objectives, Policies, Programs, and Actions | 3-8 |
| Chapter 4 | Transportation | 4-1 |
| | ♦ Introduction | 4-1 |
| | ♦ Functional Road Classification and Jurisdiction..... | 4-1 |
| | ♦ Commuter Patterns | 4-2 |
| | ♦ Average Daily Traffic | 4-3 |
| | ♦ Transportation Facilities for the Disabled | 4-5 |
| | ♦ Bicycle, Pedestrian, and Recreational Vehicle Trails..... | 4-5 |
| | ♦ Rail Service | 4-5 |
| | ♦ Air Transportation | 4-6 |
| | ♦ Truck Transportation | 4-6 |

| | | |
|------------------|--|------------|
| | ♦ Other Modes of Transportation..... | 4-6 |
| | ♦ State, Regional, and Local Plans | 4-6 |
| | ♦ Potential Funding Sources and Organizations | 4-8 |
| | ♦ Transportation Goals, Objectives, Policies, Programs, and Actions | 4-9 |
| Chapter 5 | Utilities and Community Facilities..... | 5-1 |
| | ♦ Introduction..... | 5-1 |
| | ♦ Storm Water Management..... | 5-1 |
| | ♦ Water Supply | 5-1 |
| | ♦ Private On-Site Wastewater Treatment Technology Systems | 5-1 |
| | ♦ Solid Waste Disposal and Recycling Facilities..... | 5-2 |
| | ♦ Parks..... | 5-2 |
| | ♦ Telecommunications Facilities..... | 5-2 |
| | ♦ Power Plants and Transmission Lines | 5-2 |
| | ♦ Cemeteries | 5-3 |
| | ♦ Health Care Facilities | 5-3 |
| | ♦ Child Care Facilities..... | 5-3 |
| | ♦ Law Enforcement..... | 5-3 |
| | ♦ Fire and Rescue..... | 5-3 |
| | ♦ Libraries..... | 5-4 |
| | ♦ Schools | 5-4 |
| | ♦ Town Hall and Town Shop | 5-4 |
| | ♦ Utilities and Community Facilities Goals, Objectives, Policies, Programs, and Actions | 5-4 |
| Chapter 6 | Agricultural, Natural, and Cultural Resources..... | 6-1 |
| | ♦ Introduction | 6-1 |
| | ♦ Town History | 6-1 |
| | ♦ Historical and Cultural Resources..... | 6-1 |
| | ♦ Archeological Sites | 6-1 |
| | ♦ Wisconsin Architecture and History Inventory | 6-2 |
| | ♦ Productive Agriculture Areas..... | 6-3 |
| | ♦ Productive Agriculture Soils | 6-4 |
| | ♦ Groundwater | 6-6 |
| | ♦ Soil Attenuation..... | 6-6 |
| | ♦ Soil Suitability for Dwellings with Basements..... | 6-8 |
| | ♦ Soil Suitability for Septic Tank Absorption Fields..... | 6-10 |
| | ♦ Forests | 6-10 |
| | ♦ Surface Water, Stream Corridors, and Wetlands | 6-13 |
| | ♦ Floodplains..... | 6-13 |
| | ♦ Threatened or Endangered Species, Environmentally Sensitive Areas, and Wildlife Habitats..... | 6-14 |
| | ♦ Metallic/Non-metallic Mineral Resources | 6-14 |
| | ♦ Parks/Open Space | 6-14 |
| | ♦ Recreational Resources | 6-14 |
| | ♦ Agricultural, Natural, and Cultural Resources Goals, Objectives, Policies, Programs, and Actions | 6-15 |
| Chapter 7 | Economic Development..... | 7-1 |
| | ♦ Introduction | 7-1 |
| | ♦ Survey Results..... | 7-1 |
| | ♦ Place of Employment Characteristics | 7-1 |
| | ♦ Commuter Characteristics | 7-2 |
| | ♦ Analysis of Local Workforce | 7-2 |

| | | |
|-------------------|---|-------------|
| | ♦ Wages | 7-5 |
| | ♦ Education Levels..... | 7-6 |
| | ♦ Tourism and Recreation Opportunities..... | 7-6 |
| | ♦ Telecommuting..... | 7-7 |
| | ♦ Redevelopment Opportunities..... | 7-7 |
| | ♦ Inventory of Local Businesses and Employers..... | 7-7 |
| | ♦ Desired Businesses..... | 7-7 |
| | ♦ Assessment of Strengths and Weaknesses..... | 7-8 |
| | ♦ Economic Development | 7-8 |
| | ♦ Economic Development Programs..... | 7-8 |
| | ♦ Economic Development Goals, Objectives, Policies, Programs, and Actions | 7-10 |
| Chapter 8 | Intergovernmental Cooperation | 8-1 |
| | ♦ Introduction..... | 8-1 |
| | ♦ Existing Agreements | 8-1 |
| | ♦ School Districts | 8-1 |
| | ♦ Chippewa Valley Technical College | 8-1 |
| | ♦ University of Wisconsin System..... | 8-2 |
| | ♦ Minnesota Colleges or Universities..... | 8-3 |
| | ♦ County and Regional Government Units | 8-3 |
| | ♦ State Agencies..... | 8-4 |
| | ♦ Existing or Potential Conflicts | 8-4 |
| | ♦ Future Areas for Intergovernmental Cooperation | 8-5 |
| | ♦ Conflict Resolution..... | 8-5 |
| | ♦ Intergovernmental Cooperation Goals, Objectives, Policies, Programs, and Actions | 8-6 |
| Chapter 9 | Land Use | 9-1 |
| | ♦ Introduction..... | 9-1 |
| | ♦ Land Use vs. Zoning | 9-1 |
| | ♦ Land Use Classifications..... | 9-1 |
| | ♦ Existing Land Use | 9-2 |
| | ♦ Land Value, Supply, and Demand | 9-4 |
| | ♦ Extraterritorial Zoning..... | 9-5 |
| | ♦ Future Land Use | 9-6 |
| | ♦ Land Use Goals, Objectives, Policies, Programs, and Actions | 9-9 |
| Chapter 10 | Plan Implementation | 10-1 |
| | ♦ Introduction..... | 10-1 |
| | ♦ Potential Implementation Tools..... | 10-1 |
| | ♦ Implementation Priorities and Schedule | 10-1 |
| | ♦ Roles and Responsibilities..... | 10-4 |
| | ♦ Plan Updates | 10-4 |
| | ♦ Plan Consistency..... | 10-4 |
| | ♦ Plan Implementation Goals, Objectives, Policies, Programs, and Actions | 10-5 |
| Maps | | |
| | ♦ 1-1 Project Location..... | 1-3 |
| | ♦ 4-1 Average Annual Daily Traffic & Functional Road Classification..... | 4-4 |
| | ♦ 4-2 Future Sidewalk, Trail, or Paved Shoulder..... | 4-7 |
| | ♦ 5-1 Community Facilities..... | 5-6 |
| | ♦ 5-2 Emergency Services..... | 5-7 |
| | ♦ 6-1 Prime Farmland..... | 6-5 |
| | ♦ 6-2 Depth to Water Table..... | 6-7 |
| | ♦ 6-3 Limitations: Dwellings with Basements..... | 6-9 |

| | |
|---|------|
| ♦ 6-4 Limitations : Septic Systems..... | 6-11 |
| ♦ 6-4 Environmental Corridors | 6-12 |
| ♦ 9-1 Existing Land Use | 9-3 |
| ♦ 9-2 Conceptual Future Land Use..... | 9-8 |

Tables

| | |
|--|------|
| ♦ 2-1 Historical Population..... | 2-1 |
| ♦ 2-2 Population Forecasts: WDOA Estimate | 2-1 |
| ♦ 2-3 Housing Forecasts..... | 2-2 |
| ♦ 2-4 Age for the Total Population..... | 2-2 |
| ♦ 2-5 Education Attainment Population 25 and Older | 2-3 |
| ♦ 2-6 High School Graduate of Higher Attainment..... | 2-4 |
| ♦ 2-7 Median Household Income | 2-4 |
| ♦ 2-8 Median Household Income Distribution..... | 2-4 |
| ♦ 3-1 Year Structure Constructed | 3-1 |
| ♦ 3-2 Types of House Heating Fuel..... | 3-2 |
| ♦ 3-3 Housing Units in a Structure | 3-2 |
| ♦ 3-4 Median Owner-Occupied Housing Value..... | 3-3 |
| ♦ 3-5 Owner-Occupied Housing Values | 3-3 |
| ♦ 3-6 Occupied Housing Units | 3-4 |
| ♦ 3-7 Total Housing Unity | 3-4 |
| ♦ 3-8 Monthly Housing Costs-Percentage of Household Income..... | 3-5 |
| ♦ 3-9 Gross Rent-Percentage of Household Income | 3-5 |
| ♦ 3-10 Housing Forecasts..... | 3-5 |
| ♦ 4-1 Place of Work 16 Years and Over | 4-2 |
| ♦ 4-2 Commuting to Work 16 Years and Over | 4-2 |
| ♦ 4-3 Town of Ellsworth Annual Average Daily Traffic (AADT)..... | 4-3 |
| ♦ 6-1 Archeological Sites | 6-2 |
| ♦ 6-2 Architecture and History Inventory..... | 6-3 |
| ♦ 6-3 Pierce County Agricultural Statistics: Number of Farms | 6-3 |
| ♦ 6-4 Pierce County Agricultural Statistics: Estimated Value of Farm, Land and Buildings | 6-4 |
| ♦ 6-5 Pierce County Agriculture Statistics: Farms by Size | 6-4 |
| ♦ 7-1 Place of Work 16 Years and Over – Town of Ellsworth | 7-1 |
| ♦ 7-2 Place of Work 16 Years and Over – State and County Level | 7-2 |
| ♦ 7-3 Travel Time to Work, Workers Who Did Not Work at Home..... | 7-2 |
| ♦ 7-4 Annual Wage by Industry 2006 – Pierce County | 7-5 |
| ♦ 7-5 What is the approximate income for each wage earner? | 7-6 |
| ♦ 7-6 Education Attainment Population 25 an Older | 7-6 |
| ♦ 7-7 High School Graduate or Higher Attainment..... | 7-6 |
| ♦ 7-8 If you have internet access, what speed is your access? | 7-7 |
| ♦ 8-1 Local Colleges..... | 8-2 |
| ♦ 9-1 2008 Existing Land Use Map Data | 9-2 |
| ♦ 9-2 Real Estate Class Acreage Comparison between 2002 and 2008..... | 9-4 |
| ♦ 9-3 Pierce County Agricultural Statistics: Estimated Value of Farmland | 9-4 |
| ♦ 9-4 Assessment Value – Land Value..... | 9-5 |
| ♦ 9-5 Population and Housing Forecasts..... | 9-7 |
| ♦ 9-6 Projected Land Use Needs in Acres..... | 9-7 |
| ♦ 10-1 Short Term Implementation Priorities..... | 10-2 |
| ♦ 10-2 Mid Term Implementation Priorities | 10-2 |
| ♦ 10-3 Long Term Implementation Priorities..... | 10-2 |
| ♦ 10-4 Ongoing Implementation Priorities..... | 10-3 |

Figures

| | |
|--|-----|
| ♦ 2-1 1990 and 2000 Town of Ellsworth Age Distribution | 2-3 |
| ♦ 2-2 1989 and 1999 Medial Household Income | 2-5 |
| ♦ 2-3 Occupation of Workforce Population | 2-5 |
| ♦ 2-4 Occupation by Industry | 2-6 |
| ♦ 3-1 Median Owner-Occupied Housing Value..... | 3-3 |
| ♦ 4-1 Commuting Time to Work | 4-3 |
| ♦ 7-1 Occupation of Workforce Population | 7-3 |
| ♦ 7-2 Occupation by Industry | 7-4 |
| ♦ 7-3 Common Occupations | 7-4 |
| ♦ 7-4 Average Unemployment Rate – Pierce County & Wisconsin..... | 7-5 |

RESOLUTION 2008-1

TOWN OF ELLSWORTH, PIERCE COUNTY, WISCONSIN

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

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

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

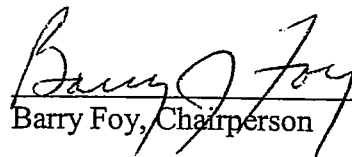
WHEREAS, the Town of Ellsworth believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wished and expectations of the public; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Ellsworth hereby adopts the written procedures included in the "Public Participation Plan" meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 4th day of August, 2008.

TOWN OF ELLSWORTH


Barry Foy, Chairperson

ATTEST:



Phyllis Beastron, Clerk

EXHIBIT A

PUBLIC PARTICIPATION PLAN

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

- **Opinion Surveys:** The Town of Ellsworth will utilize the survey conducted by Pierce County in 2007 as its community survey. The results will be used in the comprehensive plan.
- **Website:** The Town will use Cedar Corporation's website to post information and drafts of the Comprehensive Plan. A link will be provided for comments. The comments will be sent to Cedar Corporation and a member of the Plan Commission.
- **Public Meetings:** The public is invited to attend all Plan Commission meetings; the public will be allowed to ask questions during a designated time period at each meeting. Information and drafts of the Comprehensive Plan will be available for review during the public meeting and at the Village of Ellsworth Public Library.
- **Public Hearing:** A public hearing is a legal requirement of the Comprehensive Planning Law. It allows residents to express their views and offer comments before adoption of the comprehensive plan.

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

Vision Statement

To begin the planning process, the Town created a statement to reflect the long term vision for the community.

The vision of the Town of Ellsworth is to maintain an environment where residents share a strong sense of pride in their community. We will strive to make the Town of Ellsworth a place where agriculture and industry co-exist and cooperate to preserve the rural character of our town. We will work with our neighboring towns, the Village of Ellsworth, and Pierce County to address the issues and needs of all residents and landowners. The Town of Ellsworth will strive to ensure a safe, friendly environment for future generations, while fostering respect for the peace, safety, and order of the Town.

Overall Goals

The overall goals for the Town's comprehensive plan provide a general framework for the overall focus and direction of the plan.

1. Manage growth that will preserve farmland and open space
2. Locate commercial and light industrial uses where it won't effect the rural character of the Town
3. Build and maintain infrastructure adequate to service the growing population
4. Work with the surrounding communities to provide safe public services that benefit everyone
5. Cooperate with neighboring communities to share resources and plan for compatible growth
6. Improve the Town's high speed communications services
7. Preserve and protect the Town's natural resources
8. Develop a workable zoning code that is consistently enforced and frequently updated to maintain relevance

**Town of Ellsworth
Ordinance No. 2009-1
Comprehensive Plan 2009-2029**

An Ordinance regarding the adoption of the Comprehensive Plan for the Town of Ellsworth, Pierce County, Wisconsin.

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

Section 1. Pursuant to Sections. 60.22(3) WI. Statutes and Sec. 62.23(2) and (3), WI. Statutes, the Town of Ellsworth is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), WI. Statutes.

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

Section 3. The Plan Commission of the Town of Ellsworth, by a majority vote recorded in its official minutes dated June 23, 2009, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Ellsworth Comprehensive Plan 2009 - 2029" containing all of the elements specified in Sec. 66.1001(2), WI. Statutes.

Section 4. The Town has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), WI. Statutes on June 29, 2009 at 7:30 p.m. at the Ellsworth Town Hall, W6058 490th Avenue, Ellsworth, WI.


Section 5. The Town Board of the Town of Ellsworth, Wisconsin does, by enactment of this ordinance, formally adopt the document entitled, "Town of Ellsworth Comprehensive Plan 2009 - 2029" pursuant to Sec. 66.1001(4)(c), WI. Statutes.

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


Adopted by the Town Board of the Town of Ellsworth this 6thth day of July, 2009.

YES 3 NO 0 ABSTAIN 0 ABSENT 0

APPROVED:


Barry Foy, Chairman

ATTEST:


Phyllis Beastron, Town Clerk

Adopted: July 6, 2009

Published: July 15, 2009

Effective: Upon publication

Chapter 1: Introduction

History and Geographical Context

The Township of Ellsworth was first settled by Anthony Huddleston, who came April 23, 1856 and built a home. The Town of Ellsworth was originally incorporated as the Town of Perry in March 1857. In 1861, when the community of Perry sought to establish a post office, postal authorities informed them the name Perry was already used for a community in Dane County. Henceforth, citizens decided to name the community after the first Civil War Union officer to lose his life in battle, Col. Elmer E. Ellsworth and it has since been known as Ellsworth (Source: Town of Ellsworth webpage).

The Town of Ellsworth is located in the central portion of Pierce County, Wisconsin (*see Map 1-1*). It is a transitional area between suburban and rural with many residents commuting to occupations outside of the Town while being able to enjoy the small town atmosphere of the Town and its agricultural lands.

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law or "Smart Growth Law" was passed in October 1999 as part of the State's biennial budget. This law requires that every town, village, and city be guided by a comprehensive plan by January 1, 2010. Smart Growth was enacted to encourage long-range planning for communities and provide consistency in land use decision making.

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

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

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

Plan Purpose

The purpose of the Town's Comprehensive Plan is to act as a guide for not only Town government, but also local industries, businesses, developers, and residents so that informed decisions can be

made. A Comprehensive Plan provides consistency in decision-making, and is meant to be reviewed and revised as needed as the vision of the community evolves over time.

The Comprehensive Plan can provide a variety of benefits to the Town by coordinating community activities, departments, or policies, by protecting resources like historic buildings, locations, or environmentally sensitive resources, by promoting economic development, by developing housing and facilities, by retaining businesses, and by saving the community money through intergovernmental cooperation.

Public Participation

Smart Growth planning also calls for public participation throughout the entire planning process. Before 1999, public participation and a public hearing were not required for adoption of a local plan.

Wisconsin State Statutes Section 66.1001(4)(a) requires public participation procedures be adopted to foster public participation for every stage of the preparation of the comprehensive plan. The adopted public participation plan and resolution can be seen in Appendix A.

Plan Development Process

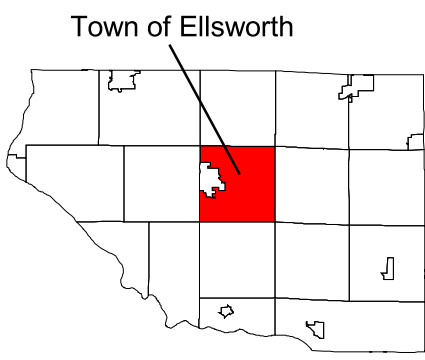
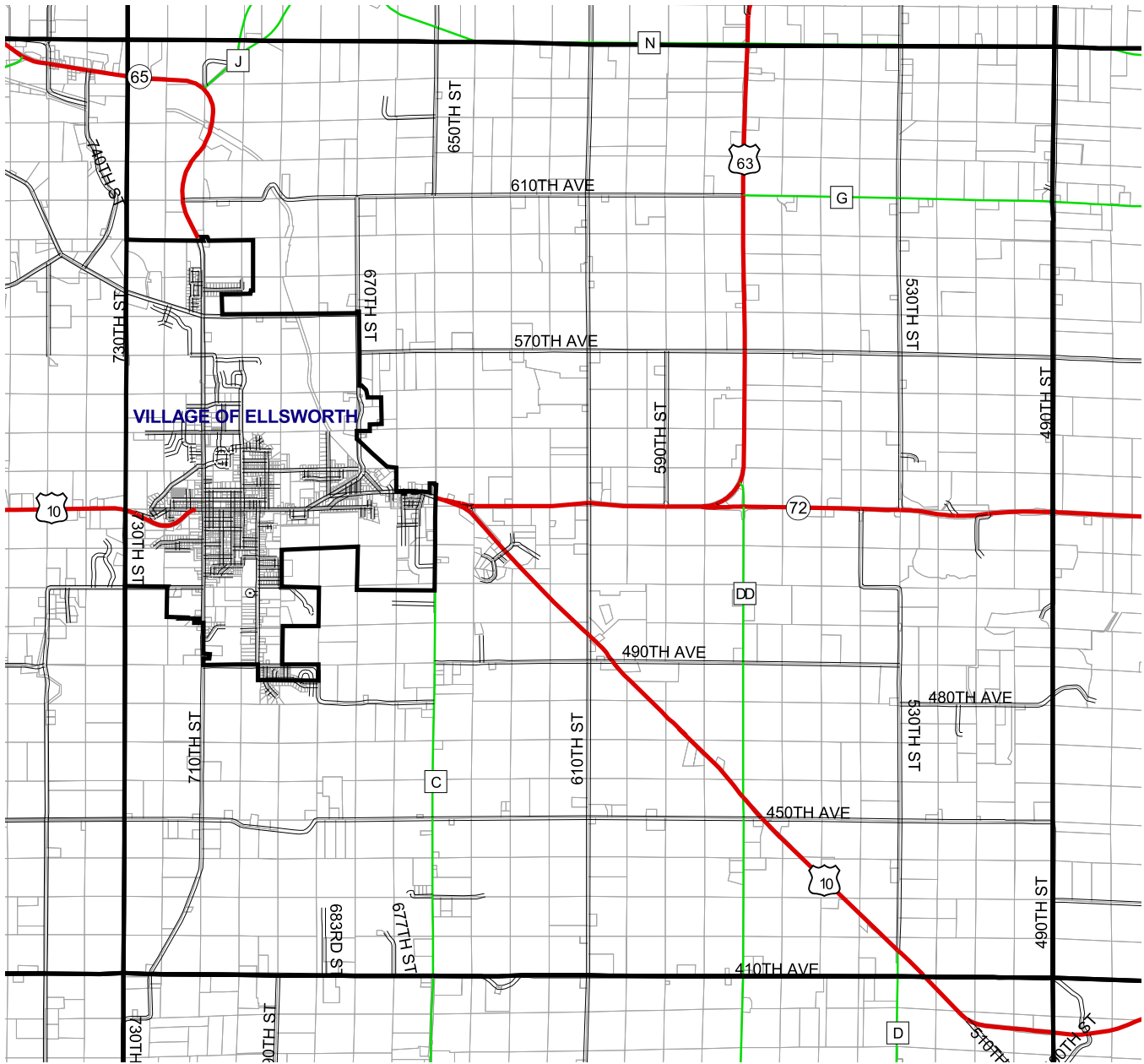
The Town's Comprehensive Plan was developed by examining demographic trends and existing conditions, envisioning how the Town should be in the next 20 years, and identifying ways to achieve that vision.

When Pierce County started developing their Comprehensive Plan a County wide survey was sent out. The survey results were compiled by townships, including the Town of Ellsworth. The survey results can be found at the Pierce County, Wisconsin web page or at http://www.co.pierce.wi.us/Land%20Management/Comprehensive%20Plan/Comprehensive_plan_1.html.

LOCATION

Town of Ellsworth

Pierce County, Wisconsin



Regional Planning Jurisdictions and Government Agencies

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

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

Goals, Objectives, Policies, Programs, and Actions

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

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

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

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

CHAPTER 2: Issues and Opportunities

Introduction

The Issues and Opportunities chapter analyzes demographic information for the Town of Ellsworth. The purpose is to identify and understand trends in the Town and surrounding area in order to anticipate future needs and create a plan that addresses those needs.

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

Historical Population

The Town of Ellsworth's population dramatically decreased from 1980 to 1990 due to lands being annexed by the Village of Ellsworth. The population increased slightly between 1990 and 2000 (*see Table 2-1*).

Table 2-1 – Historical Population - Town of Ellsworth

| Year | 1960 | 1970 | 1980 | 1990 | 2000 |
|------------|-------|-------|-------|--------|-------|
| Population | 1,118 | 1,260 | 1,480 | 1,030 | 1,064 |
| % Change | - | 12.7% | 17.5% | -30.4% | 3.3% |

Source: West Central Wisconsin Regional Planning Commission

Population Forecasts

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

The Wisconsin Department of Administration (WDOA) has created population forecasts for each municipality in the State of Wisconsin. Table 2-2 projects a slowly increasing population over the next twenty years with the projected population being 1,146 by 2025. The Town of Ellsworth's estimated population for 2007 was 1,144; only two people below the 2025 projected population. Because of this, the Town looked at growth trends between 1990 and 2000 to project future population. Between 2000 and 2007, the Town of Ellsworth grew exponentially by 1.04%. The growth is equal to about 12 residents per year or 60 residents every five years. The Town will use the population projections generated using the exponential growth method throughout the plan.

Table 2-2 – Population Forecasts - Town of Ellsworth

| Year | 2005 | 2010 | 2015 | 2020 | 2025 |
|---------------|-------|-------|-------|-------|-------|
| WDOA | 1,076 | 1,095 | 1,108 | 1,123 | 1,146 |
| Exponential * | 1,076 | 1,180 | 1,240 | 1,300 | 1,360 |

Source: Wisconsin Department Of Administration, U.S. Census

* Growth based on 1.04% exponential value (12 residents per year)

Household Forecasts

Table 2-3 reveals housing forecasts for the Town of Ellsworth. It is projected that the number of persons per household will slowly decrease over time. The table also shows that the Town may have, on average, approximately 31 new households every five years beginning with the 2005 population figures.

Table 2-3 – Housing Forecasts - Town of Ellsworth

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | # Change | % Change |
|-------------------------|-------|-------|-------|-------|-------|-------|----------|----------|
| Population* | 1,064 | 1,076 | 1,180 | 1,240 | 1,300 | 1,360 | 296 | 27.8% |
| Persons Per Household | 2.80 | 2.74 | 2.67 | 2.62 | 2.58 | 2.55 | | |
| Total Households | 380 | 393 | 442 | 473 | 504 | 533 | 153 | 40.4% |
| Additional Units Needed | - | 13 | 49 | 31 | 31 | 29 | | |

Source: WI Dept of Administration: Population and Housing Projections

* Growth based on 1.04% exponential value (12 residents per year)

Age Distribution

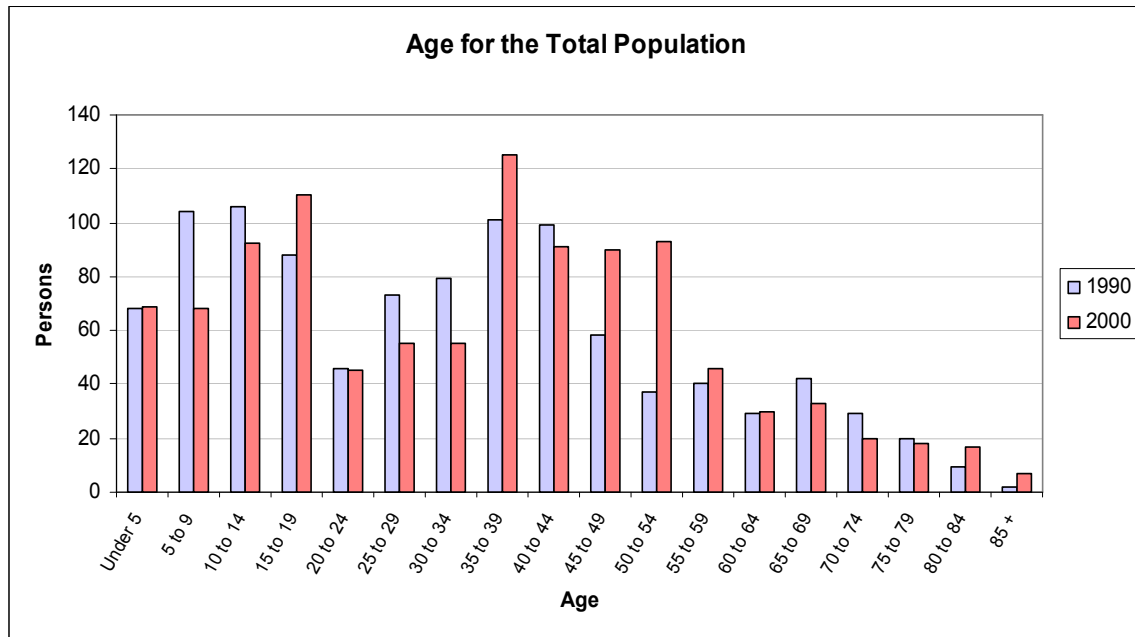
The population age for the Town of Ellsworth has seen both increases and decrease (*see Table 2-4 and Figure 2-1*). Residents in the 45 to 64 and 80+ age groups have increased in population, and residents in the 5 to 14 and 25 to 34 age groups have decreased in population. These trends may identify an aging population and people moving into the Town with a lower number of young families living in the area. Different age groups will have different housing, recreational, and service needs.

Table 2-4 – Age for the Total Population - Town of Ellsworth

| Age | 1990 | 2000 | # Change | % Change |
|----------|-------|-------|----------|----------|
| Under 5 | 68 | 69 | 1 | 1.5% |
| 5 to 9 | 104 | 68 | -36 | -34.6% |
| 10 to 14 | 106 | 92 | -14 | -13.2% |
| 15 to 19 | 88 | 110 | 22 | 25.0% |
| 20 to 24 | 46 | 45 | -1 | -2.2% |
| 25 to 29 | 73 | 55 | -18 | -24.7% |
| 30 to 34 | 79 | 55 | -24 | -30.4% |
| 35 to 39 | 101 | 125 | 24 | 23.8% |
| 40 to 44 | 99 | 91 | -8 | -8.1% |
| 45 to 49 | 58 | 90 | 32 | 55.2% |
| 50 to 54 | 37 | 93 | 56 | 151.4% |
| 55 to 59 | 40 | 46 | 6 | 15.0% |
| 60 to 64 | 29 | 30 | 1 | 3.4% |
| 65 to 69 | 42 | 33 | -9 | -21.4% |
| 70 to 74 | 29 | 20 | -9 | -31.0% |
| 75 to 79 | 20 | 18 | -2 | -10.0% |
| 80 to 84 | 9 | 17 | 8 | 88.9% |
| 85 + | 2 | 7 | 5 | 250.0% |
| Total | 1,030 | 1,064 | 34 | 3.3% |

Source: 1990 and 2000 U.S. Census

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



Education Levels

Educational attainment can influence a person's career choices, job location, income, and expenditures. Tables 2-5 and 2-6 show that the number of residents who have attained a high school degree or higher has increased from 485 residents in 1990, to 600 in 2000. Also, in 1990, 77 residents had attained a bachelor's degree or higher, while in 2000, that number had risen to 116 residents (50.6%). Very few residents have not obtained a high school diploma or equivalency; those residents are likely in the elderly population when school was only required to the eight grade.

Some of these increases in educational attainment can be attributed to residents moving into the area who commute into the Twin Cities area or larger communities in Western Wisconsin to work.

Table 2-5 – Education Attainment Population 25 and Older - Town of Ellsworth

| | 1990 | % Of Total | 2000 | % Of Total | # Change | % Change |
|---|------|------------|------|------------|----------|----------|
| Population 25 Years and Over | 618 | 100.0% | 661 | 100.0% | 43 | 7.0% |
| Less than 9th Grade | 64 | 10.4% | 20 | 3.0% | -44 | -68.8% |
| 9th to 12th Grade (No Diploma) | 69 | 11.2% | 41 | 6.2% | -28 | -40.6% |
| High School Graduation (Includes Equivalency) | 292 | 47.2% | 307 | 46.4% | 15 | 5.1% |
| Some College, No Degree | 83 | 13.4% | 141 | 21.3% | 58 | 69.9% |
| Associate Degree | 33 | 5.3% | 36 | 5.4% | 3 | 9.1% |
| Bachelor's Degree | 57 | 9.2% | 92 | 13.9% | 35 | 61.4% |
| Graduate or Professional Degree | 20 | 3.2% | 24 | 3.6% | 4 | 20.0% |

Source: 1990 and 2000 U.S. Census

Table 2-6 – High School Graduate or Higher Attainment - Town of Ellsworth

| | 1990 | % Of Total | 2000 | % Of Total | # Change | % Change |
|--------------------------------|------|------------|------|------------|----------|----------|
| High School Graduate or Higher | 485 | 78.5% | 600 | 90.8% | 115 | 23.7% |
| Bachelor's Degree or Higher | 77 | 12.5% | 116 | 17.5% | 39 | 50.6% |

Source: 1990 and 2000 U.S. Census

Income Levels

Median household incomes in the Town of Ellsworth have increased almost 50% between 1989 and 1999 (*see Table 2-7, Table 2-8, and Figure 2-2*). In 1999, the median household income was \$52,188. This is higher than Pierce County's at \$49,551 and the State of Wisconsin at \$43,791.

Households earning between \$50,000 and \$99,999 saw the largest increase in number. A person's income level will influence the types of purchases a person makes ranging from dining out to buying a new home.

Table 2-7 – Median Household Income - Town of Ellsworth

| Year | 1989 | 1999 | % Change |
|-------------------------|----------|----------|----------|
| Median Household Income | \$35,114 | \$52,188 | 48.6% |

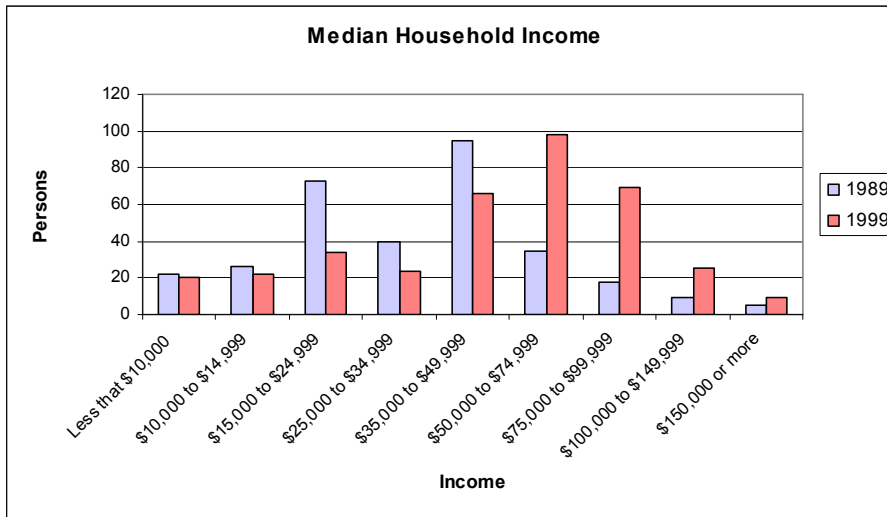
Source: 1990 and 2000 U.S. Census

Table 2-8 – Median Household Income Distribution - Town of Ellsworth

| | 1989 | 1999 | # Change | % Change |
|------------------------|------|------|----------|----------|
| Less than \$10,000 | 22 | 20 | -2 | -9.1% |
| \$10,000 to \$14,999 | 26 | 22 | -4 | -15.4% |
| \$15,000 to \$24,999 | 73 | 34 | -39 | -53.4% |
| \$25,000 to \$34,999 | 40 | 24 | -16 | -40.0% |
| \$35,000 to \$49,999 | 95 | 66 | -29 | -30.5% |
| \$50,000 to \$74,999 | 35 | 98 | 63 | 180.0% |
| \$75,000 to \$99,999 | 18 | 69 | 51 | 283.3% |
| \$100,000 to \$149,999 | 9 | 25 | 16 | 177.8% |
| \$150,000 or more | 5 | 9 | 4 | 80.0% |

Source: 1990 and 2000 U.S. Census

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

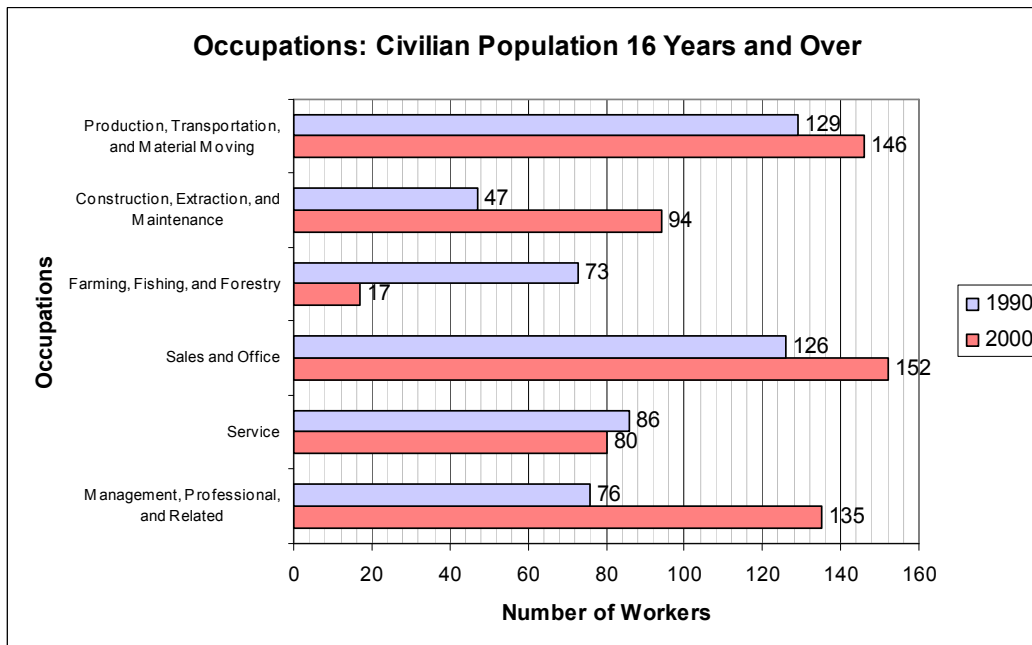


Employment Forecasts and Characteristics

Occupation refers to the type of work a person does. It does not indicate where these occupations are held. Figure 2-3 reveals that all occupations identified have experienced an increase in number of workers except farming/fishing/forestry occupations, which have decreased from 73 workers in 1990 to 17 workers in 2000, and service occupations, which have decreased from 86 workers in 1990 to 80 workers in 2000.

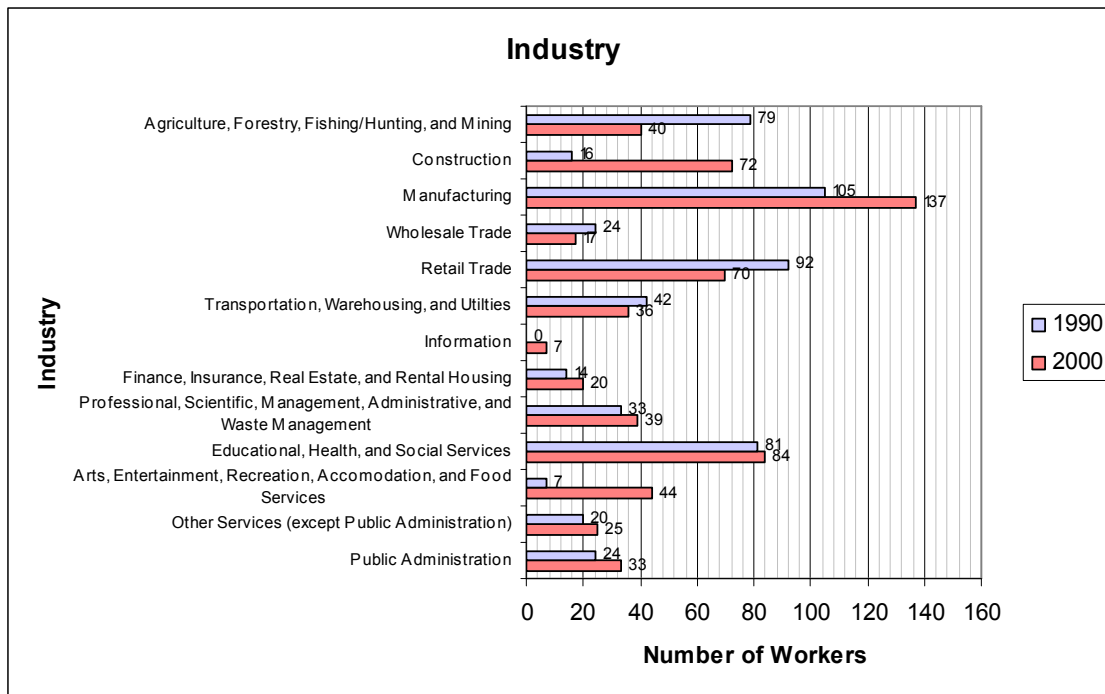
Management/ professional/ related occupations, and construction/ extraction/ maintenance occupations have experienced the biggest increase in workers between 1990 and 2000.

Figure 2-3 – Occupation of Workforce Population



Industry indicates where each occupation is placed. Like occupations, it does not indicate where these industries are located. The biggest industry in 2000 is manufacturing, but construction has experienced the largest gain in numbers between 1990 and 2000 (*see Table 2-4*). The information industry has the fewest workers with seven in 2000. The agriculture, forestry, fishing/hunting, and mining industries have had the most significant decreases in workers.

Figure 2-4 – Occupation by Industry



Demographic Summary

Demographic trends for the Town of Ellsworth show that the Town's population is slowly growing and residents between the ages 45 and 54 have experienced the largest increase in number. Incomes and educational attainment levels have risen between 1990 and 2000 and have outpaced Pierce County and State levels. Manufacturing, construction, retail trade, and educational/health/and social services industries are predominant while the top occupations are related to management, production, and sales.

Pierce County Communities Attitude Survey

In December of 2006, Pierce County conducted a county wide community survey to be used in its Smart Growth Comprehensive Plan. A total of 6,984 surveys were mailed out and 2,934 were returned for a 42.0% return rate. The survey data was broken down into Towns, 424 surveys were mailed out to the Town of Ellsworth, and 162 were returned for a 38.2% return rate.

The survey asked questions related to the required elements of a comprehensive plan. Some of the main themes that came from the survey were related to housing, prospective development and development patterns, public services, natural resources, and economic development.

The Pierce County Communities Attitude Survey results will be utilized throughout the Ellsworth Comprehensive Plan. For more detail on the survey, please refer to Appendix A to view the survey questions and tabulated results.

CHAPTER 3: Housing

Introduction

In rural communities like the Town of Ellsworth, housing can have an impact on the rural character of the community. Frequently, housing is developed on open farmland or adjacent to existing homesteads, resulting in a loss of farmland and open space.

The housing chapter analyzes various housing characteristics in order to identify housing needs in the future. Land use issues related to housing will be addressed in the Land Use chapter.

Age Characteristics

Table 3-1 shows the year a home in the Town of Ellsworth was constructed. Approximately two-thirds of the housing stock was constructed before 1980. An aging housing stock could indicate a need to replace septic systems, siding, furnaces, windows, or other repairs, but does not indicate if improvements have been made over time. Additionally, it is often assumed that houses built before 1980 used lead based paints on or in the home.

Recent data regarding the number of homes built between 2000 and 2007 has been included into Table 3-1. The data did not indicate what type of home was constructed, only that a new residential dwelling was permitted; this data is not included within any other table.

Table 3-1 – Year Structure Constructed

| Year Built | Homes | Percent |
|-----------------|-------|---------|
| Total | 452 | 100.0% |
| 1999 to 2007* | 74 | 16.4% |
| 1995 to 1998 | 37 | 8.2% |
| 1990 to 1994 | 21 | 4.6% |
| 1980 to 1989 | 28 | 6.2% |
| 1970 to 1979 | 60 | 13.3% |
| 1960 to 1969 | 16 | 3.5% |
| 1940 to 1959 | 39 | 8.6% |
| 1939 or earlier | 177 | 39.2% |

Source: U.S. Census Bureau

* Pierce County 2000 to 2007 Building Permit Data

Structural Characteristics

The type of heating fuel used in homes can indicate potential energy expenditures within a Town and reveal trends in heating systems related to new construction. Most homes, 65%, in the Town of Ellsworth are heated by bottled/tank/LP gas (*see Table 3-2*). Almost 20% of housing units use fuel oil/kerosene as its source of heating fuel which could indicate that many of these housing units are older. Eleven homes utilize utility gas, these homes are likely located at the edge of the Village of Ellsworth, and therefore have access to different fuel types.

Table 3-2 – Types of House Heating Fuel

| Fuel Type | Number | Percent |
|--------------------------|--------|---------|
| Utility Gas | 11 | 2.9% |
| Bottled, Tank, or LP Gas | 246 | 65.6% |
| Electricity | 29 | 7.7% |
| Fuel Oil, Kerosene, Etc. | 72 | 19.2% |
| Coal or Coke | 0 | 0.0% |
| Wood | 13 | 3.5% |
| Solar Energy | 2 | 0.5% |
| Other Fuel | 2 | 0.5% |
| No Fuel | 0 | 0.0% |
| Total | 375 | 100.0% |

Source: 2000 U.S. Census Bureau

Table 3-3 shows almost 90% of homes in the Town of Ellsworth are 1-Unit, detached units. A 1-Unit, detached structure is a separate building that has open spaces on all sides; these are typically single family homes. Five percent (5%) of units are mobile homes, and almost 3% are 2 unit structures.

Less than 1% of the units within the Town are 1-Unit, attached structures. A 1-Unit, attached structure is separated from other structures by dividing walls that extend from ground to roof.

Table 3-3 – Housing Units in a Structure

| Units | Number | Percent |
|---------------------|--------|---------|
| Total Housing Units | 386 | 100.0% |
| 1 Unit, detached | 346 | 89.6% |
| 1 Unit, attached | 3 | 0.8% |
| 2 Units | 11 | 2.8% |
| 3 or 4 Units | 0 | 0.0% |
| 5 to 9 Units | 0 | 0.0% |
| 10 to 19 Units | 0 | 0.0% |
| 20 or more Units | 0 | 0.0% |
| Mobile Home | 22 | 5.7% |
| Boat, RV, Van, etc | 4 | 1.0% |

Source: 2000 U.S. Census Bureau

The need for multi-family and other types of housing is currently met by the nearby communities such as the Village of Ellsworth, City of River Falls, and City of Prescott.

The Pierce County Community Attitudes Survey presented questions related to housing. In general, residents felt the housing options were adequate with the exception of a need for affordable housing and condominiums. The survey also indicated that residents would like the Town to limit the amount of housing development that occurs, and also describes resident's optimal lot size, for new residential development, at one to five acre lots.

Home Values

Table 3-4 reveals that the median owner-occupied housing value has nearly doubled between 1990 and 2000. The increases can be attributed to normal appreciation, demand for homes in the area, or the construction of larger homes by existing and new residents. The recent decline in the housing market may slow the appreciation in home values over the next few years.

Table 3-4 – Median Owner-Occupied Housing Value

| 1990 | 2000 | % Change |
|----------|-----------|----------|
| \$61,400 | \$109,800 | 78.8% |

Source: US Census Bureau 1990, 2000

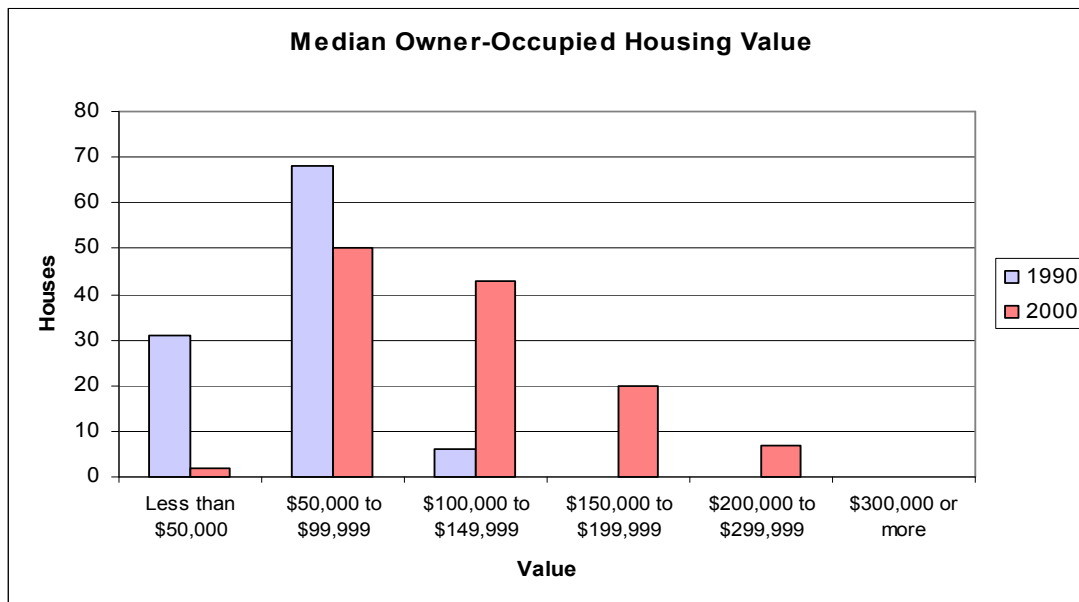
Table 3-5 and Figure 3-1 show that almost all housing in 2000 is valued between \$50,000 and \$199,999. This is a sharp contrast to 1990, when almost all housing was valued at \$99,999 and less.

Table 3-5 – Owner-Occupied Housing Value

| Value | 1990 | 2000 | # Change | % Change |
|------------------------|------|------|----------|----------|
| Less than \$50,000 | 31 | 2 | -29 | -93.5% |
| \$50,000 to \$99,999 | 68 | 50 | -18 | -26.5% |
| \$100,000 to \$149,999 | 6 | 43 | 37 | 616.7% |
| \$150,000 to \$199,999 | 0 | 20 | 20 | - |
| \$200,000 to \$299,999 | 0 | 7 | 7 | - |
| \$300,000 or more | 0 | 0 | 0 | - |

Source: US Census Bureau 1990, 2000

Figure 3-1 – Median Owner-Occupied Housing Value



Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is considered owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

In 2000, the majority of housing in the Town of Ellsworth was owner-occupied (88.9%). This compares to Pierce County (73.1%) and the State of Wisconsin (68.4%). This number and percentage for the Town slightly grew since 1990. The percentage of renter-occupied units, as a whole, decreased from 1990 to 2000.

Table 3-6 – Occupied Housing Units

| | 1990 | % of Total | 2000 | % of Total | # Change | % Change |
|-------------------------------|------|------------|------|------------|----------|----------|
| Owner-Occupied Housing Units | 268 | 81.7% | 338 | 88.9% | 70 | 26.1% |
| Renter-Occupied Housing Units | 60 | 18.3% | 42 | 11.1% | -18 | -30.0% |
| Total | 328 | 100.0% | 380 | 100.0% | 52 | 15.9% |

Source: 1990 and 2000 U.S. Census

Table 3-7 shows that very few housing units in the Town of Ellsworth are vacant, the percentage decreased between 1990 and 2000. These vacant housing units may be for sale, for rent, or are utilized as seasonal homes.

Table 3-7 – Total Housing Units

| | 1990 | % of Total | 2000 | % of Total | # Change | % Change |
|------------------------|------|------------|------|------------|----------|----------|
| Occupied Housing Units | 328 | 96.5% | 380 | 97.2% | 52 | 13.7% |
| Vacant Housing Units | 12 | 3.5% | 11 | 2.8% | -1 | -9.1% |
| Total | 340 | 100.0% | 391 | 100.0% | 51 | 13.0% |

Source: 1990 and 2000 U.S. Census

Housing Affordability Analysis

HUD defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs. Costs associated with renting can vary significantly compared to homeownership. Renters do not have to pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Table 3-8 reveals that 72% of residents owning homes pay less than 30% of their household income for housing costs. The monthly owner costs are calculated from the mortgage payment, real estate taxes, home owners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-8 – Monthly Housing Costs-Percentage of Household Income

| Year 1999 | Number | Percent |
|---------------|--------|---------|
| Less than 15% | 38 | 31.1% |
| 15 to 19% | 11 | 9.0% |
| 20 to 24% | 29 | 23.8% |
| 25 to 29% | 10 | 8.2% |
| 30 to 34% | 14 | 11.5% |
| 35% or more | 20 | 16.4% |
| Not computed | 0 | 0.0% |
| Total | 122 | 100.0% |

Source: US Census Bureau 2000

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else (*Table 3-9*). Approximately 75% of the households that rent are paying less than 30% of their income on housing.

Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed." The total number of households that reported they rented their home is minimal. In general, housing appears to be affordable for owners and renters.

Table 3-9 – Gross Rent-Percentage of Household Income

| Year 1999 | Number | Percent |
|---------------|--------|---------|
| Less than 15% | 11 | 34.4% |
| 15 to 19% | 9 | 28.1% |
| 20 to 24% | 2 | 6.3% |
| 25 to 29% | 2 | 6.3% |
| 30 to 34% | 0 | 0.0% |
| 35% or more | 2 | 6.3% |
| Not Computed | 6 | 18.8% |
| Total | 32 | 100.0% |

Source: US Census Bureau 2000

Future Housing Needs

It is assumed that there will be a moderate need for additional housing in the Town of Ellsworth between now and 2025. On average 31 additional units will be needed every five years.

Table 3-10 – Housing Forecasts - Town of Ellsworth

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|-------------------------|-------|-------|-------|-------|-------|-------|
| Population* | 1,064 | 1,076 | 1,180 | 1,240 | 1,300 | 1,360 |
| Persons Per Household | 2.80 | 2.74 | 2.67 | 2.62 | 2.58 | 2.55 |
| Total Households | 380 | 393 | 442 | 473 | 504 | 533 |
| Additional Units Needed | - | 13 | 49 | 31 | 31 | 29 |

Source: WI Dept of Administration: Population and Housing Projections

* Growth based on 1.04% exponential value (12 residents per year)

Housing Development Issues

Housing can have a major impact on the use of land in rural areas. It is important for each community to look at its development patterns and growth to determine if it is the trend, they want to follow. There are many options a town can take when considering residential development.

Lot size versus protection of farmland. Large lot residential subdivisions can result in the loss of agricultural and natural open space. Most large lot subdivisions are designed with a single family home located on a lot greater than one acre in size. These large lots often consist of large lawn areas. Farmland is the most vulnerable to residential development because of it is the easiest to develop.

Conservation subdivisions/Cluster subdivisions. Conservation subdivisions/cluster subdivisions are developments that have a minimal impact on the existing land use, while maintaining the same density as a conventional subdivision, by clustering lots in a compact area. The purpose of a conservation subdivision is to permanently protect farmland or natural resources through conservation easements. This method of development is typically used on large parcels.

Purchase of Development Rights (PDR). A Purchase of Development Rights (PDR) is the acquisition of the rights to develop certain parcels of property. The usual purpose and result of this is to create a conservation easement in order to permanently preserve valuable land. Land purchases can be funded by land trusts.

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

Purchase of Agricultural Conservation Easements (PACE). PACE is a proposed program that would award grants to local governments or entities to acquire agricultural easement for preservation of working farmland. Agricultural conservation easements acquired with PACE funds would be subject to specific terms, including:

- Restricting non-agricultural development of affected farmland
- Easements continue in perpetuity, unless relinquished by the state of Wisconsin.

Housing Assistance Programs and Agencies

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

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8

Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

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

Wisconsin Housing and Economic Development Authority (WHEDA)

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

West CAP

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

Movin' Out

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

Habitat for Humanity

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

Community Development Block Grants (CDBG)

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

Low Income Energy Assistance Program (LIEAP)

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

Housing Cost Reduction Initiative (HCRI)

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

Wisconsin Home Energy Assistance Program (WHEAP)

Assists in paying heating costs for low-income households. A one-time-per-heating-season payment is issued to the fuel providers. Crisis assistance is available to persons who have already received their regular payment but have an emergency fuel need or a problem with their heating unit. For more information, visit <http://heat.doa.state.wi.us/>.

Pierce County Housing Authority

Pierce County Housing Authority is responsible for assessing, planning, and developing programs to meet the housing needs of low and moderate income residents in Pierce County.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Encourage and support a variety of housing and development choices in the Town of Ellsworth.

Objectives:

1. Support affordable housing options to attract future residents and first time home buyers.
2. Support alternative housing options to meet the future needs of current residents.
3. Support housing that meets the physical and financial needs of residents.
4. Support housing that conserves the agricultural integrity of the Town.

Policies, Programs, and Actions:

1. Discuss options for different housing types when meeting with developers.
2. Provide referral information to residents seeking assistance from County, State, or Federal programs.
3. Support the development of cluster housing/subdivisions.

Goal 2: Support subdivision practices that maintain the Town's agricultural and natural resources.

Objectives:

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

Policies, Programs, and Actions:

1. Encourage the infill of vacant lots in existing subdivisions.
2. Support conservation subdivisions/cluster subdivisions to preserve valuable natural resources and farmland.
3. Support the use of new technologies that allow the preservation of land by allowing denser residential development that does not fragment farmland or other natural resources.
4. Work with Pierce County to update land use regulations to guide the location of future residential development and protect important agricultural and natural features.
5. Guide development away from prime farmlands.
6. Encourage the use of Purchase of Development Rights (PDR's) to conserve agricultural and natural lands.

Goal 3: Maintain the aesthetic qualities of the Town of Ellsworth and its housing.

Objectives:

1. Encourage the rehabilitation and maintenance of the existing housing stock.
2. Encourage homeowners to retain and maintain architectural features and structures.

Policies, Programs, and Actions:

1. Encourage new construction to blend in with the environment and rural character.
2. Provide information outlining architectural importance of buildings.
3. Consider the creation of design standards for residential developments.
4. Develop standards for manufactured homes related to design and maintenance.
5. Encourage high density housing developments to be located within the Extraterritorial Zone (ETZ).

CHAPTER 4: Transportation

Introduction

A quality transportation system allows a community to provide an assortment of opportunities to its residents by creating access to other communities, commodities, and job opportunities. Major roadways provide great locations for commercial and industrial businesses, and direct routes through the Town. While local roads and trails provide residents with scenic passageways and recreational opportunities.

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

Functional Road Classification and Jurisdiction

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

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

Functional Road Classification System (Rural <5000 Population)

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

- Interstate highways
- Other principal arterials

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

Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

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

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

Map 4-1 shows the functional classification of roads in the Town of Ellsworth. U.S.H. 63 is classified as a principal arterial, U.S.H. 10 and S.T.H. 65 are classified as minor arterials, S.T.H. 72 and C.T.H. C are major collectors, and C.T.H. G and DD are minor collectors. These highways have access restrictions so that the functions are not compromised. All other roads within the Town are local roads.

Commuter Patterns

The road network throughout the Town of Ellsworth is a major factor in the Town's commuting habits. The Town is intersected by U.S.H. 63, U.S.H. 10, and S.T.H. 72. S.T.H. 65 runs along portions of the western Town limits, and C.T.H. N borders the northern Town limits.

Table 4-1 indicates that almost 40% of residents have been commuting to jobs outside of the State in 2000, most likely in Minnesota. The majority of Town residents work in Pierce County, of the 60% of residents working within the State, only 11% are working outside of Pierce County.

Table 4-1 – Place of Work 16 Years and Over - State and County Level - Town of Ellsworth

| | 1990 | 2000 | # Change | % Change | 2000 Total % |
|------------------------------------|------|------|----------|----------|--------------|
| Total | | 615 | | | |
| Worked in State of residence: | 381 | 371 | -10 | -2.6% | 60.3% |
| Worked in County of residence | 341 | 299 | -42 | -12.3% | 48.6% |
| Worked outside County of residence | 40 | 72 | 32 | 80.0% | 11.7% |
| Worked outside State of residence | 151 | 244 | 93 | 61.6% | 39.7% |

Source: 2000 U.S. Census

Driving is the most common mode of transportation for residents who commute to work. Table 4-2 shows that 74% of residents drive alone, 11% carpool, and 3% walk or utilize public transportation. Ten percent work at home which could indicate residents engaged in farming or home based businesses.

Table 4-2 – Commuting to Work 16 Years and Over: Town of Ellsworth

| | 1990 | 2000 | # Change | % Change |
|----------------------------------|------|------|----------|----------|
| Total | 532 | 648 | 116 | 21.8% |
| Car, truck, or van - drove alone | 366 | 482 | 116 | 31.7% |
| Car, truck, or van - carpooled | 86 | 75 | -11 | -12.8% |
| Walked | 19 | 20 | 1 | 5.3% |
| Public Transportation | 2 | 2 | 0 | - |
| Worked at home | 59 | 66 | 23 | 11.9% |
| Other means | 0 | 3 | 3 | - |

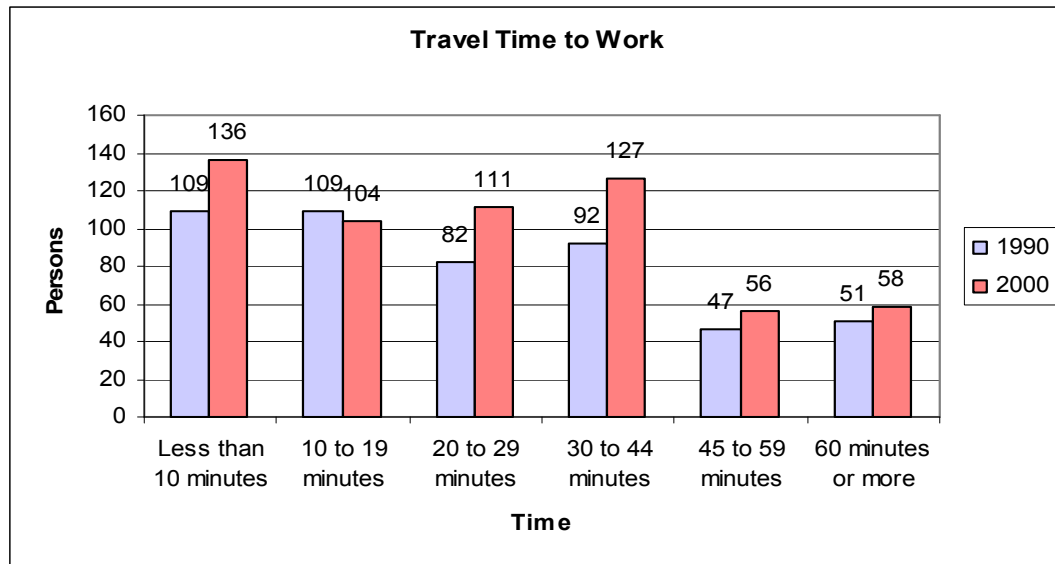
Source: 2000 U.S. Census

There are no Wisconsin Department of Transportation regulated van and carpool lots located in the Town of Ellsworth, but two are located within the County. One van and carpool lot is located at the intersection of U.S.H. 10 and C.T.H. CC, the other is located in the City of Prescott. The

development of additional lots throughout the County may benefit residents of the Town and County.

Figure 4-1 reveals that many residents travel less than twenty minutes to work each day, likely working in the Town or the Village of Ellsworth, but the majority of residents travel more than twenty minutes to work each day, indicating they work outside the Town of Ellsworth.

Figure 4-1 – Commuting Time to Work



Average Daily Traffic

Each year the Wisconsin Department of Transportation analyzes the Annual Average Daily Traffic (AADT) count in specific locations throughout the State. In the Town of Ellsworth, the AADT has been analyzed on U.S.H. 63, U.S.H. 10, S.T.H. 72, S.T.H. 65, and C.T.H. N, DD, J, and C (*see Map 4-1*). Table 4-3 identifies the AADT on each highway for the 2000 and 2006 analysis. Traffic counts have generally stayed the same along each road analyzed, with a slight decrease in traffic along U.S.H. 63.

Table 4- 3 – Town of Ellsworth Annual Average Daily Traffic (AADT)

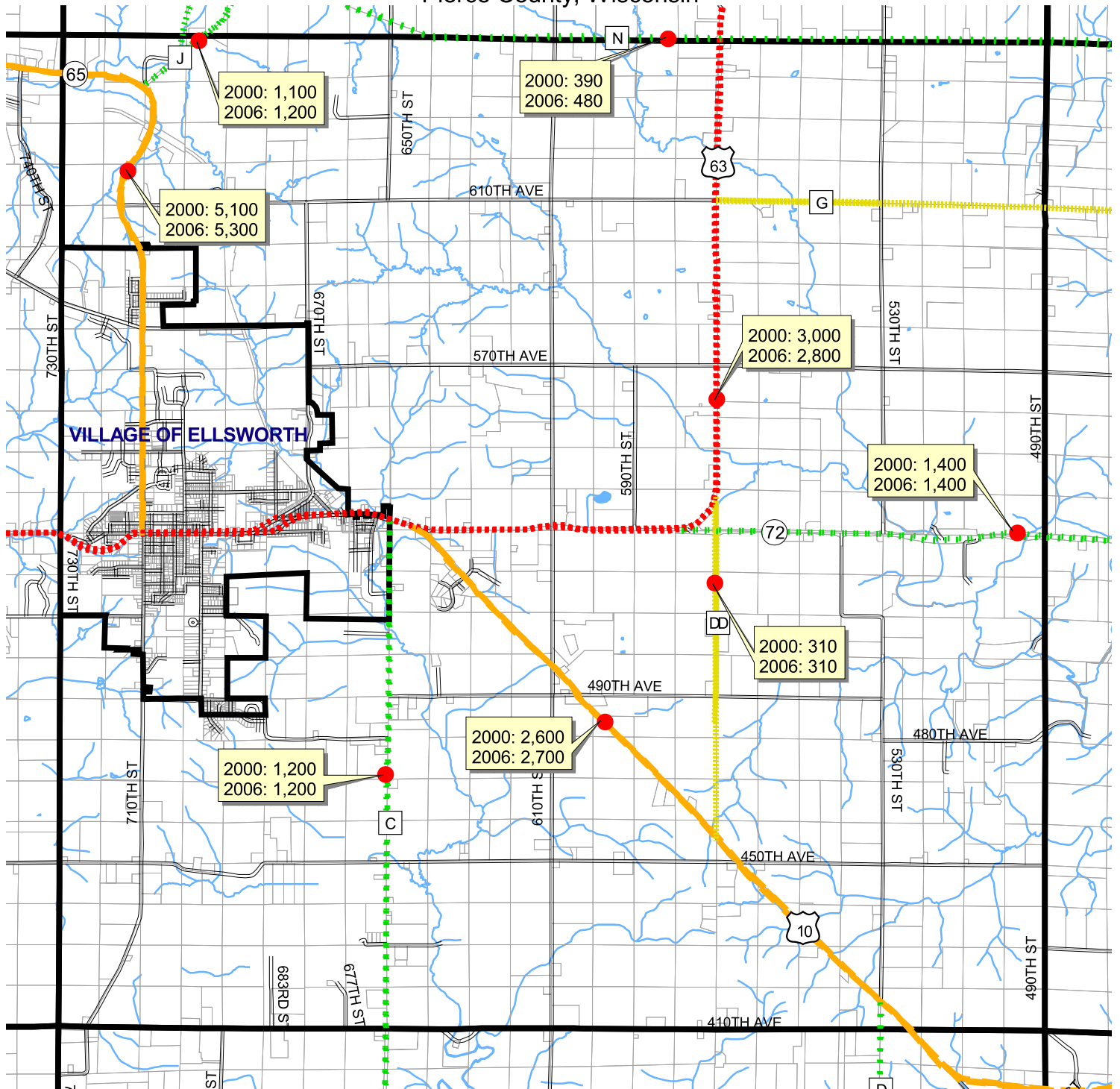
| Year | U.S.H. 63 | U.S.H. 10 | S.T.H. 72 | S.T.H. 65 | C.T.H. N | C.T.H. DD | C.T.H. JJ | C.T.H. C |
|------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|
| 2000 | 3,000 | 2,600 | 1,400 | 5,100 | 390 | 310 | 1,100 | 1,200 |
| 2006 | 2,800 | 2,700 | 1,400 | 5,300 | 480 | 310 | 1,200 | 1,200 |

Source: Wisconsin Department of Transportation

AVERAGE ANNUAL DAILY TRAFFIC (AADT) & FUNCTIONAL ROAD CLASSIFICATION

Map 4-1

Town of Ellsworth
Pierce County, Wisconsin



Transportation Facilities for the Disabled

The need for some forms of transit services is projected to increase, as the baby boom generation grows older. In 2000, according to U.S. Census Data, 13% of Pierce County's population was age 60-plus. By 2010, it is expected that 15% of the County's population will be age 60-plus. The needs of this age cohort will become more important – at both the local and State level – during the 20-year window of this plan. The State's Section 85.21 program currently provides some funding to counties for Elderly/Disabled Transportation Programs (Pierce County Comprehensive Plan).

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

Bicycle, Pedestrian, and Recreational Vehicle Trails

There are no specific bicycle or pedestrian trails in the Town of Ellsworth. Although, bicycle routes are located along many of the County Trunk Highways, including C.T.H. C, DD, G, N, U.S.H. 10, 63, and S.T.H. 65 and 72. The U.S. and State Highways are not recommended for use as bicycle and/or pedestrian routes because of high volumes of traffic and narrow roadway shoulders.

The Town has approved ATV routes throughout the entire Town. Additionally there are snowmobile routes within the Town. The Ellsworth Snowmobile Club, along with the Pierce County Snowmobile Council have designated snowmobile trails throughout Pierce County. Trail maps are available through the Pierce County Nugget Lake Parks office.

A multiuse trail connecting the Town to the Village of Ellsworth should be considered in the future.

The Plan Commission identified some areas that may be compatible with future sidewalks, trails, or wider streets/shoulders. Those streets were C.T.H. C, DD, 490th Avenue along the Village/Town boundary, and the Cross Town (580th Avenue and 670th Street) also along the Village/Town boundary (*see Map 4-2*).

Rail Service

There are no rail services in the Town of Ellsworth. The closest rail spur is located in the Town of Diamond Bluff and the City of Hager City, approximately twenty miles south.

Passenger rail service is available from Amtrak in Red Wing and St. Paul, Minnesota. There is no potential for the development of passenger rail service within the Town.

Air Transportation

The Minneapolis-St. Paul International Airport provides major commercial air service for Western Wisconsin and Town of Ellsworth residents. The airport consists of the Humphrey and Lindberg Terminals. This airport will continue to be the main provider of passenger and commercial service in the area.

The Red Wing Regional Airport is located outside Bay City, Wisconsin, minutes south of the Town of Ellsworth. It is a public airport run by the City of Red Wing, Minnesota. Runway 9/27 is a 5,010' asphalt runway in good condition. Services at the airport include fuel, parking, hangars, airframe service, and power plant service.

Truck Transportation

Peterson Trucking, Drier Trucking, and Langer's Transfer are the only truck transportation businesses located in the Town of Ellsworth. Peterson Trucking is located near the intersection of 450th Avenue and County Trunk Highway C, and Drier Trucking Inc., which offers dump trucking services, is located off of 635th Street. Langer's Transfer, which provides livestock shipping, is located off of U.S.H. 63.

Other Modes of Transportation

The Town of Ellsworth does not have any other transit services or facilities. It is unlikely that additional services will be developed in the next twenty years.

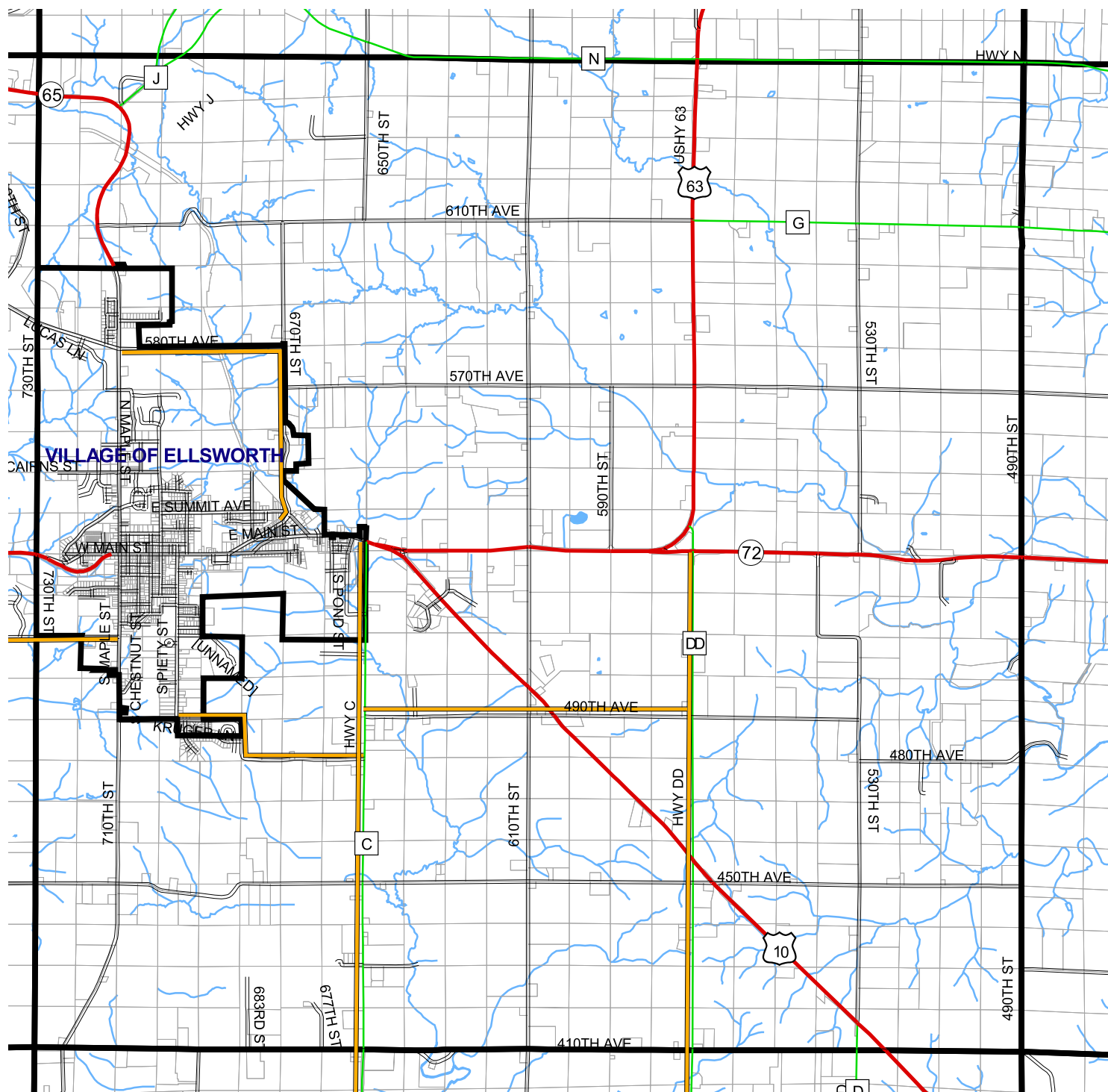
State, Regional, and Local Plans






The Wisconsin Department of Transportation has plans to improve S.T.H. 65 during 2009 and U.S.H. 10 starting in 2012.





The Town would like to see some through roads developed in the future to provide connections that are more direct to the Village of Ellsworth.

FUTURE SIDEWALK, TRAIL, OR PAVED SHOULDER

Town of Ellsworth
Pierce County, Wisconsin



-
-  Future Sidewalk/Trail/Paved Shoulder
 Roads
 Town
 County
 U.S. & State

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



Potential Funding Sources and Organizations

Costs for transportation development and maintenance can be expensive or cost prohibitive. Grant monies are available for various transportation related projects.

Bicycle and Pedestrian Facilities Program

The Bicycle and Pedestrian Facilities Program (BPFP) funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. Beginning in 2008, BPFP will be managed in conjunction with the Transportation Enhancements (TE) Program. Additional information is available about funding for bicycle and pedestrian facilities, at <http://www.dot.wisconsin.gov/localgov/aid/bike-ped-funding.htm>.

Transportation Economic Assistance (TEA)

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

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

Local Road Improvement Program (LRIP)

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

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

Wisconsin Department of Natural Resources (WDNR)

There are multiple grants available through the Wisconsin Department of Natural Resources for the development of ATV, snowmobile, and recreational trails and trail maintenance. The DNR's website lists several grant opportunities.

<http://dnr.wi.gov/org/caer/cfa/Grants/Forms/forms.html>.

Local Groups and Organization

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

Goals, Objectives, Policies, Programs, and Actions

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

Objectives

1. Provide quality roads that meet the needs of residents and farmers.
2. Maintain a system of roads that is both safe and aesthetic.
3. Support long-range transportation planning for the future and meet 20 year projected population growth needs.

Policies, Programs, and Actions:

1. Utilize grants to offset the costs of road construction and reconstructions.
2. Use the Pavement Surface Evaluation and Rating (PASER) pavement evaluation system to efficiently plan future infrastructure expenditures.
3. Coordinate planning with the Village of Ellsworth so that transportation infrastructure growth and improvements meet the desires of Village and Town.
4. Work with Pierce County to address safety issues along U.S.H. 10.
5. Discourage the development of subdivisions with wide, long winding streets, to reduce the cost of maintenance.
6. Ensure road signs are offset to provide adequate clearance for farm equipment.

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

Objectives:

1. Encourage the expansion of safe bicycle/pedestrian routes and trails within the County bicycle route system.

Policies, Programs, and Actions:

1. Explore the prospect of creating and implementing a regional bicycle/pedestrian path system with Pierce County.
2. Ensure safety of pedestrians and bicyclists through properly marked routes, street crossings and signage, and promoting law enforcement and safety education programs.
3. Widen the shoulders along designated bicycle/pedestrian routes.
4. Work with the Village of Ellsworth to develop a multipurpose trail system that would allow residents to travel safely between the Town and Village.
5. Utilize available State and Federal funding options.

CHAPTER 5: Utilities and Community Facilities

Introduction

The provision of adequate public utilities and facilities is essential for the development of any community. It is important that public utilities and public facilities be available to meet the needs of citizens, businesses, industry, and government entities.

This chapter discusses existing systems and planned projects in the areas of water, sanitary sewer, storm sewer, solid waste, recycling, recreation, and public facilities and services. Each utility will be discussed separately.

Storm Water Management

The Town of Ellsworth does not have a storm water system. Storm water is generally handled by ditches, swales, and culverts. Storm water management is an important issue. Increased amounts of impervious surfaces can have an impact on the quality and quantity of storm water runoff and excessive storm water runoff can cause sediment and contaminants to pollute surface and ground waters. Agricultural practices can also lead to erosion and contamination through the overuse of pesticides and herbicides.

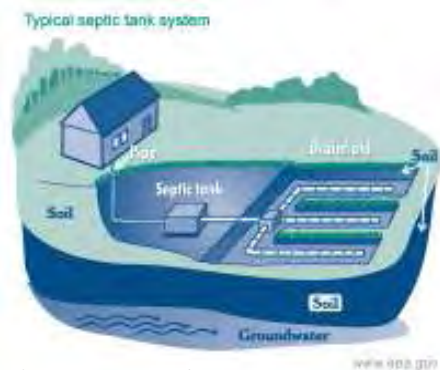
Water Supply

The water supplies for the majority of residents in the Town are private wells. Some residents have access to municipal water from the Village of Ellsworth; those residents are located adjacent to the Village.

Groundwater is stored in underground aquifers and is drawn out through a well. This water supply is recharged through rainfall and snow melt. Groundwater protection is important because contamination can be very expensive to mitigate. The Wisconsin Department of Natural Resources must be notified before the construction of any new well.

Private On-Site Wastewater Treatment Technology Systems

Almost all wastewater treatment needs in the Town of Ellsworth are served by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks. Failing systems can have a negative impact on groundwater and surface water quality. Some residents have access to public water and sewer systems, these residents are located at the edge of the Village of Ellsworth.



Source: Environmental Protection Agency

Solid Waste Disposal & Recycling Facilities

The Town of Ellsworth has a Transfer Station that residents can bring garbage and waste for disposal in specified disposal bags. Pierce County has provided a Recycling Guide pamphlet to help residents recycle proper items.

Pierce County Solid Waste Department provides other garbage and waste collection periodically for items such as hazardous waste, paints, tire, and electronic equipment. They also perform Clean Sweep programs, offered periodically throughout the year. There are fees associated with appliance collection.

Parks

The Town of Ellsworth does not have any public parks; there are also no Wisconsin Department of Natural Resources regulated parks or State lands within the Town.

Telecommunications Facilities

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

Internet services are also very important to students. Education programs rely on internet data and will continue to utilize the internet more each year. High speed internet or wireless internet services may be necessary for students in the near future.

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

In the Pierce County Community Attitudes Survey, over 38% of respondents indicated that telecommunications should be encouraged to best bring about growth to the Town.

Phone, internet, and cable television services are provided by local and national telecommunication companies though the level of service varies. According to the Pierce County Community Attitudes Survey, only 76% of residents in Ellsworth have internet access, and of those with internet access 79% have dial-up connections.

Power Plants and Transmission Lines

Pierce-Pepin Cooperative Services (located in the Town of Trimble, just outside of the Village) provides electrical services, transmission lines, and many other services to the Town and its

residents. Xcel Energy or Northern State Power Company (NSP) also provides electrical services and transmission lines in the Town.

The Town would like to utilize the use of wind energy in the near future. Pierce County limits the height of wind turbines/windmills in the Town.

Cemeteries

There are 6 cemeteries in the Town of Ellsworth; cemeteries are significant sources of history for many communities. The cemeteries in the Town include Clayfield Catholic Cemetery, Old Clayfield, Our Savior's Lutheran Church Cemetery, St. Paul's Cemetery, Zion Covenant Cemetery, and Storden's Evangelical Lutheran Cemetery (*see Map 5-1*).

Health Care Facilities

There are two health care facilities located near the Town of Ellsworth. The nearest health care facilities are the Fairview Ellsworth Clinic and the River Falls Area Hospital and Clinic-Ellsworth Clinic, both located in the Village of Ellsworth. The closest hospitals are the River Falls Area Hospital and Clinic in the City of River Falls, and the Fairview Red Wing Medical Center and Hospital in the City of Red Wing, MN. It is likely that these facilities, and the many others throughout Pierce County and the Twin Cities Metropolitan Area, will continue to provide health care for residents.

Child Care Facilities

There are two licensed child care facilities in the Town of Ellsworth. Each of the facilities listed below is a Family Child Care facility, which allows up to eight children to be under the care of the operator. Other child care needs are likely met by residents offering care in their homes or child care is provided at facilities close to where the resident works.

- Kids at Play Day Care: N5967 670th Street
- Maple Bud Day Care: N5718 530th Street

Law Enforcement

The Town of Ellsworth does not have a Town Constable. Police protection is provided by the Pierce County Sheriff's Department. All 911 calls are answered by the Pierce County Sheriff's Department, which then dispatches appropriate emergency services.

Fire & Rescue

Fire and Rescue services in the Town of Ellsworth are provided by the Ellsworth Fire Service Association. The Ellsworth Fire Service Association and Ellsworth Area Ambulance are owned jointly by several municipalities and each year the Town is assessed operating fees for both fire

and ambulance services. The fire and ambulance department personnel are primarily volunteers. The River Falls and Spring Valley fire and rescue service areas are adjacent to the Ellsworth service area (*see Map 5-2*).

Libraries

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

Schools

There are no schools located in the Town of Ellsworth but the Town lies completely within the Ellsworth Community Schools school district. The school district is comprised of four schools, including a High School, a Middle School, and two elementary schools, Hillcrest Elementary and Prairie View Elementary.

There are no current plans to expand the schools or school district. Approximately 1,750 students were enrolled in the Ellsworth Community Schools in 2008.

Town Hall & Town Shop

The Town of Ellsworth's Town Shop building is jointly operated as the Town Hall; all public meetings are held at this location (*see Map 5-1*).

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Maintain existing facilities and utilities that adequately serve the Town of Ellsworth.

Objectives:

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

Policies, Programs, and Actions:

1. Work with surrounding communities and agencies to continue to provide quality police, fire, and emergency medical services to the Town.
2. Continue to maintain a strong working relationship with the Ellsworth School District.
3. Encourage the use of and support the development of additional public facilities and parks in neighboring communities.

Goal 2: Encourage the development of communication and telecommunication services in the Town.

Objectives:

1. Support communication services that meet the needs of the Town's residents.

2. Support telecommunication services that offer a variety of services.
3. Discourage the monopoly of available services to reduce user fees/costs.

Policies, Programs, and Actions:

1. Encourage the development of additional television, phone, and internet providers in the community.
2. Support telecommunications facilities that would better enable residents to establish home based businesses if the towers/antennae do not detract from the rural aesthetics of the Town.
3. Support the development of wireless technology (Wi-Fi) throughout Pierce County.
4. Support a variety of service providers that seek to develop services in the area.

Goal 3: Protect the surface and groundwater supply in the Town.

Objectives:

1. Ensure safe drinking water for residents in the Town of Ellsworth.
2. Encourage routine testing services for local water.

Policies, Programs, and Actions:

1. Support continued inspection of private septic systems and holding tanks.
2. Support the practice of storm water and farm run-off best management practices.

Goal 4: Encourage the development of alternative energy sources within the community.

Objectives:

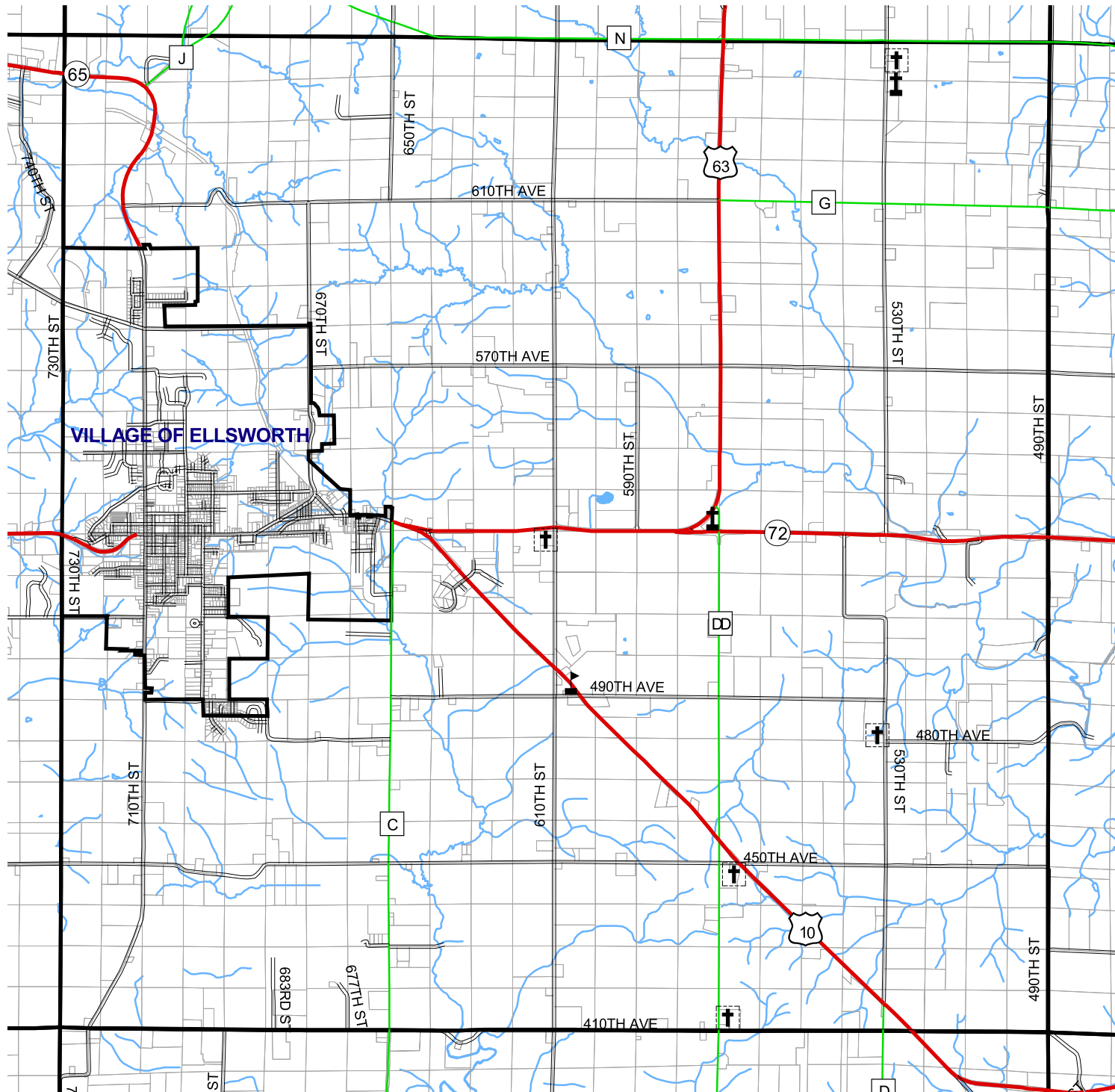
1. Support alternative energy sources that will decrease energy costs.
2. Support alternative energy sources that may be more environmentally sound.
3. Support opportunities for residents to develop alternative energy sources that will be self sustaining.

Policies, Programs, and Actions:

1. Work with Pierce County to allow the development of wind turbines and alternative fuel processing facilities.
2. Support and regulate the development of wind turbines/wind energy.
3. Support and regulate the conversion of animal waste gasses into usable fuels.
4. Support and regulate the use of solar energy/solar panels.

COMMUNITY FACILITIES

Town of Ellsworth
Pierce County, Wisconsin



Community Facilities

- Town Hall & Shop
- Church
- Cemetery

Roads

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

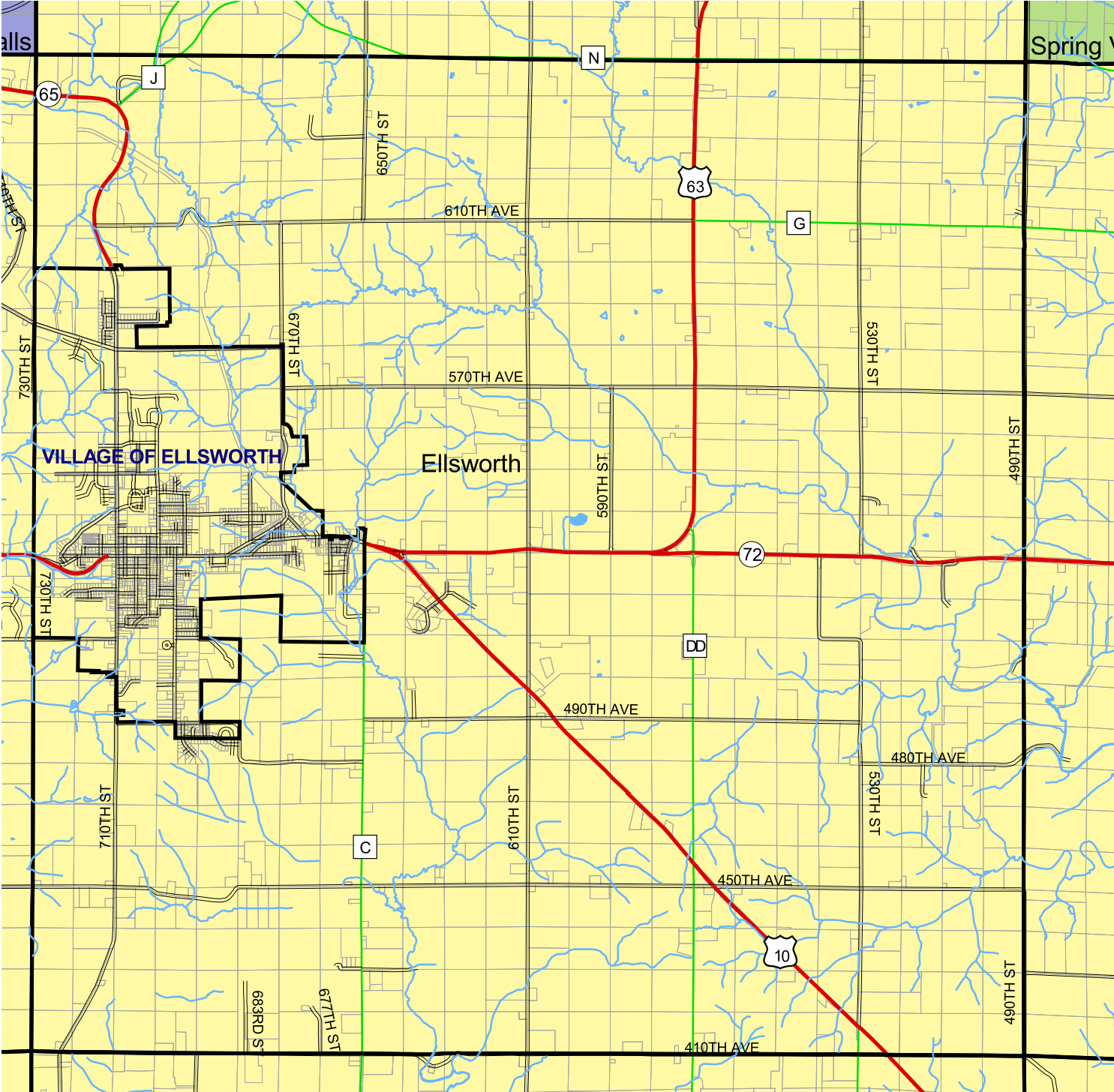
Municipal Boundary

- Parcels
- Rivers, Streams, & Creek



EMERGENCY SERVICES

Town of Ellsworth
Pierce County, Wisconsin



Emergency Services
Ellsworth
River Falls
Spring Valley

Roads
Local
County
U.S. & State

Municipal Boundary
Parcels
Rivers, Streams, & Creek



CHAPTER 6: Agricultural, Natural, and Cultural Resources

Introduction

The agricultural, natural, and cultural resources chapter provides a general overview of the resources that help define the character of the Town of Ellsworth. By identifying and analyzing the Town's natural features such as farm lands, environmental corridors, soil characteristics, and historical sites, development can be guided to the most appropriate locations, thus protecting the Town's cultural, agricultural, and natural areas while identifying potential locations for responsible growth.

Town History

The Town of Ellsworth was originally incorporated as the Town of Perry in March 1857, but renamed to Ellsworth in 1861 after the first Civil War Union officer to lose his life in battle, Col. Elmer E. Ellsworth.

Historical and Cultural Resources

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

Archeological Sites

The Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and historical buildings. There may be other sites not yet identified.

A search of the WHS database reveals seven archeological sites within the Town of Ellsworth (*see Table 6-1*). The locations are general in nature to discourage human disturbance.

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

Table 6-1: Archaeological Sites: Town of Ellsworth

| Burial Code | Site Name | Site Type | Township Range Section |
|-------------|---|----------------------------------|------------------------|
| BPI-0025 | St. Paul's Cemetery | Cemetery/burial | T26 R17 W S21 |
| BPI-0028 | Storden's Evangelical Lutheran Cemetery | Cemetery/burial | T26 R17 W S29 |
| BPI-0034 | Clayfield Cemetery | Cemetery/burial | T26 R17 W S35 |
| BPI-0035 | Unnamed Cemetery (Old Clayfield Cemetery) | Cemetery/burial | T26 R17 W S35 |
| BPI-0036 | Zion Covenant Cemetery | Cemetery/burial | T26 R17 W S26 |
| BPI-0045 | South Rush River Cemetery (Our Saviors Lutheran Cemetery) | Cemetery/burial | T26 R17 W S1 |
| PI-0575 | Unnamed Site | Campsite/Village, Lithic scatter | T26 R17 W S7 |

Source: Wisconsin Historical Society

Wisconsin Architecture and History Inventory

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

A search of the AHI database shows that there are twenty properties with historical significance in the Town of Ellsworth. The properties and their AHI reference number are listed in Table 6-2.

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

Table 6-2: Architecture and History Inventory

| AHI # | County | Township | Location | Resources Type |
|-------|--------|-----------|---------------|----------------|
| 25014 | Pierce | Ellsworth | T26 R17 W S01 | Church |
| 25015 | Pierce | Ellsworth | T26 R17 W S01 | Outbuildings |
| 25016 | Pierce | Ellsworth | T26 R17 W S01 | House |
| 25017 | Pierce | Ellsworth | T26 R17 W S03 | Tavern/Bar |
| 25018 | Pierce | Ellsworth | T26 R17 W S03 | House |
| 25019 | Pierce | Ellsworth | T26 R17 W S06 | House |
| 25020 | Pierce | Ellsworth | T26 R17 W S09 | House |
| 25021 | Pierce | Ellsworth | T26 R17 W S12 | Iverson School |
| 25022 | Pierce | Ellsworth | T26 R17 W S13 | House |
| 25023 | Pierce | Ellsworth | T26 R17 W S15 | Church |
| 25024 | Pierce | Ellsworth | T26 R17 W S17 | House |
| 25025 | Pierce | Ellsworth | T26 R17 W S23 | House |
| 25026 | Pierce | Ellsworth | T26 R17 W S23 | Lantz School |
| 25027 | Pierce | Ellsworth | T26 R17 W S25 | Centric Barn |
| 25028 | Pierce | Ellsworth | T26 R17 W S30 | House |
| 25029 | Pierce | Ellsworth | T26 R17 W S33 | House |
| 25030 | Pierce | Ellsworth | T26 R17 W S33 | House |
| 25031 | Pierce | Ellsworth | T26 R17 W S35 | Church |
| 25032 | Pierce | Ellsworth | T26 R17 W S35 | House |
| 25034 | Pierce | Ellsworth | T26 R17 W S35 | Centric Barn |

Source: Wisconsin Historical Society

Productive Agriculture Areas

Agriculture was the foundation of the Town of Ellsworth, and continues to be a great influence on the Town's character today. Although specific agricultural data is not available for the Town, it is available for Pierce County. Tables 6-3, 6-4, and 6-5 compare the Pierce County agricultural statistics between 1997 and 2007.

As shown in Table 6-3 the number of farms in Pierce County has increased and the land in farming has nearly stayed the same, but the average size of a farm has decreased. This may indicate that family farms are passing down to the next generation and creating more farmsteads, but continuing to farm the same land.

Table 6-3 – Pierce County Agricultural Statistics

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

Source: U.S. Department of Agriculture

The high demand for residential and industrial development has caused the value of farmland to increase (*see Table 6-4*). Farmland is desirable for such development because the land is generally flat, relatively good soils and very little excavation is necessary when preparing to

develop the land. The estimated value of farm land per acre in Pierce County has nearly tripled between 1997 and 2007.

Table 6-4 - Pierce County Agricultural Statistics: Estimated Value of Farm, Land, and Buildings

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

Source: USDA, National Agricultural Statistics Service

Table 6-5 reveals that the majority of farms in Pierce County are 50 to 179 acres in size. The number of farms in this acreage has increased from years past, but continues to be the general farm size. Few farms exist on less than 9 acres and greater than 1,000 acres, although both categories have increased slightly since 1997.

Table 6-5 – Pierce County Agricultural Statistics

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

Source: USDA, National Agricultural Statistics Service

Pierce County has been experiencing a large amount of development pressure in the recent past, the loss of farmland and decrease in the size of farms could be attributed to those development pressures.

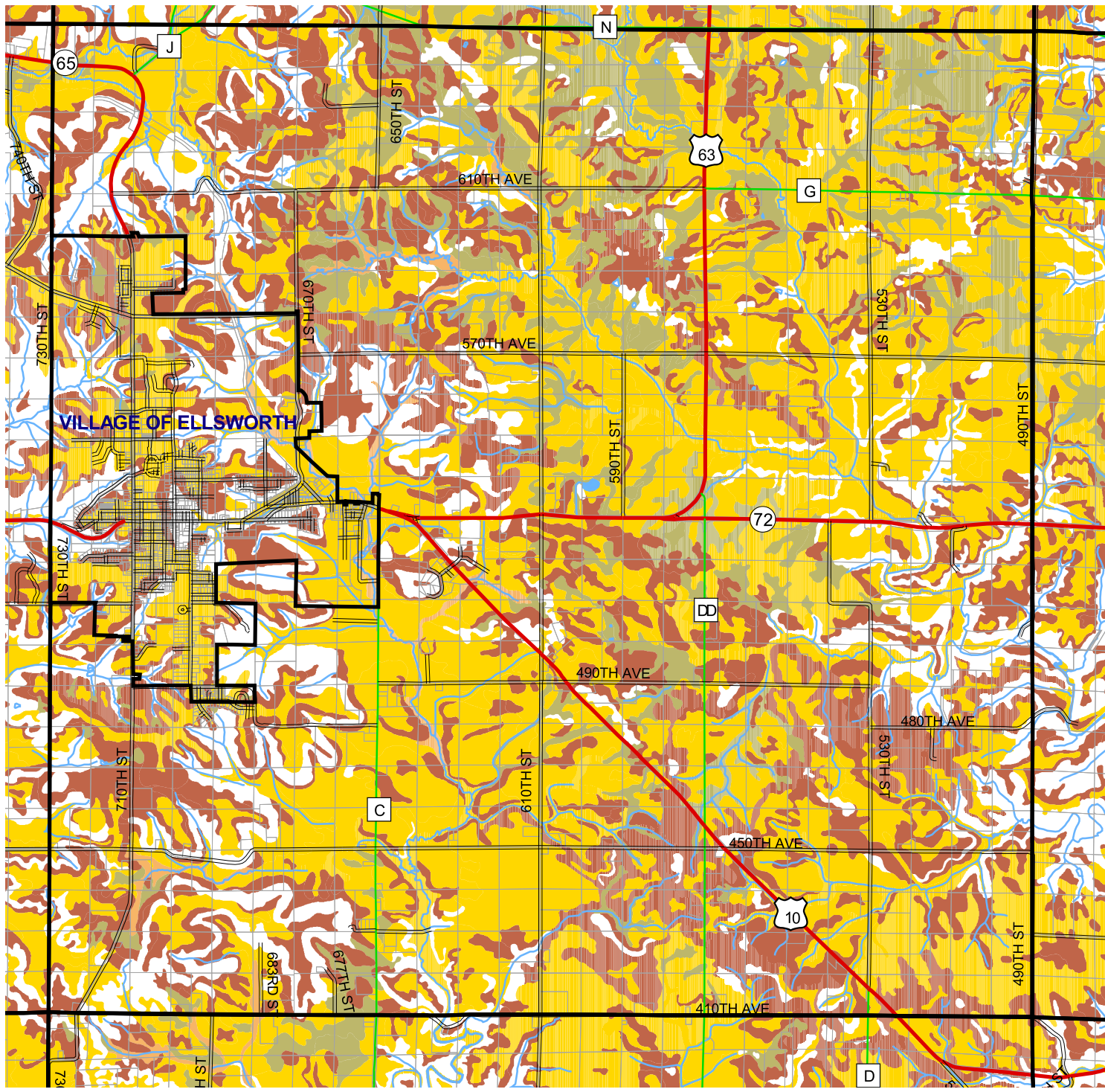
Productive Agriculture Soils

The Town of Ellsworth is primarily composed of prime farmland or potentially productive agricultural areas (*see Map 6-1*). Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Prime farmland should have an adequate supply of moisture, favorable growing temperature/season, and acceptable soil composition.

The soils that make up the Town have a large effect on the Towns agriculture production. The most prominent soil types in the Town of Ellsworth are Vlasaty silt loam and Hersey silt loam. These soil types are well drained, have a high capacity to hold in water, and are not likely to flood or pond water. Both soils types are subject to some erosion. The Vlasaty and Hersey soils within the Town of Ellsworth are classified as Class 2 and 3 soils, which are suitable for the mechanized production of commonly grown field crops and for pastures when properly managed.

PRIME FARMLAND

Town of Ellsworth
Pierce County, Wisconsin



Prime Farmland

- Farmland of Statewide Importance
- Prime Farmland
- Prime Farmland if Drained
- Prime Farmland if Drained and Protected from Flooding

Roads

- Local
- County
- U.S. & State

Town Boundary

Parcels

Rivers, Streams, & Creek



Groundwater

Groundwater is often an ignored natural resource because there have been no repercussions of the water supply in the area. Our groundwater is a very important natural resource that if adversely affected, can have serious impacts on human health and wellbeing. Certain types of soil are more susceptible to allowing groundwater contamination and should be protected. Most of the water used in rural areas is groundwater. If the groundwater becomes contaminated, there are few alternative sources of potable water for local residents. Map 6-2 shows the known depth to the water table in feet. The prominent depths identified within the Town of Ellsworth are between 61 and 120 feet.

Wellhead protection plans/ordinances and animal waste management ordinances are the most prevalent methods of groundwater protection in Pierce County at this time. Wellhead protection plans are developed to achieve groundwater pollution prevention measures within public water supply wellhead areas.

An animal waste management ordinance's key purpose is often to protect the groundwater and surface water resources by requiring permits for animal waste storage facilities, new or expanding feedlots, and nutrient management, along with prohibiting the overflow of manure from storage structures, unconfined storage of manure adjacent to streams, shore lands, or drainage channels, and limit livestock access to water bodies.

Within the Pierce County Community Attitudes Survey, over 70% of residents in the Town of Ellsworth indicated that they would support additional land use regulations for the protection of ground water.

Soil Attenuation

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



Soil Suitability for Dwellings with Basements

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

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

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

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

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

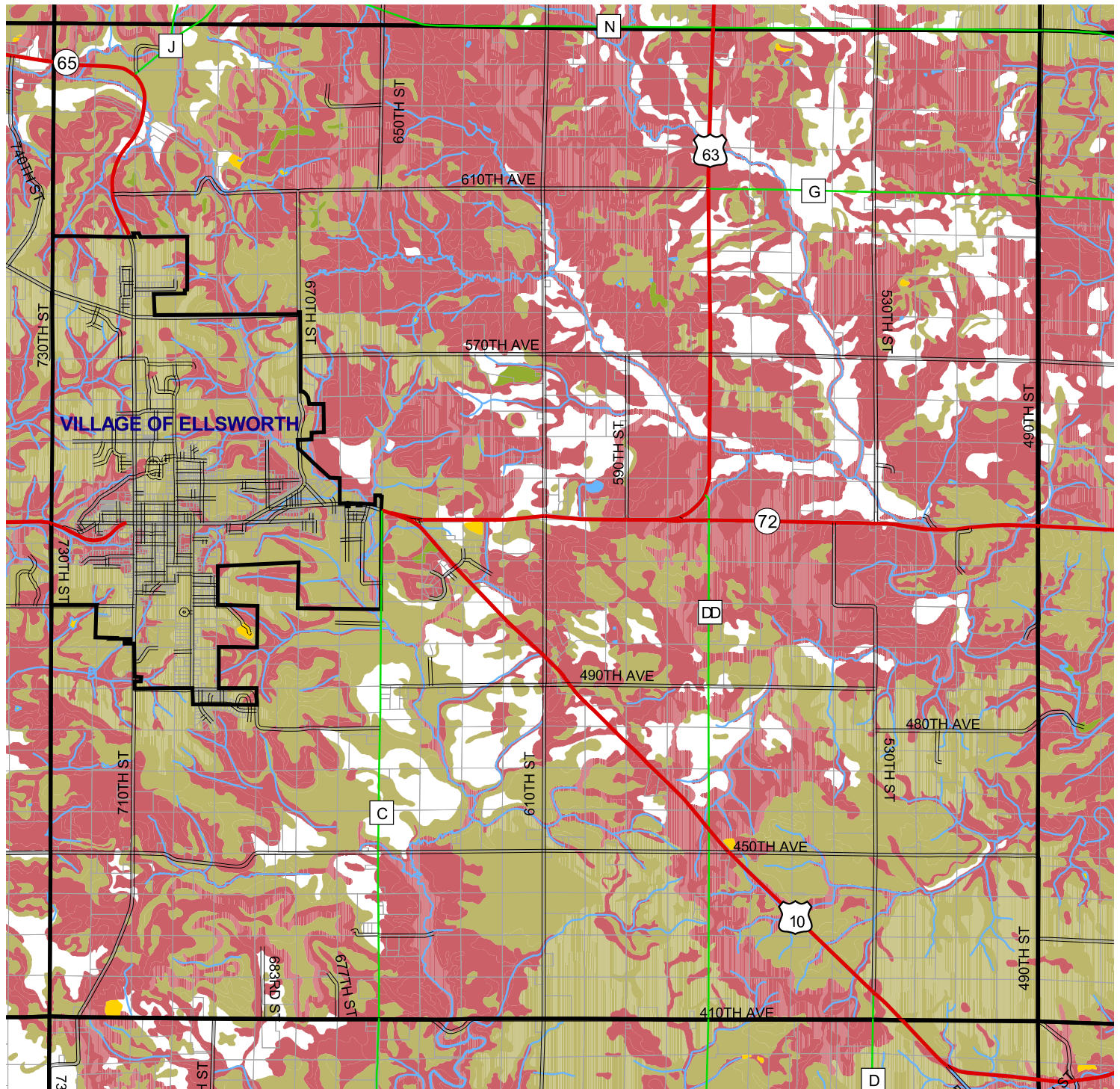
An important element of soils is their suitability for dwellings with basements. The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as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

The majority of soils throughout the Town of Ellsworth are somewhat to very limited for dwellings with basements (*see Map 6-3*). These are areas where development may be limited.

LIMITATIONS: DWELLINGS WITH BASEMENTS

Map 6-3

Town of Ellsworth
Pierce County, Wisconsin



Soil Limitations

- Not limited
- Not rated
- Somewhat Limited
- Very limited

Roads

- Local
- County
- U.S. & State



Town Boundary



Parcels



Rivers, Streams, & Creek



Cedar
corporation

Source: Pierce County

0.5 0 0.5 1 1.5 2 Miles

Soil Suitability for Septic Tank Absorption Fields

The Town of Ellsworth does not have municipal water or a sanitary district, with the exception of very few properties directly adjacent to the Village of Ellsworth. The main sources of water in the Town are wells and the primary methods of sanitary disposal are septic systems. Drainage or absorption fields are connected to the end of the septic tank and allow for the septic effluent to be distributed to the soil over a large area. Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding.

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

The majority of Pierce County has severe limitations for septic tank absorption fields (*see Map 6-4*). The Town of Ellsworth is no different. This does not mean septic tanks cannot be built on soils with severe limitations however; residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect the areas wells and groundwater. Modern technology can still be used so that septic systems function properly in soils with severe limitations without adversely affecting the groundwater.

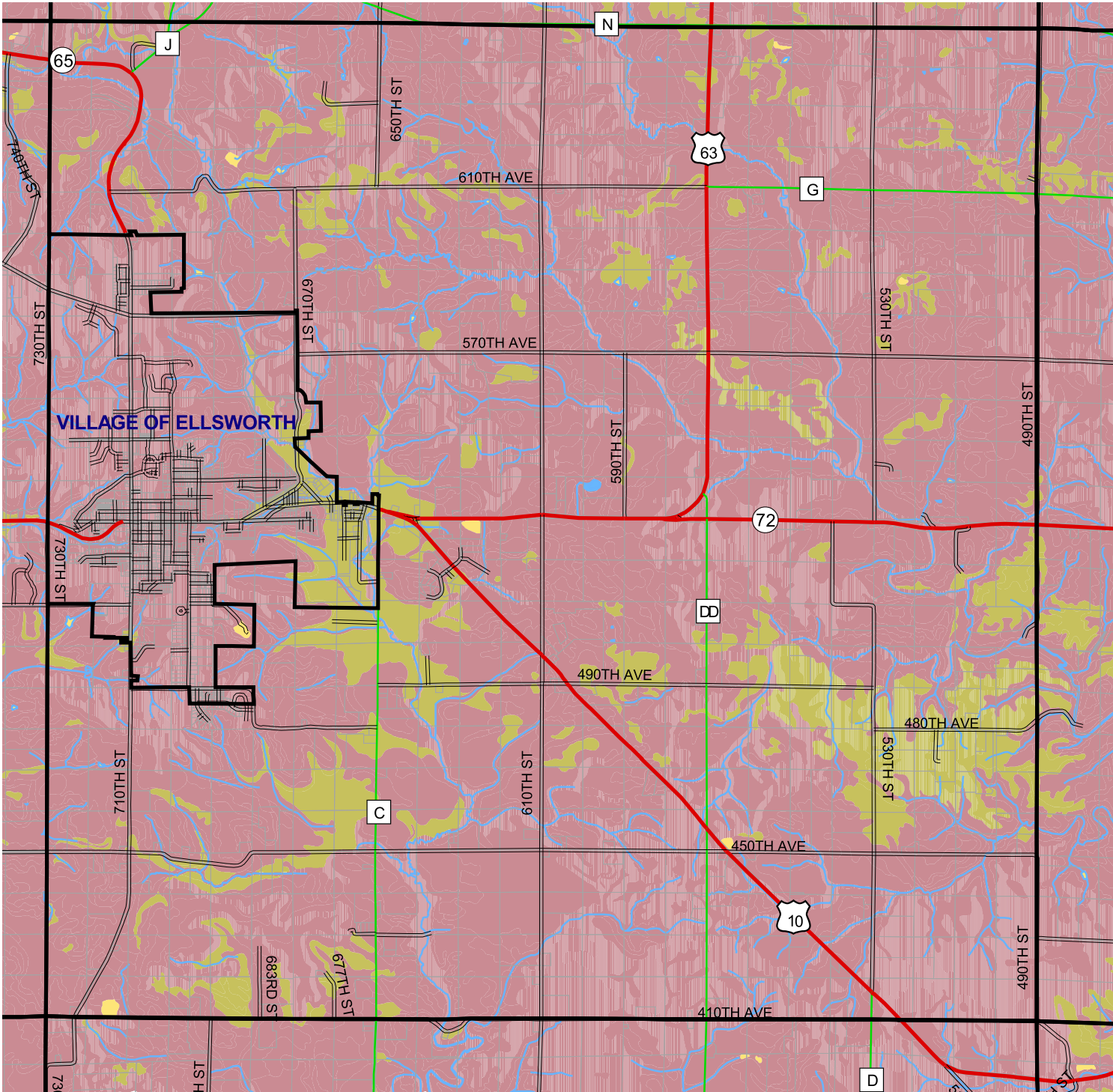
Forests

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

There are very few forested lands in the Town. The forested land primarily buffers the waterways, while the remainders of the forested lands are surrounded by agricultural land and do not create continuous environmental corridors (*see Map 6-5*).

LIMITATIONS: SEPTIC SYSTEMS

Town of Ellsworth
Pierce County, Wisconsin



Soils Limitations
Not rated
Somewhat limited
Very limited

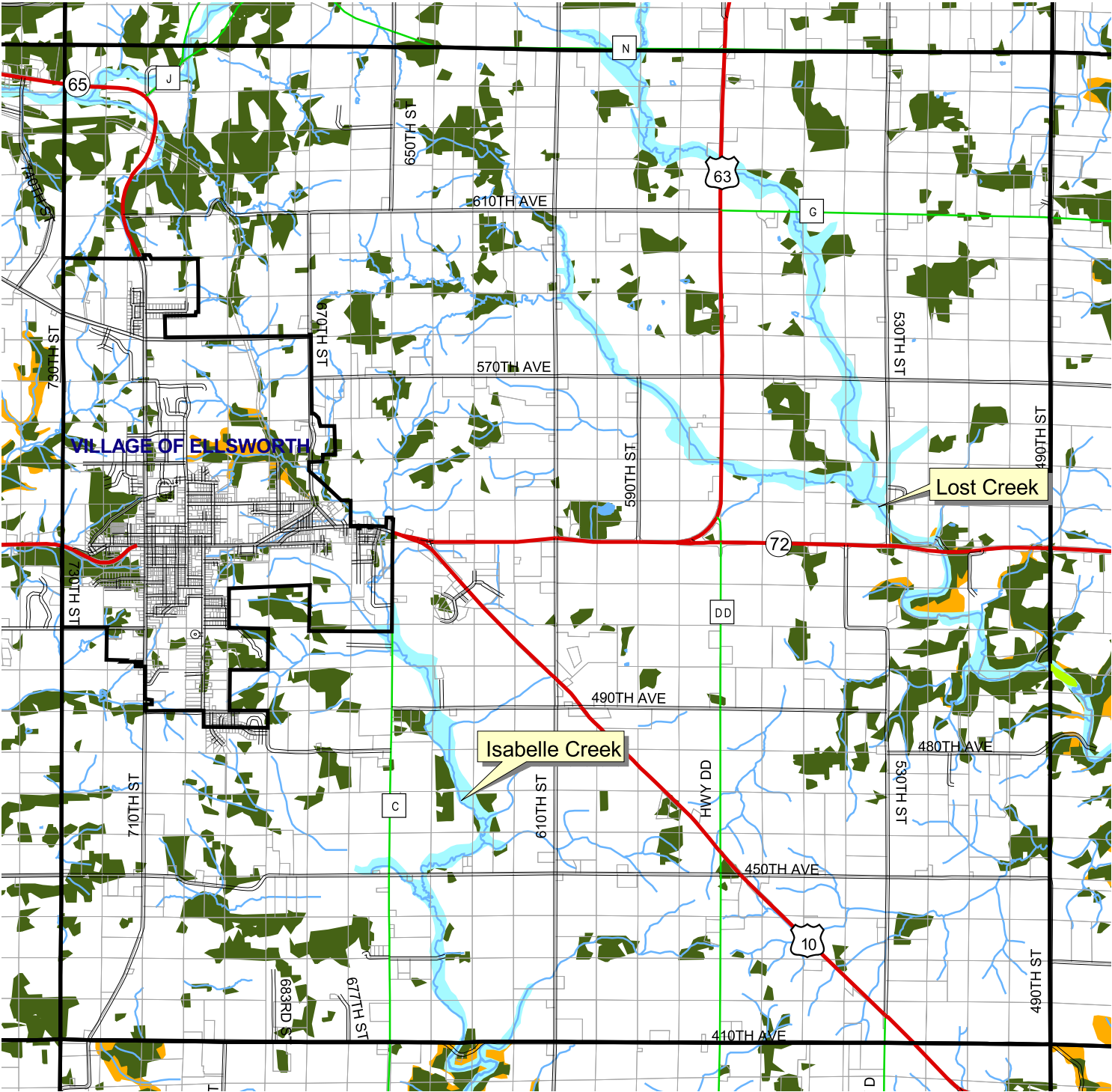
Roads
Local
County
U.S. & State

Town Boundary
Parcels
Rivers, Streams, & Creek



ENVIRONMENTAL CORRIDORS

Town of Ellsworth
Pierce County, Wisconsin



- Environmental Features
- Steep Slopes
 - Floodplain
 - Forested Lands
 - Wetlands

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

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



Surface Water, Stream Corridors, & Wetlands

The Town of Ellsworth is located in a rolling prairie ecological landscape. The Town has few identified surface water bodies or wetlands. The Isabelle Creek and Lost Creek flow through the Town. The Town is also part of the Rush-Vermillion watershed.

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

Threats to these water resources are typically sedimentation and pollution, both point and non point, that is related to the disturbance of the land cover due to urban/rural development and agricultural practices.

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

The Isabelle Creek and Lost Creek meander throughout the Town. The Town of Ellsworth is intersected by two watersheds, the Rush River watershed and the Trimbelle River/ Isabelle Creek watershed. Both are part of the Lower Chippewa watershed.

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

There are no defined wetlands in the Town of Ellsworth (*see Map 6-5*). Unidentified wetlands may exist along the waterways and floodplains.

Floodplains

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

provided adequate flood proofing measures are taken. As shown in Map 6-5, the floodplains are primarily located along the Isabelle and Lost Creeks.

Threatened or Endangered Species, Environmentally Sensitive Areas, & Wildlife Habitats

There are no specifically listed threatened, endangered, or rare species, environmentally sensitive areas, or natural habitats listed within the municipal limits of the Town of Ellsworth. Although a variety of threatened and endangered species exist within Pierce County, education and management practices can help protect these species and habitats from extinction within the County.

Metallic/Non-metallic Mineral Resources

Metallic and Non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock or sand and gravel) materials, respectively. When economically viable, these materials may be removed through mining to process the raw materials into commercial or industrial products. Metallic mining is regulated by the Wisconsin Department of Natural Resources. Non-metallic mining is regulated by local counties and Pierce County has ordinances in place regulating non-metallic mining and reclamation following completion of mining activities.

There are two sand and/or gravel mine in the Town of Ellsworth. The sand and gravel pits are both located near the intersection of 710th Street and 410th Avenue.

Parks/Open Space

The Town of Ellsworth does not have its own designated park or open space nor any developed recreational facilities. Furthermore, there are no Wisconsin Department of Natural Resources managed lands and no state or county managed lands.

Recreational Resources

The Town has a limited variety of recreational resources. The Town of Ellsworth has multiple recreational vehicle trails. The Town has approved ATV routes throughout the entire Town. Additionally there are snowmobile routes within the Town. The Ellsworth Snowmobile Club, along with the Pierce County Snowmobile Council have designated snowmobile trails throughout Pierce County. Trail maps are available through the Pierce County Nugget Lake Parks office.

Other recreational resources include the Ellsworth Country Club and the Ellsworth Rod and Gun Club. The golf course is a nine-hole course open seasonally, and the Ellsworth Rod and Gun is located off 610th Avenue, just east of S.T.H. 65. Other recreational opportunities do not exist but there is potential.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Promote the development of recreational opportunities.

Objectives:

1. Identify those areas where parks and/or trails would be most utilized.
2. Identify a destination location when developing a multipurpose trail system.
3. Promote the development of parks and trails in future subdivisions.

Policies, Programs, and Actions:

1. Work with Pierce County and the Department of Natural Resources to acquire grants or funding for the development of parks and trails.
2. Support the use of County, State, or Federal funding options for trail and park development.
3. Encourage residents to donate lands or easements for the development of trails and parks.
4. Consider incentives for the development of parks or trails.
5. The Town should work with landowners to purchase land or easements at a reasonable cost, for the development of parks and trails.
6. Encourage the development of recreational destination locations to attract tourism.

Goal 2: Promote and encourage the education of farming practices and farming culture.

Objectives:

1. Protect and maintain farm traditions and practices.
2. Encourage farmers to allow educational opportunities to take place at their farms.

Policies, Programs, and Actions:

1. Work with local farms to provide tours or educational experiences to children and adults.
2. Work with local farms to attract tourism through specialty farming or farming practices (new farm technology, corn maze, pick your own produce, seasonal/holiday activities, etc.)
3. Support the local 4-H, FFA, and school district by offering farm education opportunities.
4. Promote the awareness and provide recognition of Farm Technology days.
5. Develop a fact sheet identifying the food and energy supplies that local farms produce annually.
6. Encourage the sale of local produce at Farmers' Markets.
7. Support the maintenance of small farms.

Goal 3: Promote and preserve cultural and historical resources in the Town of Ellsworth.

Objectives:

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

Policies, Programs, and Actions:

1. Support residents who feel they may have an archeological site or historical property on their land who want to contact the Wisconsin Historical Society to learn ways to preserve or register them.
2. Form a historical preservation committee/group that documents structures or items in the Town that they feel have historical importance. Photos can be taken and these locations mapped.
3. Collect old photos of life in the Town of Ellsworth and display them in the Town Hall.
4. Collect old photos of life in the Town of Ellsworth and construct a historic picture book.
5. Identify “Century Farms” and acknowledge them with a sign or plaque.
6. Support the Pierce County Historical Association and assist in efforts to document the history of the Town of Ellsworth.
7. Support the Wisconsin Barn Preservation which is a joint venture between the University of Wisconsin-Extension, Wisconsin Trust for Historic Preservation, and the Wisconsin Historical Society with the goal of both addressing public concerns and drawing attention to the importance of preserving the elements of Wisconsin's rural countryside.
8. Support the use of BARN AGAIN!, a national program to preserve historic farm buildings sponsored by the National Trust for Historic Preservation and Successful Farming magazine.
9. Collect interviews with older residents and have them talk about their experiences related to schooling, work, and life in Ellsworth. The interviews could be recorded or videotaped.
10. Identify areas where the public can access hunting and/or fishing opportunities in the Town or surrounding communities.

Goal 4: Promote the protection of the Towns groundwater and surface waters.

Objectives:

1. Identify those areas or water bodies where threatened or impaired waters may exist.
2. Identify any site that may not yet be identified by the Department of Natural Resources for remediation due to soil contamination.
3. Promote special shoreline practices in sensitive areas and shoreline restoration projects to protect the natural habitats and water quality in the Lost and Isabelle Creeks.

Policies, Programs, and Actions:

1. Support informational workshops for citizen input and education.
2. Support County Ordinances for septic system inspections and maintenance.
3. Utilize the Town's website to inform residents of groundwater issues.
4. Encourage the enforcement of County and existing Town ordinances for erosion control, storm water management, and best management practices.
5. Promote shoreline restoration and increasing vegetative buffers.
6. Work with the DNR to create a group to monitor creek water quality.
7. Identify any point or nonpoint pollution sources in the area.
8. Encourage the enforcement of Pierce County's Manure Storage Ordinance: Chapter 101 Article IV.

Goal 5: Protect and preserve the existing resources within the Town of Ellsworth.

Objectives:

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

Policies, Programs, and Actions:

1. Develop a Town farmland preservation plan.
2. Incorporate agricultural preservation principals into a Town subdivision ordinance.
3. Examine “purchase/transfer of development rights” recommendations.
4. Promote the use of cluster developments/conservation subdivisions for residential development as a means of preserving the continuity of existing agricultural lands and preventing the fragmentation of large parcels of farmland.
5. Utilize the Town’s website to provide information to residents on the value of and ways to preserve prime farmland.

CHAPTER 7: Economic Development

Introduction

This chapter identifies the Town of Ellsworth's demographic data and existing economic base. Economic growth can determine land use and future development patterns in a Town. The economies of neighboring communities and counties can influence commuting patterns, job opportunities, and personal income of Town residents. A strong local economic base provides job opportunities, personal income, and a higher tax base for the community.

Survey Results

In the Pierce County Community Attitudes Survey, 82% of residents who responded, from the Town of Ellsworth, indicated that there is a need for more industrial development, 75% indicated a need for more family restaurants, and 74% indicated a need for more commercial development.

This suggests that residents are open to future economic development. The survey also indicated that residents (70%) felt that the expansion or development of additional commercial and/or industrial areas should be focused to areas of existing business or industrial districts. Improved highways and telecommunications were two factors that residents felt should be encouraged to bring about the desired growth.

Place of Employment Characteristics

Tables 7-1 and 7-2 show that in the year 2000 60% of working residents in the Town of Ellsworth worked in Wisconsin while 40% worked outside the State. This indicates the influence of the Twin Cities Metropolitan area and the ease of commuting to jobs. Of the total workforce, only 19.3% of working residents worked within the Town of Ellsworth. Most of these were likely working in agriculture related occupations, local commercial/industry, or home based businesses.

Table 7-1 – Place of Work 16 Years and Over - Minor Civil Division

| | 2000 | % |
|--|------|--------|
| Total: | 615 | 100.0% |
| Worked in minor civil division of residence | 119 | 19.3% |
| Worked outside minor civil division of residence | 496 | 80.7% |

Source: 2000 U.S. Census Bureau

There is a strong economic base in Pierce County. Over 48% of workers are employed in the County.

Table 7-2 – Place of Work 16 Years and Over – State and County Level

| | 1990 | 2000 | # Change | % Change | % total 2000 |
|------------------------------------|------|------|----------|----------|--------------|
| Total | | 615 | | | |
| Worked in state of residence: | 381 | 371 | -10 | -2.6% | 60.3% |
| Worked in county of residence | 341 | 299 | -42 | -12.3% | 48.6% |
| Worked outside county of residence | 40 | 72 | 32 | 80.0% | 11.7% |
| Worked outside state of residence | 151 | 244 | 93 | 61.6% | 39.7% |

Source: 2000 U.S. Census

Commuter Characteristics

With nearly half of the Town's population employed in Pierce County (*see Table 7-2*), it is not surprising that 40% of commuters are traveling less than 20 minutes to work, those residents are likely working in the Village of Ellsworth, City of Prescott, or the City of River Falls. An equal number of workers are traveling 20 to 44 minutes to work. Only 20% of residents travel more than 45 minutes to work each day (*see Table 7-3*).

Table 7-3 – Travel Time to Work Workers Who Did Not Work at Home - Town of Ellsworth

| Travel Time | 2000 | % Total |
|----------------------|------|---------|
| Total | 592 | 100.0% |
| Less than 10 minutes | 136 | 23.0% |
| 10 to 19 minutes | 104 | 17.6% |
| 20 to 29 minutes | 111 | 18.8% |
| 30 to 44 minutes | 127 | 21.5% |
| 45 to 59 minutes | 56 | 9.5% |
| 60 minutes or more | 58 | 9.8% |

Source: 2000 U.S. Census

According to the Pierce County Community Attitudes Survey, 37% of Town residents who responded worked in Pierce County, 18% were retired, and almost 15% worked in the Minneapolis/St. Paul Metro. Those residents working in the Minneapolis/St. Paul Metro are likely those residents traveling 30 minutes or more to work.

Analysis of Local Workforce

Figure 7-1 reveals that all occupations have experienced an increase in the number of workers except farming/fishing/forestry occupations, which have decreased from 73 workers in 1990 to 17 workers in 2000; this decline follows a statewide trend. Additionally, the service occupations have decreased from 86 workers in 1990 to 80 workers in 2000.

Management/ professional/ related occupations, and construction/ extraction/ maintenance occupations have experienced the biggest increase in workers between 1990 and 2000, both nearly doubled.

Figure 7-1 – Occupation of Workforce Population – Town of Ellsworth

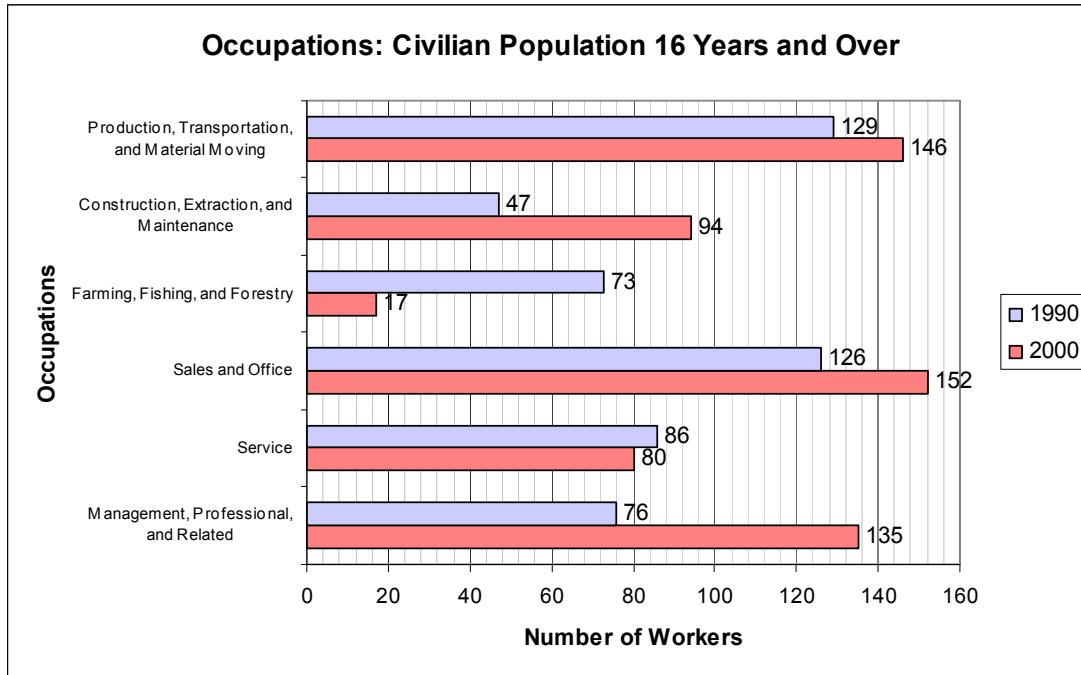
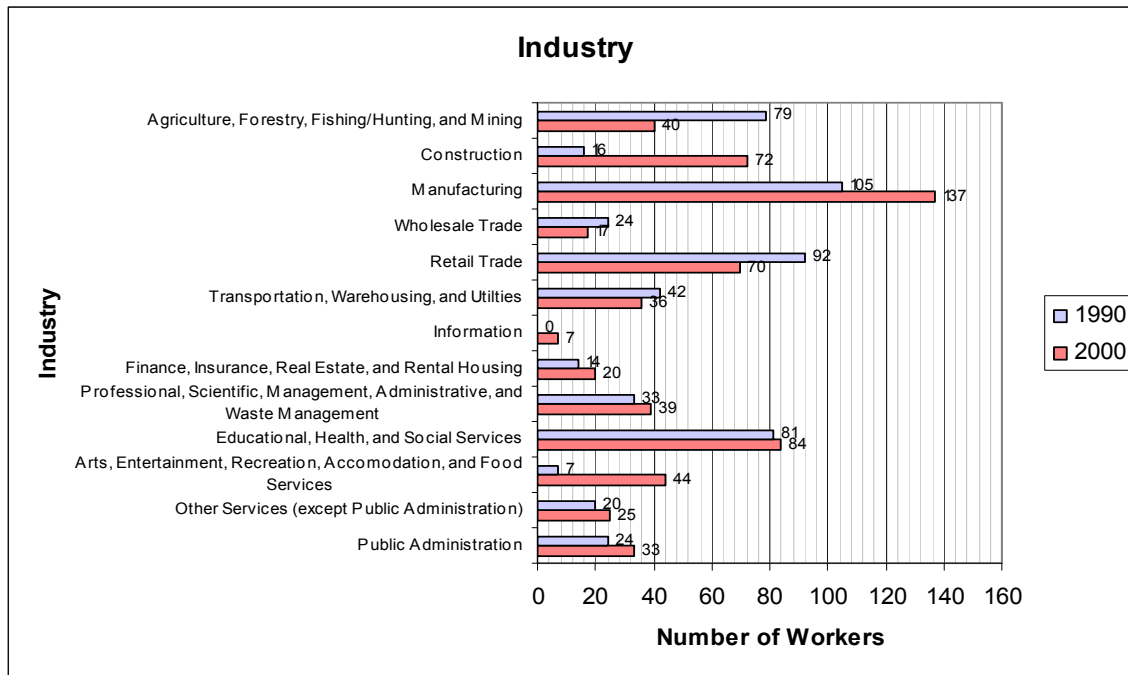


Figure 7-2 reveals the manufacturing industry employed the highest number of workers in 2000, but the construction industry has experienced the largest gain between 1990 and 2000. The information industry has the fewest workers (7) in 2000. The agriculture, forestry, fishing/hunting, and mining industries have had the largest decreases in workers. Similar to occupations, most of the industries listed are not located in the Town.

Figure 7-2 – Occupation by Industry



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

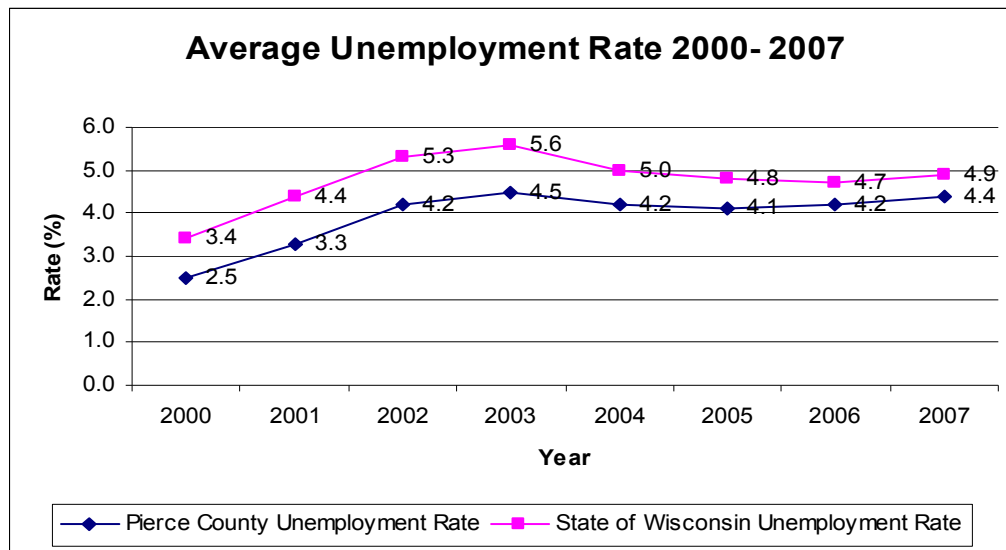
Figure 7-3 – Common Occupations

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

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

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

Figure 7-4 – Average Unemployment Rate – Pierce County & State of Wisconsin



Wages

Table 7-4 compares the average wage, by industry, in Pierce County with the State of Wisconsin. All industry wages in Pierce County are below the State average with the only exception being the Professional & Business Services industries wages, which are about 10% higher than the State average.

Table 7-4 – Annual Wage by Industry 2006 – Pierce County

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

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

The Pierce County Community Attitudes Survey has also provided general income data based on the response by residents of the Town of Ellsworth. Nearly 50% of residents have indicated that each wage earner has an income between \$25,001 and \$55,000 (see Table 7-5).

Table 7-5 – What is the approximate income for each wage earner?

| Town of Ellsworth | Number | % |
|---------------------|--------|-------|
| Less than \$15,000 | 55 | 17.6% |
| \$15,001 - \$25,000 | 38 | 12.1% |
| \$25,001 - \$35,000 | 53 | 16.9% |
| \$35,001 - \$45,000 | 53 | 16.9% |
| \$45,001 - \$55,000 | 50 | 16.0% |
| \$55,000 - \$75,000 | 32 | 10.2% |
| Over \$75,000 | 32 | 10.2% |

Source: Pierce County Community Attitudes Survey, 2007

Education Levels

Educational attainment can influence a person's career choices, job location, income, and expenditures. Tables 7-6 and 7-7 show that the number of residents who have attained a high school degree or higher has increased from 485 residents in 1990, to 600 in 2000. Also, in 1990, 77 residents had attained a bachelor's degree or higher, while in 2000, that number had risen to 116 residents, an increase of 50.6%. Few residents have not obtained a high school diploma or equivalency; those residents are likely in the elderly population when school was only required to the eighth grade.

Table 7-6 – Education Attainment Population 25 and Older - Town of Ellsworth

| | 1990 | % Of Total | 2000 | % Of Total | # Change | % Change |
|---|------|------------|------|------------|----------|----------|
| Population 25 Years and Over | 618 | 100.0% | 661 | 100.0% | 43 | 7.0% |
| Less than 9th Grade | 64 | 10.4% | 20 | 3.0% | -44 | -68.8% |
| 9th to 12th Grade (No Diploma) | 69 | 11.2% | 41 | 6.2% | -28 | -40.6% |
| High School Graduation (Includes Equivalency) | 292 | 47.2% | 307 | 46.4% | 15 | 5.1% |
| Some College, No Degree | 83 | 13.4% | 141 | 21.3% | 58 | 69.9% |
| Associate Degree | 33 | 5.3% | 36 | 5.4% | 3 | 9.1% |
| Bachelor's Degree | 57 | 9.2% | 92 | 13.9% | 35 | 61.4% |
| Graduate or Professional Degree | 20 | 3.2% | 24 | 3.6% | 4 | 20.0% |

Source: 1990 and 2000 U.S. Census

Table 7-7 – High School Graduate or Higher Attainment - Town of Ellsworth

| | 1990 | % Of Total | 2000 | % Of Total | # Change | % Change |
|--------------------------------|------|------------|------|------------|----------|----------|
| High School Graduate or Higher | 485 | 78.5% | 600 | 90.8% | 115 | 23.7% |
| Bachelor's Degree or Higher | 77 | 12.5% | 116 | 17.5% | 39 | 50.6% |

Source: 1990 and 2000 U.S. Census

Tourism and Recreational Opportunities

Tourism can attract visitors to the Town of Ellsworth and create job opportunities for residents. The development and incorporation of biking, hiking, horse riding, ATV/Snowmobiling, and other trail systems could make the Town a destination location and provide recreational opportunities in the future. Some possible areas to provide trail connections to are the Village of Ellsworth and/or Nugget Lake County Park.

Once the Town determines what tourism ideas should be implemented, they can work with Pierce County to promote them. The Agricultural, Natural, and Cultural Resources Chapter further describe ways the Town can promote tourism.

Telecommuting

Telecommuting allows people to live and work in the Town while staying connected to an office in another city, county, or state. To do this, the Town needs to have access to reliable cellular phone service, cable, and high speed internet. Cable and DSL internet service has been installed in some areas of the Town. As this infrastructure continues to improve, the ability to work from home in the Town of Ellsworth will grow. Table 7-8 identifies that less than 20% of residents with internet access have DSL/High Speed connections.

Table 7-8 – If you have internet access, what speed is your access?

| Town of Ellsworth | Number | % |
|-------------------|--------|-------|
| Dial Up | 107 | 79.3% |
| DSL/High Speed | 23 | 17.0% |
| Don't Know | 5 | 3.7% |

Source: Pierce County Community Attitudes Survey, 2007

Redevelopment Opportunities

The Town will work with property owners, the DNR and the EPA to clean up identified contaminated lands. According to the Wisconsin DNR Remediation and Redevelopment Website, the Town of Ellsworth currently has one contaminated or open remediation site, located at the Precision Ag Service LLC.

Inventory of Local Businesses & Employers

The Town of Ellsworth has limited commercial and industrial businesses because of its rural character; many businesses are located in the Village of Ellsworth. Those businesses located within the Town primarily represent farm services and repair, specialty contractors/construction/repair, lawn and landscape services, auto body services, livestock and dairies services, specialty services, and few restaurants and service stations. These businesses meet the basic need of the Town's residents.

Desired Businesses

The Town understands that new businesses will help develop the Town's economy, but know that many new businesses would not be able to financially survive in the rural setting of the Town of Ellsworth. The Town would like to see the development of specialty shops, restaurants, and stores that provide the basic necessities. It is not vital that these businesses are located within the Town, as long as residents have access to those businesses and the businesses are able to prosper in the local economy.

Assessment of Strengths and Weaknesses

The Town of Ellsworth has multiple strengths that would help the Town's economy.

1. It is an established agriculture community where agriculture is part of the Town's cultural heritage.
2. There is a good transportation system available, U.S.H. 10, 63, and S.T.H. 72.
3. There is an adequate distribution of residential, agricultural, and industrial zoned lands.
4. The community has an educated workforce.
5. The cost of real estate is lower than metro areas.
6. There are vacant industrial lots within the Industrial Park.
7. Close proximity to a municipality with available municipal utilities.
8. An Extraterritorial Zone is established to manage growth, from the Village of Ellsworth, and the use of the land within that boundary.

There are a few weaknesses that would limit businesses from developing.

1. Current economic status is discouraging to future businesses.
2. There is limited access to major thoroughfares (Interstate).
3. Existing telecommunication services do not meet current demands.
4. Annexation of lands into the Village of Ellsworth.
5. Industry in Pierce County has lower average annual wages than the State of Wisconsin's average annual wages.

Economic Development

The Town of Ellsworth would like to focus economic development within the extraterritorial zone (ETZ). Development is desired along the major road corridors, S.T.H. 63 and U.S.H. 10, rather than scattered throughout the Town. This will allow for the preservation of open space and maintain the scenic qualities of the Town.

Economic Development Programs

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

WDNR Remediation and Redevelopment Program

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

Mississippi River Regional Planning Commission

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

Community and Enterprise Development Zones

The Wisconsin Community and Enterprise Development Zone Programs can help to expand businesses, start a new one, or relocate a current business to Wisconsin. The Community

Development Zone Program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

Pierce County Economic Support Unit

The Pierce County Economic Support Unit helps families in need of becoming self-sufficient and independent of the public assistance system. They offer information and support for Medical Assistance, FoodShare, Caretaker Supplement, and Wisconsin Home Energy Assistance Program.

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

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

UW-Extension

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

Forward Wisconsin

Forward Wisconsin provides marketing outside of the State and recruits businesses to come to Wisconsin.

Wisconsin Department of Commerce

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

U.S. Small Business Administration

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

Tourism, Agriculture, and Forestry (TAF) Districts

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

Pierce County Economic Development Corporation (PCEDC)

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

Goals, Objectives, Policies, Programs, and Actions

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

Objectives:

1. Promote agricultural based businesses.
2. Increase the local tax base.
3. Avoid conflicts between farmland and residential areas.
4. Support Ellsworth remaining as an agricultural community.

Policies, Programs, and Actions:

1. Support existing farms and their continued operation.
2. Encourage supporting businesses that work with the farming community.
3. Promote the development of organic farming and smaller businesses that provide food for local farmer's markets.
4. Ensure that businesses, no matter what size, do not adversely affect the Town's natural resources and quality of life of residents.
5. Support new businesses that provide year round employment.
6. Encourage new businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and keeping vegetative buffers.
7. Support Eco-tourism that promotes the enjoyment of our natural resources in ways that do not degrade them.
8. Support and advise property owners of the guidelines identified in *Chapter 51, Wisconsin Administrative Code, Agriculture, Trade, and Consumer Protection: Livestock Facility Siting* when permitting large-scale agricultural facilities in the Town.

Goal 2: Support the development of new industrial and commercial businesses in the Town and surrounding area.

Objectives:

1. Encourage the development of empty industrial lots within the industrial park.
2. Encourage businesses to locate to existing, empty storefronts in the Village of Ellsworth.
3. Encourage the redevelopment of dilapidated storefronts or vacant buildings.

Policies, Programs, and Actions:

1. Consider the use of incentives to help fill empty industrial lots or commercial buildings.
2. Work with the Village of Ellsworth to develop a list of properties that are vacant, undeveloped or empty, so prospective businesses can locate available business sites.
3. Work with the Village of Ellsworth to encourage businesses to develop in the Village and surrounding area.
4. Encourage residents to provide support to new businesses by shopping locally.
5. Consider ways to make Ellsworth a destination location.
6. Continue to support the Extraterritorial Zone (ETZ) Committees and their efforts to work together in future land and zoning issues.

Chapter 8: Intergovernmental Cooperation

Introduction

Intergovernmental communication, coordination, and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This chapter explores the relationships between the Town of Ellsworth and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

The Town of Ellsworth has generally had a positive relationship with its neighboring municipalities, especially the Village of Ellsworth.

Existing Agreements

The Town of Ellsworth has multiple agreements with the neighboring governments and agencies. These agreements are listed below:

- The Town has adopted the Pierce County Zoning and utilizes the County for information on zoning changes, variances, and enforcement.
- The Town of Ellsworth has developed an Extraterritorial Zoning (ETZ) Ordinance with the Village of Ellsworth. The ETZ Jurisdictional Area has its own zoning designations.
- Police protection for the Town residents is provided by the Pierce County Sheriff's Department.
- Fire and Rescue services in the Town of Ellsworth are provided by the Ellsworth Fire Service Association. The Ellsworth Fire Service Association and Ellsworth Area Ambulance are owned jointly by several municipalities and each year the Town is assessed operating fees for both fire and ambulance services.
- Pierce County Solid Waste Department provides garbage and waste collection regularly for items such as hazardous waste, paints, tire, and electronic equipment.

School Districts

The Town of Ellsworth lies completely within the Ellsworth School Districts, which was previously discussed in this Comprehensive Plan in the Utilities and Community Facilities Chapter.

Chippewa Valley Technical College

The Chippewa Valley Technical College (CVTC) has five campuses located throughout West Central Wisconsin. The River Falls Campus is the closest to the Town of Ellsworth and offers Associate Degrees, Technical Diplomas, certificates, as well as opportunities to complete many general education credits needed for graduation.

University of Wisconsin System

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

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

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

Table 8-1 – Local Colleges

| Campus | 1998-99 Enrollment | 2007-08 Enrollment | % Change | Distance from Ellsworth |
|----------------|--------------------|--------------------|----------|-------------------------|
| UW-River Falls | 5,617 | 6,452 | 14.87% | 10 miles |
| UW-Stout | 7,731 | 8,477 | 9.65% | 40 miles |
| UW-Eau Claire | 10,852 | 10,854 | 0.02% | 65 miles |

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

University of Wisconsin - River Falls

The University of Wisconsin – River Falls (UWRF) provides undergraduate, graduate and continuing education courses which support the fine arts, liberal studies, technology, business and industry.

University of Wisconsin - Stout

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

University of Wisconsin - Eau Claire

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

Minnesota Colleges or Universities

A variety of colleges and universities are located within a one-hour drive from the Town in the State of Minnesota. Some of those include:

- Minnesota State College-Southeast Technical, located in Red Wing -10 miles.
- Dakota County Technical College, located in Rosemount - 40 miles.
- Inver Hills Community College, located in Inver Grove Heights - 40 miles.
- Metropolitan State University, located in St. Paul - 45 miles.
- Brown Institute, located in Mendota Heights - 45 miles.
- St. Paul Technical College, located in St. Paul - 45 miles.
- University of St. Thomas located in St. Paul - 50 miles.
- Minnesota State College and University, located in Minneapolis - 55 miles.

County and Regional Government Units

- Pierce County
- Mississippi River Regional Planning Commission

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

- Pierce County Land Management Plan
 - This plan was completed in 1996 as a general guide to the regulation of land use in the 17 townships of Pierce County. Its policies and plan maps are the basis for county zoning ordinances and zoning maps. Once completed, the County Comprehensive Plan will replace the land management plan.
- Pierce County Comprehensive Plan
 - The purpose of a comprehensive plan is to provide local governmental units with a framework for making more informed land use decisions. Beginning January 1, 2010, any program or action of a local government unit that affects land use must be consistent with that unit's comprehensive plan (source: Pierce County). This plan is currently in the draft phase, but expected to be complete by January 1, 2010.
- Pierce County Land and Water Resource Management Plan
 - The plan's purpose is to guide the Land Conservation Department in its efforts to conserve and protect natural resources. Information and guidance is also provided for citizens, county government, and state and federal agencies.
- Pierce County Farmland Preservation Plan
 - This plan was completed in July of 1982 and outlines criteria for lands eligible for participation in the Wisconsin Farmland Preservation Program.

- Basin Water Quality Management Plan
 - The Department of Natural Resources prepares basin water quality management plans. Two river basins cross Pierce County borders, and plans exist for each basin.
 - St. Croix River Basin Plan was completed in 2002
 - Lower Chippewa River Basin Plan was completed in 2001
- Pierce County Erosion Control Plan
 - The Pierce County Erosion Control Plan was completed in March of 1985. The purpose of the plan was to determine where the need for erosion control work was the greatest in Pierce County. The plan was completed by entering Universal Soil Loss Equation (USLE) data into a computer database at 6.12 acre intervals throughout the county.
- Pierce County Ordinances:
 - Zoning, Chapter 240
 - Subdivision, Chapter 237
 - Manure Storage, Chapter 101
 - Nonmetallic Mining Reclamation, Chapter 241

State Agencies

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

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

The Wisconsin DOT is responsible for maintaining and improving U.S. Highways 10 and 63, and State Highways 65 and 72 the main potential commercial/industrial growth corridors in the Town. For this reason, cooperation and communication between the Town of Ellsworth and the Wisconsin DOT are extremely important for the development of the Town.

Existing or Potential Conflicts

Potential conflicts may arise related to the future growth of the Village of Ellsworth. Within the Village of Ellsworth, land needs for residential, commercial, or industrial growth is usually met through annexing adjacent Town land at the request of the landowner and approval by the Village Board. For cities, villages, and developers, undeveloped land, typically farmland is the most desirable for development. At the same time, annexed land results in a reduction of the tax base for the Town and potential conflicts between urbanized and rural areas.

The development of an Extraterritorial Zoning (ETZ) agreement has already been made and approved. Continued utilization of the ETZ will help reduce the frequency of potential conflicts between the Town of Ellsworth and the Village of Ellsworth in the future.

Conflicts may arise when budget and funding are inadequate to complete major infrastructure needs. The Town will likely need to develop a stronger relationship with the neighboring communities and encourage cooperation with major infrastructure projects/needs.

Future Areas for Intergovernmental Cooperation

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

- Work with Pierce County and the Village of Ellsworth to allow growth and development that addresses their long-range goals and the Town's.
- Work with the Wisconsin DNR, neighboring towns, and residents to protect the areas water resources.
- Continue to explore ways to improve police, fire, and emergency services.
- Work with Pierce County and neighboring Towns when considering walking, biking, or other trail system plans.
- Coordinate with the Pierce County Historical Association to document and preserve the Town's history.
- Continue to use the UW-Extension, Mississippi River Regional Planning Commission, and Pierce County as information resources.
- Work with Pierce County and neighboring Towns when infrastructure and services needs upgrading or expansion due to population growth.
- Work with neighboring communities when planning for major purchases, construction projects, etc. to either make major purchase jointly, to distribute the cost and share the purchase, or to save costs by purchasing 'in bulk'.

Conflict Resolution

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

Additionally, the development of Cooperative Boundary Agreements may be considered to continue to prevent conflicts with neighboring communities in the future.

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Continue and enter into shared public service agreements where such agreements will provide improved services at lower costs.
3. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
4. Engage in intergovernmental cooperation to protect agricultural lands and natural resources.
5. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Town.

Policies, Programs, and Actions:

1. Work to resolve actual and potential conflicts between the Town of Ellsworth and neighboring municipalities through open dialogue, cooperative initiatives, and other agreements where appropriate.
2. Continue to work with the Village of Ellsworth regarding future growth within the ETZ boundary.
3. Provide a copy of this Comprehensive Plan to all surrounding or nearby local governments.
4. Work to ensure that the transportation system is coordinated with surrounding systems and that interests are well served when major transportation facility improvements are proposed and constructed.
5. Maintain the partnership with nearby communities for law enforcement and emergency services for current and future needs.
6. Cooperate with other units of government to protect agricultural lands and natural resources, such as rivers and creeks, which cross through political boundaries.
7. Coordinate with the Wisconsin DNR on natural resource management and protection issues.
8. Continue to work with Pierce County and the Wisconsin DOT to ensure that maintenance of major transportation corridors adequately meets the needs of the growing population.
9. Maintain or create a cooperative understanding with adjoining towns for road maintenance to limit construction project conflicts.

Chapter 9: Land Use

Introduction

The purpose of the Land Use chapter and land use planning is to inventory and map the existing land use patterns in a community, and help analyze and understand the influence of the land use patterns. An examination of current land uses will reveal development patterns, current densities in the Town and show prevalent uses in the Town. These trends help establish a direction for future development that is consistent with the desired character of the Town of Ellsworth.

Land Use vs. Zoning

The difference between land use and zoning can be confusing. An existing land use map depicts how a piece of land is being used at a certain point in time. For example, if a parcel has a single family home on it, the use of that land is for residential or single family purposes.

Zoning is a system of classifications and regulations, which designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land. The zoning code is the written regulations, which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

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

The Town of Ellsworth has 6 zoning districts, and has created Extraterritorial Zoning (ETZ) with the Village of Ellsworth. The Town is primarily zoned *General Rural Flex* and *Primary Agriculture*. Small lots of *Commercial* zones are scattered throughout the Town. *Industrial* and *Light Industrial* zoned lots are located along U.S.H. 10 and 63.

Land Use Classifications

The existing land use map was created by using the National Agriculture Imagery Program (NAIP) 2008 orthophoto, WISCLAND 1999 Land Cover Data, and Plan Commission input to determine what general activity is taking place on each parcel (*see Map 9-1*). Existing land uses are divided into seven generalized classifications. Below is a description of each of the classifications.

- **Residential:** All lands used for primary or secondary residential uses including single-family homes, mobile homes, single family rental units, multi-family units, and condominiums.
- **Commercial:** All lands used for commercial purposes. These include retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.
- **Industrial:** All lands used for industrial purposes. These can include manufacturing facilities, warehouses, mining, distribution centers, gravel pits, and similar industries.

- **Institutional:** All lands used for quasi-public and instituted uses such as churches, schools, municipal buildings, libraries, public utilities, and cemeteries.
- **Agricultural:** All lands used for agricultural or related purposes. Land used for crops, grazing, or orchards.
- **Forest/Natural Areas:** All lands that are wooded, contain wetlands, or have other topographic restrictions that have limited the development of that land. All lands owned by the Village, State, Federal government, or private entities for public use.
- **Transportation/Water:** All lands that are part of the road right-of-way or occupied by water.
- **Vacant:** Any land that has been subdivided and has an approved plat, but has not yet been developed. These lands are buildable and are no longer used as agricultural, but remain vacant.

Existing Land Use

Map 9-1 illustrates the Town of Ellsworth's existing land uses. Table 9-1 shows that the majority of Ellsworth's land is used for agriculture (65.3%), forested/natural areas (25.2%), and residential (8.6%).

Agricultural land uses are located throughout the Town, while much of the forested/natural area land uses in the Town are located to the north and south of the Village of Ellsworth. Smaller tracts of forested/natural areas are scattered throughout the Town.

Most of the residential development and related farm structures within the Town are low density and scattered throughout the Town, with some high density development located adjacent to the Village of Ellsworth, in areas zoned as Rural Residential-20 (RR-20).

The Town has limited commercial and industrial land uses, primarily due to the rural nature of the Town and its close proximity to the Village of Ellsworth. Additional commercial and industrial properties are planned for development within the Extraterritorial Zoning (ETZ) boundary. Currently, less than 100 acres of land is actively utilized by commercial and industrial land uses.

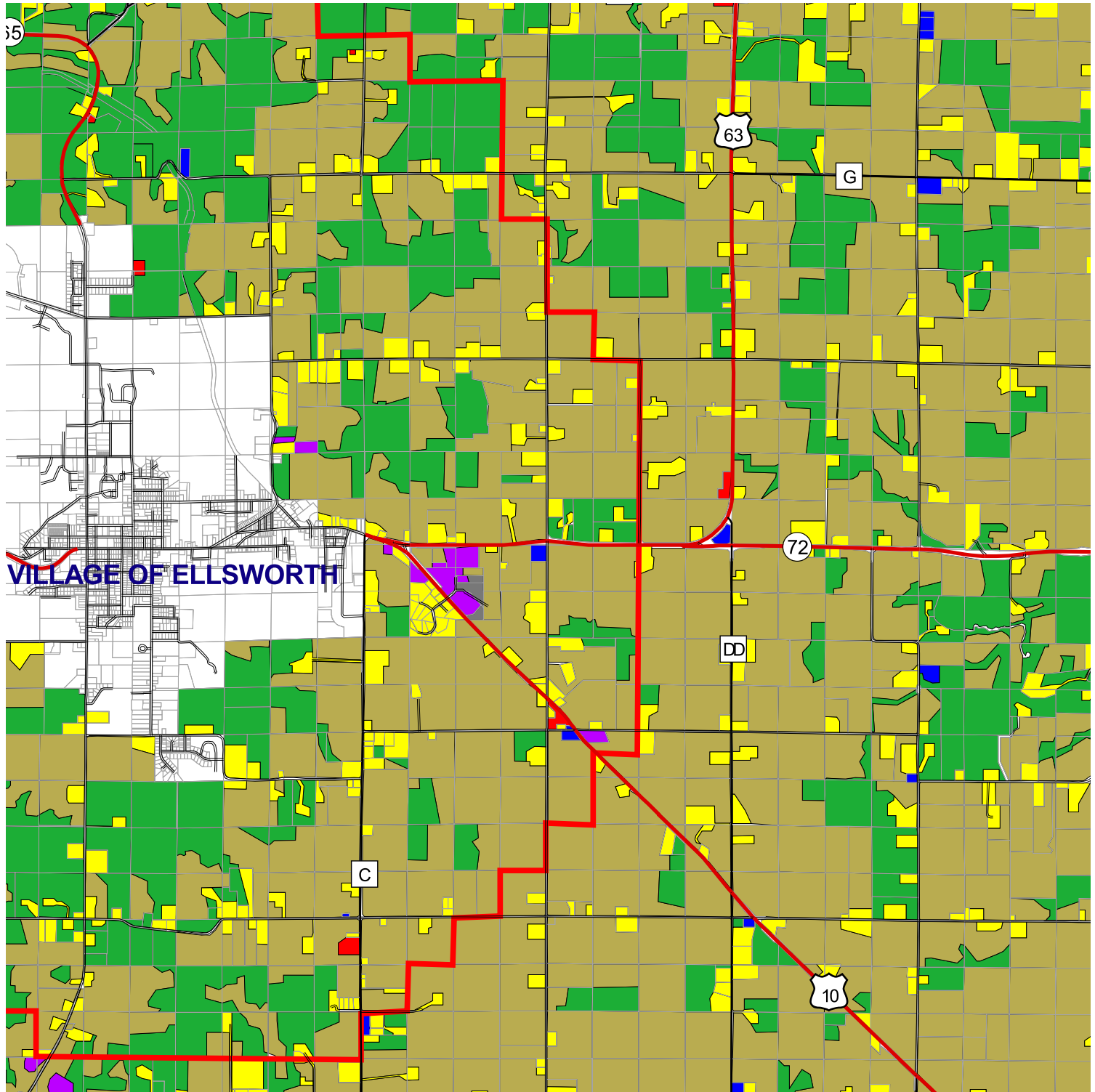
Table 9-1 – 2008 Existing Land Use Map Data

| Land Use | Acres | % Total |
|----------------------|-----------------|---------------|
| Residential | 1,767.0 | 8.6% |
| Agriculture/Pasture | 13,452.1 | 65.3% |
| Forest/Natural Areas | 5,186.1 | 25.2% |
| Commercial | 27.9 | 0.1% |
| Industrial | 68.7 | 0.3% |
| Institutional | 51.4 | 0.2% |
| Vacant/Undeveloped | 11.0 | 0.1% |
| Roads, Water, Other | 27.7 | 0.1% |
| Total | 20,591.9 | 100.0% |








EXISTING LAND USE

Map 9-1

Town of Ellsworth
Pierce County, Wisconsin





Land Use Classification

- | | | | |
|---|---------------------|---|--------------------|
|  | Agriculture/Pasture |  | Industrial |
|  | Commercial |  | Institutional |
|  | Forested/Open Space |  | Vacant/Undeveloped |
|  | Residential | | |

Roads

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

- | | |
|---|-------------------------------------|
|  | ETZ Boundary |
|  | Municipal Boundary |
|  | Parcels |
|  | Rivers, Streams, Creeks, & Dry runs |



Cedar
corporation

Source: Pierce County
This Map is used for reference purposes only. Not to be used as a legal document.



Land Value, Supply, & Demand

Table 9-2 shows that between 2002 and 2008, the acreage in each real estate classifications, in Ellsworth, have changed slightly, illustrating the effects of development on land use. As the demand for residential development increased, so did the value of agricultural lands. Agricultural and forested/natural lands are most often used for development of all other land uses. Continual development, along with normal appreciation, has caused the average value of farmland, in Pierce County, to increase by 44% between 2002 and 2007 (*see Table 9-3*).

The amount of agricultural lands have also increased, this may be the result of land clearing, or production of lands that have not been in production in the past. The Town Plan Commission has identified that the increase in the number of agricultural acres is likely due to returned production of lands previously in the CRP (Conservation Reserve Program).

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

| | 2002 Acres | 2008 Acres | # Change | % Change |
|----------------------------|------------|------------|----------|----------|
| Residential | 836 | 960 | 124 | 14.83% |
| Commercial | 133 | 160 | 27 | 20.30% |
| Industrial (Manufacturing) | 7 | 7 | 0 | 0.00% |
| Agricultural | 14,000 | 14,339 | 339 | 2.42% |

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

Table 9-3 – Pierce County Agricultural Statistics: Estimated Value of Farmland

| | 2002 | 2007 | % change |
|--------------|------------|------------|----------|
| Average/acre | \$2,320.00 | \$3,341.00 | 44.0% |

Source: U.S. Department of Agriculture

Table 9-4 shows the value of each land use, as determined by the Wisconsin Department of Revenue Statement of Assessment. These values are used for taxing purposes and do not reflect the market value of the land. All land uses except agriculture have increased, even though there was little to no demand for commercial and industrial uses in the Town, the value of those land uses increased considerably between 2002 and 2008. During the same time, the value of residential land almost doubled.

The land value for agriculture has decreased because Wisconsin State Constitution, 1995 Wisconsin Act 27 was created to allow for agricultural property to be assessed differently than other classes. The goal of this legislation, known as *use value assessment*, is to protect Wisconsin's farm economy and curb urban sprawl by assessing farmland based upon its agricultural productivity, rather than its potential for development.

Use value in Wisconsin is specific to land only. The use value legislation passed in 1995 requires that the assessed value of farmland be based on the income that could be generated from its rental for agricultural use. Income and rental from farming are a function of agricultural capability. Because any land could theoretically be used for agricultural purposes, statutes and administrative rules limit the benefit of use value assessment to only those lands that qualify as

“land devoted primarily to agricultural use.” (Source: Wisconsin Department of Revenue: Agriculture Assessment Guide for Wisconsin Property Owners 2008)

Table 9-4 – Assessment Value – Land Value

| | 2002 Land Value / Acre | 2008 Land Value / Acre | # Change | % Change |
|-----------------------------|------------------------|------------------------|----------|----------|
| Residential (2.5 acre min.) | \$3,852.00 | \$7,664.00 | 3,812 | 98.96% |
| Commercial | \$3,638.00 | \$5,412.00 | 1,774 | 48.76% |
| Industrial (Manufacturing) | \$2,657.00 | \$3,614.00 | 957 | 36.02% |
| Agricultural | \$196.00 | \$162.00 | -34 | -17.35% |

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

According to *Realtor.com*, the sales price of vacant land in the Town of Ellsworth ranges between \$45,000 for 5 acres and \$289,000 for 85 acres. At this time, the average listed price for vacant lots is about \$8,570 per acre.

These values may be lowering due to current economics, but the Town of Ellsworth is a very desirable place to live due to its proximity to metropolitan areas, extensive transportation corridors, and rural atmosphere.

Extraterritorial Zoning

Together, the Town of Ellsworth and Village of Ellsworth developed Extraterritorial Zoning (ETZ) to assist in planning efforts, by making a smooth transition between urban and rural development.

Extraterritorial zoning is a planning method available to cities and villages that want to work with their neighboring townships when planning for future growth and expansion. Cities and village's are allowed, by Wisconsin State Statutes, to extend their zoning district planning area out an additional 3-miles (if pop. 10,000 or more) or 1.5-miles. In this case, the Village of Ellsworth had the opportunity to work with the Town of Ellsworth, in the creation of a 1.5-mile planning area. This 1.5-mile planning area now has its own zoning districts, which were jointly created and agreed upon by both the Village and Town.

The ETZ was developed by a joint committee consisting of three members from each community. The development of this committee allowed both the Town and Village to develop a vision of the community that Pierce County zoning ordinances lacked. The committee mutually concluded and agreed on all zoning related items before an official ETZ agreement was adopted by ordinance. The Ordinance was adopted, by both municipalities, in October 2006.

The creation of ETZ can benefit both a Village and a Town. Not only do they provide a smoother transition between rural and urban land uses, they also reduce conflicting land uses that may harm property values, make planning for roads, utilities, and recreational facilities easier, and help protect valued natural resources or historical area.

The following additional zoning districts and intentions were established within the ETZ boundary:

Rural-Residential: This district shall provide for the continuation of agricultural practices in areas which have historically been devoted to farm/agricultural operations, while providing location for certain recreational and other nonresidential uses as well as single family rural housings opportunities not served by public sewer or community wastewater treatment facilities. The minimum lot size in the Rural-Residential district shall be 2 ½ acres; except, however there shall not be more than 8 single family residential units constructed per forty acre parcel.

Rural Flexible: This district is intended to achieve the same objectives as the Rural-Residential district but to allow a greater density of residential upon approval of the Joint Extraterritorial Zoning Committee. The Committee may allow a density of more than 8 single family residential units per forty acres, provided such planned development meets the approval of the Committee and is subject to any conditions imposed thereon by the Committee.

R-1 District: The uses and definitions set forth in Section 46.03(7)(a) shall apply to the R-1 district in the Extraterritorial Zoning District. No lands within the ETZ District shall be zoned or classified as R-1 unless served by public sewer, a sanitary sewer district, or an approved community wastewater treatment facility.

Future Land Use

Determining future land uses can be difficult in a rural community such as Ellsworth because there is an abundant source of undeveloped and agricultural land that can be easily developed. Map 9-2 shows future land uses and general land use concepts over the next 20 years. It does not specifically show exact locations of a specific future land use.

As stated earlier, there is little or no projected commercial or industrial growth in the Town of Ellsworth. The majority of these land uses are found in the Village of Ellsworth, which will continue to provide most of the commercial or industrial businesses vital in the growth of a community. Most land use changes in Ellsworth will be the result of residential development.

Tables 9-5 and 9-6 show the population projections and the Towns projected Land Uses needs, each described below.

Residential: According to zoning requirements, each residential lot requires a minimum of 2.5 acres per lot. Based on the Towns housing forecast there is an estimated need for 49 additional units by 2010. By calculating the number of units needed by the minimum acres per lot (49×2.5 acres = 122.5 acres), we can estimate the number of acres needed for residential development over the next twenty years. Based on the projected needs, 392.5 acres of land can be projected to be devoted to housing by 2030.

Industrial: The Town has about 110 acres of Industrial lands zoned and approximately 70 acres are developed (*Table 9-1*). We can estimate the in-fill of the undeveloped lands over the next 20 years to be about 8 acres every five years. Additional land use needs for future industrial land will likely be met by those properties identified in the ETZ boundary.

Commercial: The number of acres of commercial land needed in the Town was discussed by the Town Plan Commission. The Plan Commission agreed that future commercial development would need between one and five acres of land every five years. The number 3.5 was used to portray a moderate amount of growth based on the Plan Commissions estimates. Additional land use needs for future commercial land will likely be met by those properties identified in the ETZ boundary.

Agricultural and Forested/Natural Areas: Understanding that the total amount of land in the Town of Ellsworth will not increase. Future development of any residential, industrial, or commercial land will require the use of agriculture or forested/natural area land or land already zoned, but not yet developed. With the assumption that all future lands for development will come from agricultural and forested/natural areas land, the number of acres of agriculture or forested/natural area lands will continue to decrease. The loss of those lands can be calculated by adding together the acres of residential, industrial, and commercial land needed for future development, then subtracting that number from the existing value.

Table 9-5 – Population and Housing Forecasts - Town of Ellsworth

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|
| Population* | 1,064 | 1,076 | 1,180 | 1,240 | 1,300 | 1,360 | 1,420 |
| Persons Per Household | 2.80 | 2.74 | 2.67 | 2.62 | 2.58 | 2.55 | 2.58 |
| Total Households | 380 | 393 | 442 | 473 | 504 | 533 | 550 |
| Additional Units Needed | - | 13 | 49 | 31 | 31 | 29 | 17 |

* Source: WI Dept of Administration: Population and Housing Projections

Table 9-6 - Projected Land Use Needs in Acres

| Year | *2008 | 2010 | 2015 | 2020 | 2025 | 2030 | Acres Used |
|----------------------------------|----------|----------|----------|----------|----------|----------|------------|
| Population* | 1,147 | 1,180 | 1,240 | 1,300 | 1,360 | 1,420 | |
| Residential (2.5 acre/lot) | 1,767.0 | 1,889.5 | 1,967.0 | 2,044.5 | 2,117.0 | 2,159.5 | |
| Acres Needed | - | 122.5 | 77.5 | 77.5 | 72.5 | 42.5 | 392.5 |
| Commercial (1-5 acres/ 5 years) | 27.9 | 31.4 | 34.9 | 38.4 | 41.9 | 45.4 | |
| Acres Needed | | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 17.5 |
| Industrial | 68.7 | 76.7 | 84.7 | 92.7 | 100.7 | 108.7 | |
| Acres Needed | | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 40.0 |
| Agriculture/Forest/Natural Areas | 18,638.2 | 18,772.2 | 18,861.2 | 18,950.2 | 19,034.2 | 19,088.2 | |
| Acres Lost | | -134.0 | -89.0 | -89.0 | -84.0 | -54.0 | -450.0 |

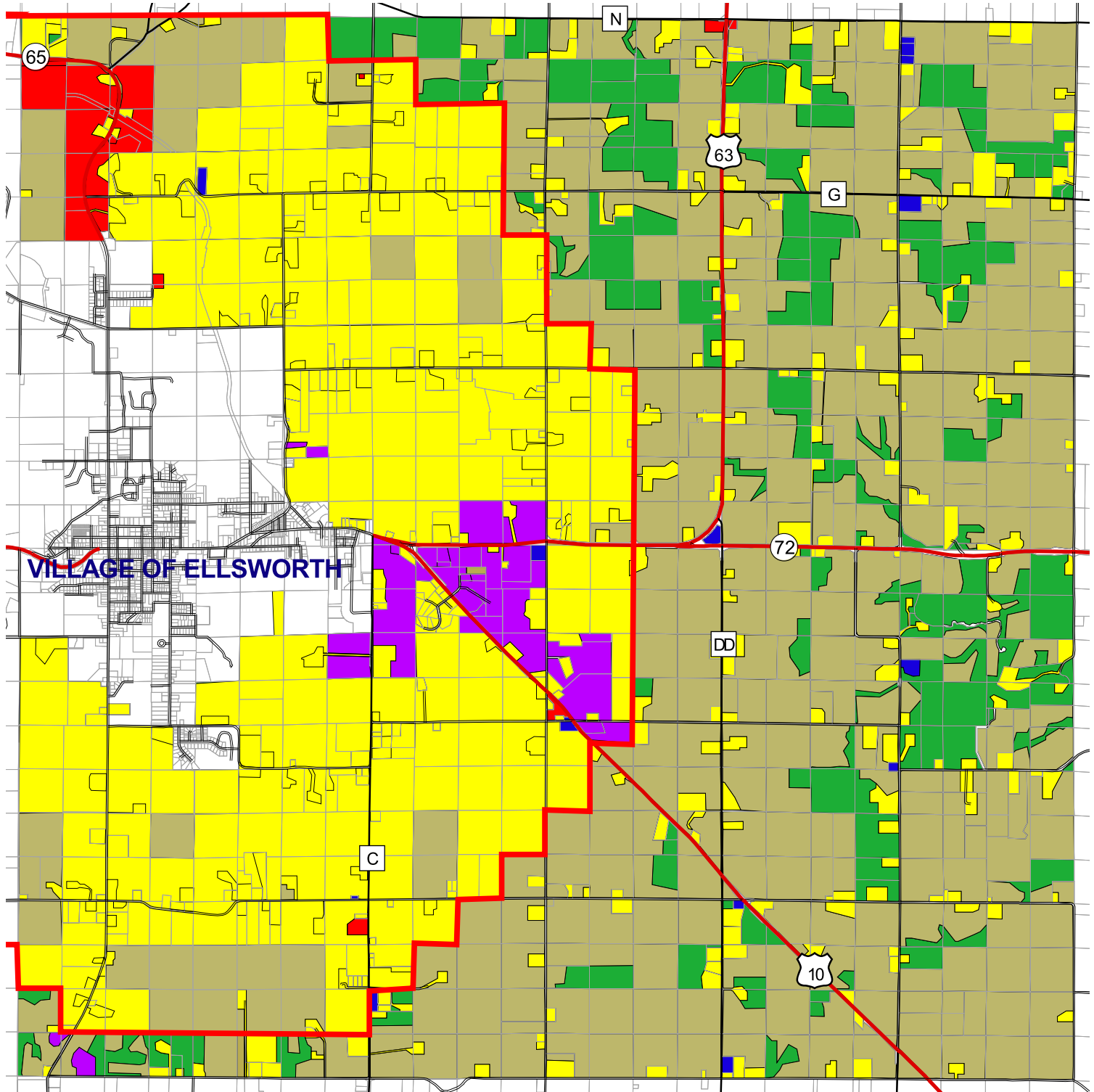
Source: * Figures for 2008 are actual. Figure 2010 and beyond are projected.

* Growth based on 1.04% exponential value (12 residents per year)

CONCEPTUAL FUTURE LAND USE

Map 9-2

Town of Ellsworth
Pierce County, Wisconsin



Future Land Use Classification

- Agriculture
- Commercial
- Industrial
- Residential
- Institutional
- Forested/Open Space

Roads

- Local
- County
- U.S. & State

- ETZ Boundary
- Municipal Boundary
- Parcels
- Rivers, Streams, Creeks, & Dry runs

Source: Pierce County
This Map is used for reference purposes only. Not to be used as a legal document.

0.5 0 0.5 1 1.5 2 Miles



Cedar
corporation

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Maintain farming in the Town of Ellsworth.

Objectives:

1. Promote sustainable agriculture.
2. Avoid conflicts between farmland and residential areas.
3. Guide residential development to lower quality agriculture areas.

Policies, Programs, and Actions:

1. Support Ellsworth remaining as an agricultural community.
2. Support managed growth in the Town of Ellsworth.
3. Promote and guide, slow residential growth that preserves the right to farm, protects wildlife habitat, and preserves open space.
4. Encourage property owners to continue to utilize the Conservation Reserve Program (CRP).

Goal 2: Promote and encourage growth and development in appropriate areas within the Town of Ellsworth.

Objectives:

1. Protect property values by reducing the potential for land use conflicts.
2. Encourage proper maintenance of major transportation corridors.
3. Protect/preserve prime farmland and environmentally sensitive areas.
4. Protect the Town's tax base from major annexations.

Policies, Programs, and Actions:

1. Consult the Land Use Chapter when making rezoning decisions.
2. Support high density development to those areas identified within the ETZ boundary.
3. Encourage the Wisconsin DOT to improve and maintain the major transportation corridors so they can continue to meet the future development needs.
4. Guide commercial and industrial development toward major transportation corridors.
5. Utilize buffers to provide protection/screening between incompatible land uses.
6. Continue to work with the Village of Ellsworth and the ETZ committee to prevent any future land use conflicts and major changes in the Town's tax base.
7. Work with the Village of Ellsworth and developers when planning for future utilities extensions.
8. Support conservation subdivisions/cluster subdivisions to preserve valuable natural resources and farmland.

Goal 3: Continue long-range planning and cooperation with neighboring municipalities.

Objectives:

1. Avoid land use conflicts with between the Town of Ellsworth and neighboring municipalities.
2. Continue to work cooperatively and effectively with neighboring municipalities.

3. Promote the enforcement of zoning regulations and land use practices.

Policies, Programs, and Actions:

1. Continue to update the Land Use Chapter as major changes occur.
2. Continue to work with the Village of Ellsworth and the ETZ committee to prevent any future land use conflicts.
3. Set up a joint committee among the adjacent municipalities to address future land use issues and opportunities.
4. Work with Pierce County to enforce the zoning ordinances and conflicting land uses.

CHAPTER 10: Plan Implementation

Introduction

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

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

Potential Implementation Tools

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

Implementation Priorities and Schedule

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

The timeframes used for the recommended actions are:

| | |
|--------------------|---------------------------|
| Short Term: | 1 to 5 years |
| Mid Term: | 5 to 10 years |
| Long Term: | 10 to 20 years |
| Ongoing: | Ongoing support or action |

Table 10-1 – Short Term

| Element | Recommended Action | Lead Group |
|---|--|---|
| Utilities & Community Facilities | Encourage the development of additional television, phone, and internet providers in the community. | Town Officials |
| Utilities & Community Facilities | Support the development of wireless technology (Wi-Fi) throughout Pierce County. | Town Officials, Pierce County |
| Cultural, Agricultural, & Natural Resources | Promote the awareness and provide recognition of Farm Technology days. | Town Officials, Residents |
| Intergovernmental Cooperation | Provide a copy of this Comprehensive Plan to all surrounding or nearby local governments. | Town Officials, Consultant |
| Intergovernmental Cooperation | Maintain or create a cooperative understanding with adjoining towns for road maintenance, to limit construction project conflicts. | Town Officials, Neighboring Community Officials |

Table 10-2 – Mid Term

| Element | Recommended Action | Lead Group |
|---|--|----------------------------|
| Transportation | Discourage the development of subdivisions with wide, long winding streets, to reduce the cost of maintenance. | Town Officials, Developers |
| Cultural, Agricultural, & Natural Resources | Identify “Century Farms” and acknowledge them with a sign or plaque. | Town Officials, Residents |

Table 10-3 – Long Term

| Element | Recommended Action | Lead Group |
|----------------------|--|--|
| Economic Development | Support new businesses that provide year round employment. | Town Officials, Residents |
| Economic Development | Work with the Village of Ellsworth to encourage businesses to develop in the Village and surrounding area. | Town Officials, Village of Ellsworth Officials |
| Land Use | Encourage the Wisconsin DOT to improve and maintain the major transportation corridors so they can continue to meet the future development need. | Town Officials, WDOT |

Table 10-4 – Ongoing

| Element | Recommended Action | Lead Group |
|---|---|---|
| Transportation | Use the Pavement Surface Evaluation and Rating (PASER) pavement evaluation system to efficiently plan future infrastructure expenditures. | Town Officials |
| Utilities & Community Facilities | Support continued inspection of private septic systems and holding tanks. | Town Officials, Pierce County |
| Utilities & Community Facilities | Continue to maintain a strong working relationship with the Ellsworth School District. | Town Officials, School District, Residents |
| Utilities & Community Facilities | Work with surrounding communities and agencies to continue to provide quality police, fire, and emergency medical services to the Town. | Town Officials, Neighboring Community Officials & Departments |
| Cultural, Agricultural, & Natural Resources | Utilize the Town's website to inform residents of groundwater issues. | Town Officials |
| Cultural, Agricultural, & Natural Resources | Support the local 4-H, FFA, and school district by offering farm education opportunities. | Town Officials, School District, Residents |
| Economic Development | Support existing farms and their continued operation. | Town Officials, Residents |
| Land Use | Support Ellsworth remaining as an agricultural community. | Residents, Town Officials |
| Land Use | Consult the Land Use Chapter when making rezoning decisions. | Town Officials, Developers |
| Land Use | Continue to work with the Village of Ellsworth and the ETZ Committee to prevent any future land use conflicts. | Town Officials, ETZ Committee, Village of Ellsworth |
| Intergovernmental Cooperation | Maintain the partnership with nearby communities for law enforcement and emergency services for current and future needs. | Town Officials, Neighboring Community Officials |

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

Roles and Responsibilities

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

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

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

Plan Updates

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

The Town of Ellsworth Comprehensive Plan and its Implementation Chapter should be reviewed yearly by the Plan Commission to measure the progress of the plan and publish a quick "Comprehensive Plan Progress Report" – describing in a reader-friendly fashion the progress made on the short, mid, and long term goals, and the new goals set. By law, the Comprehensive Plan is required to be updated every 10 years.

Plan Consistency

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

Goals, Objectives, Policies, Programs, and Actions

Goal 1: Maintain a relevant and an effective Comprehensive Plan for the Town of Ellsworth.

Objectives:

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

Policies, Programs, and Actions:

1. Require that the Plan Commission, Town Board, and new Town Officials review and discuss the Comprehensive Plan on an annual basis, and provide a "Comprehensive Plan Progress Report" detailing any progress made on the implementation of the Plan in the past year.
2. Encourage the Plan Commission and Town Board to review the Implementation Priorities and Schedule section annually to gauge the implementation progress.
3. Encourage the Plan Commission and Town Board to update the Implementation Priorities and Schedule section every five years to determine if goals have been achieved, and to consider new goals and timelines as needed.