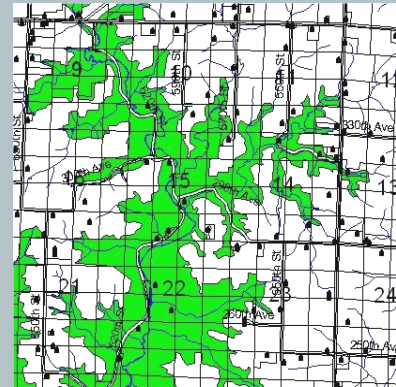
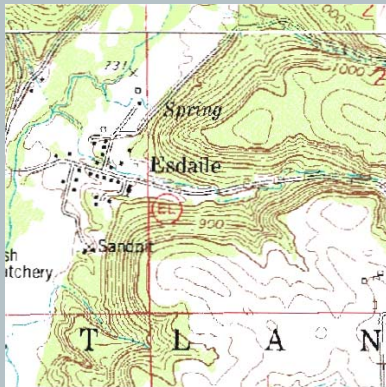


# Town of Hartland

## Comprehensive Plan 2010 - 2030



Prepared by:  
Town of Hartland Plan Commission

Adopted by:  
Hartland Town Board  
December 8, 2009

Planning assistance provided by:



715-235-9081

# Town of Hartland Comprehensive Plan 2010 - 2030

Prepared by:  
Town of Hartland Plan Commission

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Adopted by:  
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## **VISION STATEMENT**

### **Town of Hartland**

The Town of Hartland is dedicated to protect the natural beauty of its wooded hills, valleys, and Isabelle Creek, while promoting orderly growth where residences, farms, and businesses coexist and to preserve the rural character of Hartland.

Hartland is committed to ensure a safe and friendly environment for future generations while fostering respect for the tranquility, safety, and order of the Township, all within the goal of creating a place where Hartland residents are proud to call home.



# Chapter 1: Introduction

---

## History and Geographical Context

The first European pioneers settled in the Town of Hartland in the early 1850's and the Township was soon formed in 1859. James Buckingham built a dam and sawmill. By the 1870's, a spoke and stave factory was in operation and Esdaile was a growing community. When the sawmill closed, many residents left Esdaile. Farming soon grew in importance and is still strong today.

The Town of Hartland is located in Pierce County in western Wisconsin (*see Map 1-1*). It is an attractive place to live because of its natural beauty, rolling hills, and short commuting distance to many nearby communities. These communities provide a good variety of job opportunities and commercial options for Hartland residents.

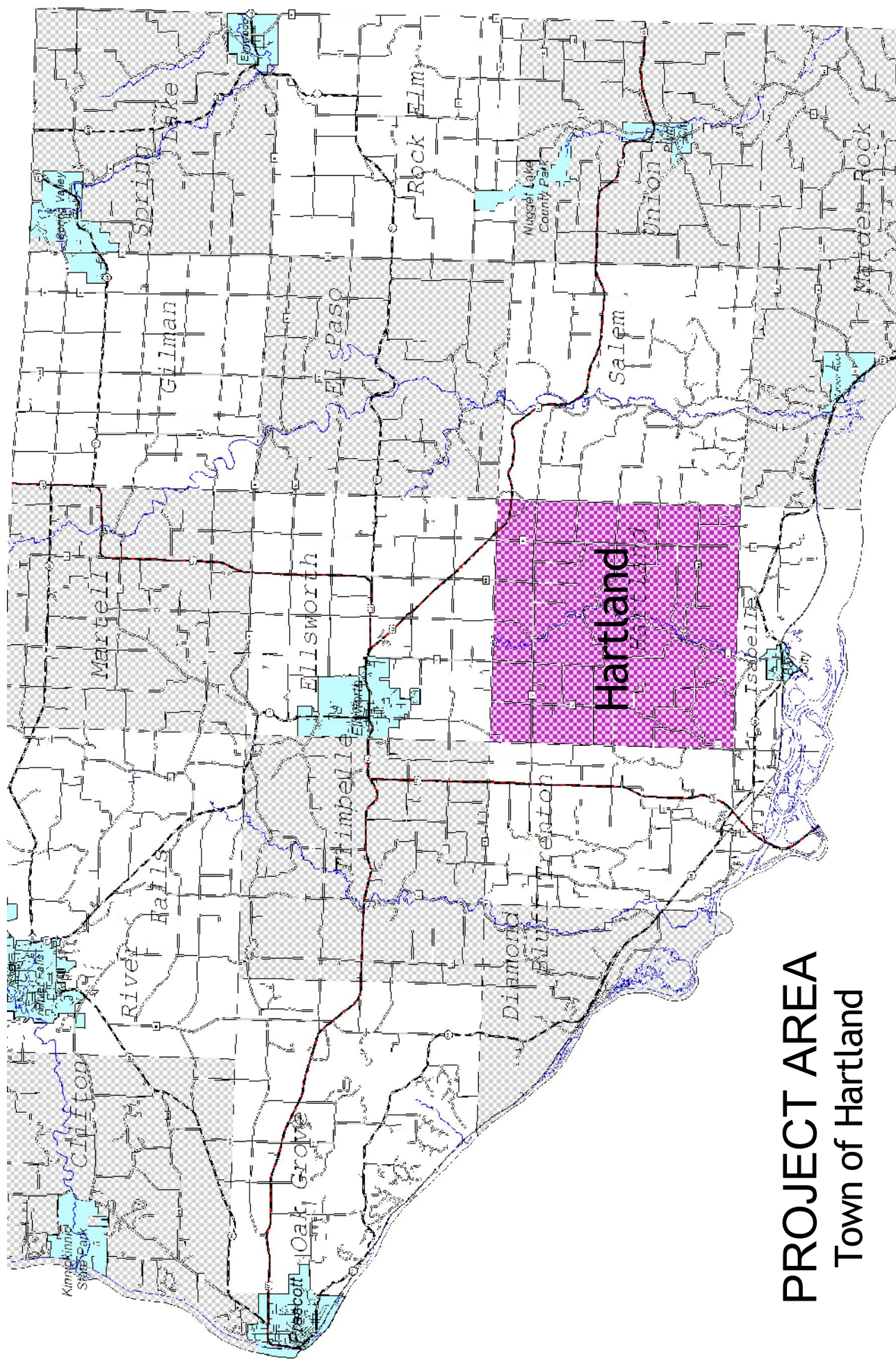
## Comprehensive Planning Law

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 community 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:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- Plan Implementation

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other in order to guide the future development of the community in a way that reflects the values of the residents.



# PROJECT AREA

## Town of Hartland



**Cedar**  
corporation

## **Plan Purpose**

The purpose of Hartland's comprehensive plan is to act as a guide for the future growth and development of the Township. Local government, industries, businesses, developers, and residents should reference it so that informed decisions can be made. The 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.

## **Public Participation**

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

## **Plan Development Process**

The Township's Plan Commission was assigned the task of creating the draft of the comprehensive plan for review and consideration. The plan was developed by identifying existing conditions, examining demographic trends, envisioning how the Township should address future growth over the next 20 years, and identifying ways to achieve that vision.

To get initial public input on a variety of topics addressed in the comprehensive plan, the Town of Hartland reviewed the results of the Pierce County Community Attitudes Survey.

## **Regional Planning Jurisdictions and Government Agencies**

While the Town of Hartland plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans were consulted to address any inconsistencies between them.

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

## Goals, Objectives, and Recommendations

For each planning element, goals, objectives, and policies were created. These will be used to create planning goals and identify ways to achieve each goal. Definitions of these terms are listed below.

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

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

**Recommendations:** Recommendations represent implementation strategies that can be used to achieve goals and meet the objectives.

The intent of the plan, as a whole, should be considered when consulting the plan for guidance in decision-making. Not a single sentence, table, or map, on its own, represents the whole intent of the Township's comprehensive plan.

## Chapter 2: Issues and Opportunities

---

### Introduction

The Issues and Opportunities element analyzes background information related to the Town of Hartland. The purpose is to identify and understand trends in the Town and surrounding area in order to guide the future development and redevelopment of the Town over a 20-year planning period.

### Historical Population

The Town of Hartland has seen both gains and losses in population since 1960 (see Table 2-1). The highest population was in 1990 (866 residents). The Wisconsin Department of Administration (WDOA) estimated Hartland's population to be 855 residents as of January 1, 2008. This is a 5% increase since 2000 but still below the number of residents in 1990.

Table 2-1 - Historical Population - Town of Hartland

Year	1960	1970	1980	1990	2000
Population	800	771	821	866	814
% Change	-	-3.6%	6.5%	5.5%	-6.0%

Source: Mississippi River Regional Planning Commission

### Population Forecasts

Population growth influences land use and other characteristics in the Town of Hartland. Growth in surrounding communities can also influence these characteristics. The increase or decrease in population is influenced by birth/death rates and in/out migration.

The WDOA has produced population forecasts for each municipality in the State of Wisconsin. The Town of Hartland's population is projected to grow over 17% between 2010 and 2030 (see Table 2-2). Current population growth is lagging these projections but recent economic trends have had negative affects on housing development.

Table 2-2 - Population Forecast - Town of Hartland

Year	2005	2010	2015	2020	2025	2030
WDOA	858	889	933	974	1,011	1,043
% Change	-	3.6%	4.9%	4.4%	3.8%	3.2%

Source: Wisconsin Department Of Administration

### Household and Housing Forecasts

Table 2-3 reveals housing forecasts for the Town of Hartland. The housing forecasts were produced by dividing the projected population by the projected persons per household to arrive at the projected number of households. A household includes all the people who occupy a housing unit as their usual place of residence. Table 2-3 shows that the number of persons per household will slowly decrease over time. Assuming one new household equals one new home, there will be 72 new homes in

Hartland by 2030. The addition of new homes will have an affect on the Town's landscape.

Table 2-3 - Housing Forecasts - Town of Hartland

Year	2000	2005	2010	2015	2020	2025	2030
Population Projections	814	858	889	933	974	1,011	1,043
Average Persons Per Household	2.76	2.71	2.65	2.62	2.59	2.58	2.56
Total Household Projections	295	317	335	356	376	392	407
Additional Units Needed	-	22	18	21	20	16	15

Source: WI Dept of Administration: Population and Housing Projections

## Age Distribution

Trends in age distribution can help the Town anticipate housing, recreation, and transportation needs of residents. Figure 2-1 and Table 2-4 shows that between 1990 and 2000, the number of residents in the youngest age groups has decreased while the remaining age groups have increased except for the 30 to 34 and 65 to 74 age groups.

Age distribution in Hartland is influenced by in migration of middle-aged residents, a natural decrease in the elderly population, and the out migration of older residents who desire housing options not found in the Town.

Figure 2-1 - Age for the Total Population - Town of Hartland

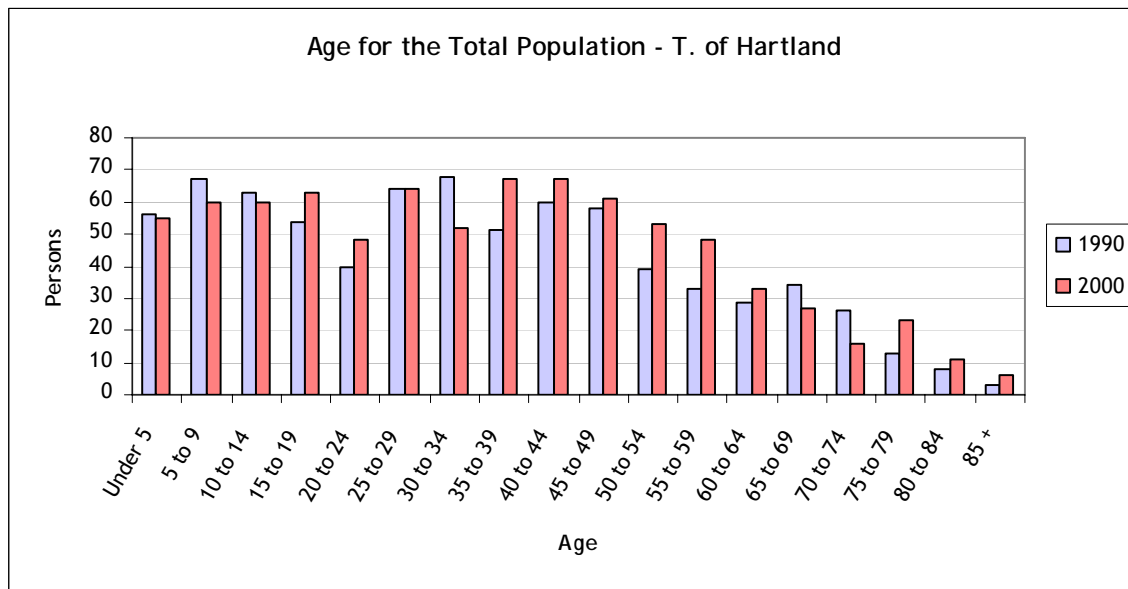


Table 2-4 - Age of the Total Population - Town of Hartland

Age	1990	1990 % Total	2000	2000 % Total	Numerical Change	% Change
Under 5	56	7.3%	55	6.8%	-1	-1.8%
5 to 9	67	8.7%	60	7.4%	-7	-10.4%
10 to 14	63	8.2%	60	7.4%	-3	-4.8%
15 to 19	54	7.0%	63	7.7%	9	16.7%
20 to 24	40	5.2%	48	5.9%	8	20.0%
25 to 29	64	8.4%	64	7.9%	0	0.0%
30 to 34	68	8.9%	52	6.4%	-16	-23.5%
35 to 39	51	6.7%	67	8.2%	16	31.4%
40 to 44	60	7.8%	67	8.2%	7	11.7%
45 to 49	58	7.6%	61	7.5%	3	5.2%
50 to 54	39	5.1%	53	6.5%	14	35.9%
55 to 59	33	4.3%	48	5.9%	15	45.5%
60 to 64	29	3.8%	33	4.1%	4	13.8%
65 to 69	34	4.4%	27	3.3%	-7	-20.6%
70 to 74	26	3.4%	16	2.0%	-10	-38.5%
75 to 79	13	1.7%	23	2.8%	10	76.9%
80 to 84	8	1.0%	11	1.4%	3	37.5%
85 +	3	0.4%	6	0.7%	3	100.0%
Total	766	100.0%	814	100.0%	48	6.3%

Source: 1990 and 2000 U.S. Census

## Education Levels

Educational attainment can influence a resident's job opportunities, housing preferences, and spending patterns. The percentage of residents 25 and older, who have attained a high school education or higher, has grown from 79.1% in 1990 to 86.5% in 2000. Tables 2-5 and 2-6 show that nine more residents received a bachelor's degree or higher in 2000 than in 1990.

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

	1990	% Of Total	2000	% Of Total	# Change	% Change
Population 25 Years and Over	488	100.0%	502	100.0%	14	2.9%
Less than 9th Grade	54	11.1%	28	5.6%	-26	-48.1%
9th to 12th Grade (No Diploma)	48	9.8%	40	8.0%	-8	-16.7%
High School Graduation (Includes Equivalency)	243	49.8%	246	49.0%	3	1.2%
Some College, No Degree	59	12.1%	104	20.7%	45	76.3%
Associate Degree	35	7.2%	26	5.2%	-9	-25.7%
Bachelor's Degree	39	8.0%	37	7.4%	-2	-5.1%
Graduate or Professional Degree	10	2.0%	21	4.2%	11	110.0%

Source: 1990 and 2000 U.S. Census



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

	1990	% Of Total	2000	% Of Total	# Change	% Change
High School Graduate or Higher	386	79.1%	434	86.5%	48	12.4%
Bachelor's Degree or Higher	49	10.0%	58	11.6%	9	18.4%

Source: 1990 and 2000 U.S. Census

## Income Levels

Income levels are related to the availability and diversity of jobs within or near a community as well as economic factors. The Town of Hartland has seen the median household income between increase by 1989 and 1999 (*see Tables 2-7 and 2-8*). In 1999, the median household income was \$55,347. This exceeds the median income levels of Pierce County (\$49,551) and the State of Wisconsin (\$43,791). Some of this increase is related to a number of residents who commute to jobs in Minnesota where a higher diversity of job opportunities and wages are found.

Table 2-7 - Median Household Income - Town of Hartland

Year	1989	1999	% Change
Median Household Income	\$32,941	\$55,347	68.0%

Source: 1990 and 2000 U.S. Census

Table 2-8 - Median Household Income Distribution - Town of Hartland

	1989	% Total	1999	% Total	Numerical Change	% Change
Less than \$10,000	36	13.4%	9	3.1%	-27	-75.0%
\$10,000 to \$14,999	9	3.4%	5	1.7%	-4	-44.4%
\$15,000 to \$24,999	44	16.4%	36	12.5%	-8	-18.2%
\$25,000 to \$34,999	59	22.0%	19	6.6%	-40	-67.8%
\$35,000 to \$49,999	56	20.9%	50	17.3%	-6	-10.7%
\$50,000 to \$74,999	48	17.9%	97	33.6%	49	102.1%
\$75,000 to \$99,999	8	3.0%	53	18.3%	45	562.5%
\$100,000 to \$149,999	2	0.7%	13	4.5%	11	550.0%
\$150,000 or more	6	2.2%	7	2.4%	1	16.7%

Source: 1990 and 2000 U.S. Census

## Employment Characteristics and Forecasts

There are limited employment options in the Town of Hartland that are not related to agriculture. A majority of working residents commute to jobs outside of Hartland.

Table 2-9 and Figure 2-2 show occupations of employed residents 16 years or over. Occupation refers to the type of work a person does. It does not indicate where these occupations are held.

Nearly all occupations have seen an increase in number workers between 1990 and 2000 except farming/fishing/forestry and sales/office occupations. The decrease in farming/fishing/forestry occupations is similar throughout Wisconsin. Occupations in farming/fishing/forestry have decreased from 100 residents in 1990 to 16 residents in



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

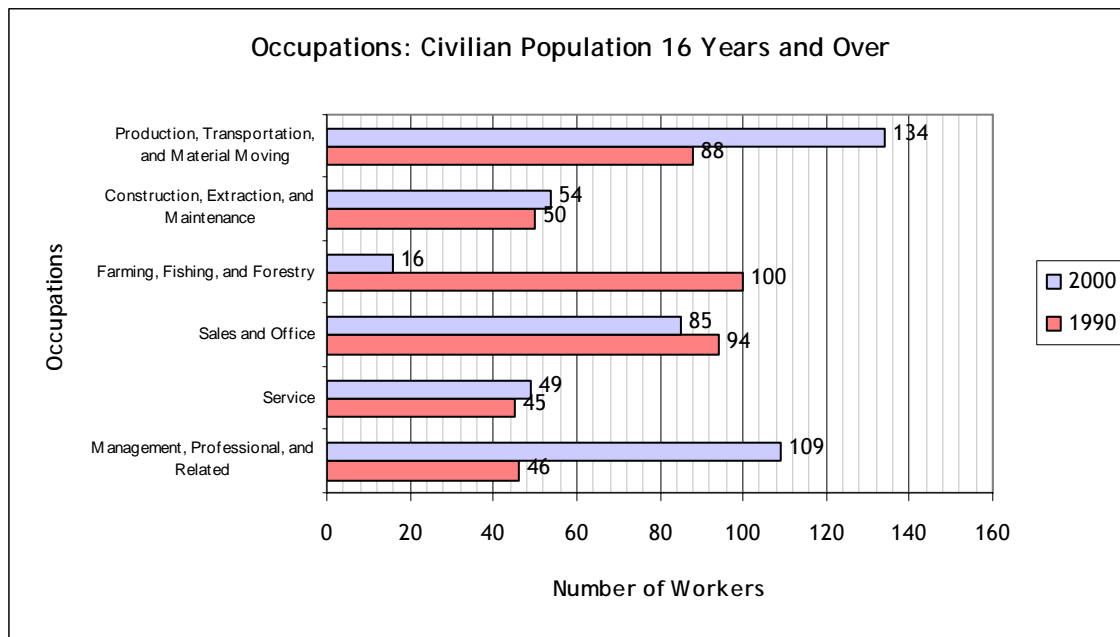
Management/professional/related occupations have experienced the largest increase in number of workers growing from 46 residents in 1990 to 109 residents in 2000. This would also indicate that a growing number of residents commute to jobs outside of the Town of Hartland.

Table 2-9 - Occupation: Employed Civilian Population 16 Years or Over - Town of Hartland

Occupation	1990	% Total	2000	% Total	Number Change	% Change
Management, Professional, and Related	46	10.9%	109	24.4%	63	137.0%
Service	45	10.6%	49	11.0%	4	8.9%
Sales and Office	94	22.2%	85	19.0%	-9	-9.6%
Farming, Fishing, and Forestry	100	23.6%	16	3.6%	-84	-84.0%
Construction, Extraction, and Maintenance	50	11.8%	54	12.1%	4	8.0%
Production, Transportation, and Material Moving	88	20.8%	134	30.0%	46	52.3%
Total Employed Persons 16 years and over	423	100.0%	447	100.0%	24	5.7%

Source: 1990 and 2000 U.S. Census

Figure 2-2 - Occupation: Employed Civilian Population 16 Years or Over - Town of Hartland



Industries encompass a variety of occupations. The largest industry in 2000 for workers living in Hartland is manufacturing (*see Table 2-10 and Figure 2-3*). Large gains in employment between 1990 and 2000 occurred in the areas of construction, public administration, and finance/insurance/real-estate/ rental housing.

The other services and agriculture/ forestry/ fishing/ hunting/ mining industries had the greatest decrease in workers.

Table 2-10 - Industry: Employed Civilian Population 16 Years or Over - Town of Hartland

Industry	1990	% Total	2000	% Total	Number Change	% Change
Public Administration	9	2.1%	16	3.6%	7	77.8%
Other Services (except Public Administration)	14	3.3%	3	0.7%	-11	-78.6%
Arts, Entertainment, Recreation, Accommodation, and Food Services	0	0.0%	33	7.4%	33	-
Educational, Health, and Social Services	49	11.6%	62	13.9%	13	26.5%
Professional, Scientific, Management, Administrative, and Waste Management	28	6.6%	20	4.5%	-8	-28.6%
Finance, Insurance, Real Estate, and Rental Housing	8	1.9%	12	2.7%	4	50.0%
Information	0	0.0%	2	0.4%	2	-
Transportation, Warehousing, and Utilities	25	5.9%	32	7.2%	7	28.0%
Retail Trade	48	11.3%	50	11.2%	2	4.2%
Wholesale Trade	8	1.9%	9	2.0%	1	12.5%
Manufacturing	111	26.2%	114	25.5%	3	2.7%
Construction	20	4.7%	47	10.5%	27	135.0%
Agriculture, Forestry, Fishing/Hunting, and Mining	103	24.3%	47	10.5%	-56	-54.4%
Total Employed Persons 16 years and over	423	100.0%	447	100.0%	24	5.7%

Source: 1990 and 2000 U.S. Census

Figure 2-3 - Industry: Employed Civilian Population 16 Years or Over - Town of Hartland

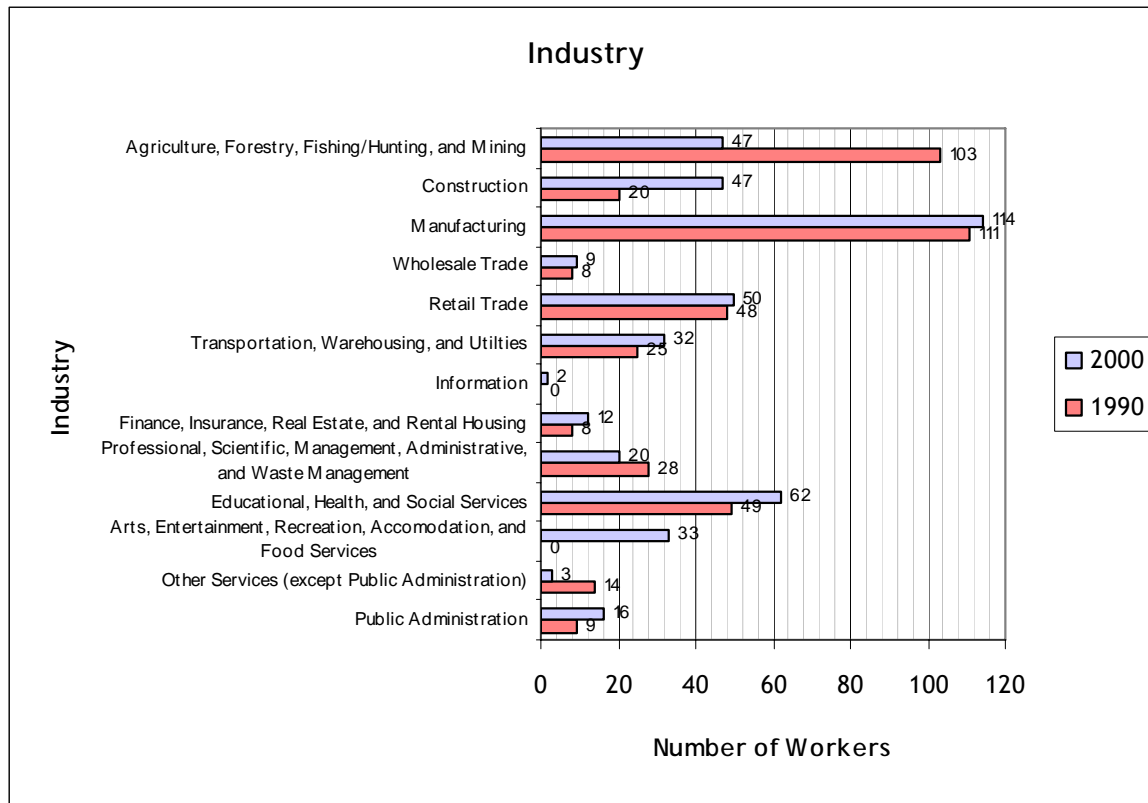


Figure 2-4 lists 15 of the most common occupations and required education and/or training in Pierce County. Most of these occupations require less than a year of training. In general, occupations requiring less training and education pay less.

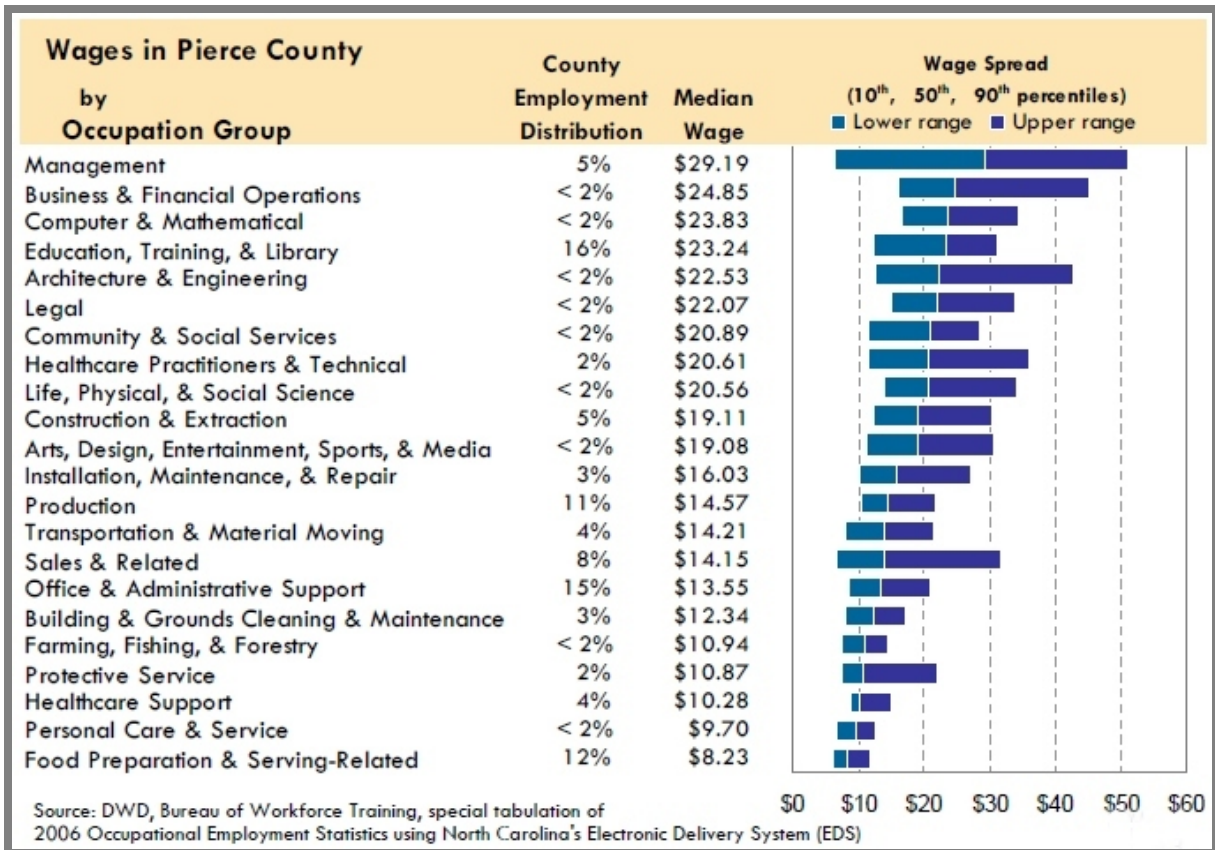
Figure 2-4 - Common Occupations in Pierce County

Common Occupations in Pierce County	
Occupation	Education/training
Bartenders	1 month or less training
Bookkeeping/Accounting/Auditing Clerks	1-12 mos. on-the-job trng.
Comb. Food Prep.-Servers, Incl. Fast Fd.	1 month or less training
Construction Laborers	1-12 mos. on-the-job trng.
Elem. School Teachers, not Spec. Ed.	Bachelor's degree
Exec. Secretaries & Admin. Assistants	1-12 mos. 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 Salespersons	1 month or less training
Sales Reps-Whls & Mfg, not Tech.-Scien..	1-12 mos. on-the-job trng.
Sec. School Teachers, not Spcl.-Voc. Ed.	Bachelor's degree
Secretaries, not Legal/Med./Executive	1-12 mos. on-the-job trng.
Teacher Assistants	Associate degree
Truck Drivers, Heavy & Tractor-Trailer	1-12 mos. on-the-job trng.

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

Table 2-11 compares average annual wages by occupation in Pierce County. In most cases, wages are in the County are in the upper range of the wage spread.

Table 2-11 - Wage by Occupation - Pierce County



## Demographic Summary

The demographics presented in this chapter draw attention to specific trends.

1. Town population is projected to grow by over 17% between 2010 and 2030 even though current economic hardships have slowed that growth.
2. Growing population means additional households and homes, which will affect the Town's landscape.
3. The local population is aging. Some of this can be attributed to the in migration of residents who have been attracted to the area because of the rural setting, topography, affordable housing, and proximity to job opportunities.
4. Educational attainment and incomes have risen. Some of this is due to residents, who used to live elsewhere, have moved into the Town while commuting to their jobs.
5. Occupations related to farming have greatly decreased between 1990 and 2000. More residents are commuting to jobs outside of Pierce County. There is little business or industry in Hartland that is not related to agriculture.
6. Although many occupations in Pierce County are in the upper range of the wage spread, the most common occupations require little training or education.

## Chapter 3: Housing

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### Introduction

The purpose of the Housing chapter is to examine ways to provide an adequate housing supply that meets existing and forecasted housing demand in the Town of Hartland. Housing characteristics in the Town are influenced by the age of the structure, income of residents, and occupancy characteristics.

### Age Characteristics

Table 3-1 shows that 64.5% of homes in Hartland were built before 1980. An aging housing stock may indicate a need to replace sewer/septic systems, siding, furnaces, windows, remove lead, or make other repairs. The age of the structure does not indicate its current condition. Programs are available for homeowners with disabilities or low to moderate incomes to help rehabilitate their homes.

Table 3-1 - Year Structure Constructed - Town of Hartland

Year Built	Homes	Percent
Total	365	100.0%
1999 to 2007	75	20.5%
1995 to 1998	12	3.3%
1990 to 1994	8	2.2%
1980 to 1989	35	9.6%
1970 to 1979	71	19.5%
1960 to 1969	8	2.2%
1940 to 1959	43	11.8%
1939 or earlier	113	31.0%

Source: 2000 U.S. Census Bureau; 2000-2007 Pierce County

### Structural Characteristics

The majority of homes within the Town use bottled, tank, or LP gas as their main heating fuel in 2000 (*see Table 3-2*). Many homes also use fuel oil, kerosene, etc. and electricity for heating their homes. There is some utility gas available to residents. Because of concerns over rising energy costs, the Town may see a growing interest in outdoor wood burners or solar energy.

Table 3-2 - Types of House Heating Fuel - Town of Hartland

Fuel Type	Number	Percent
Utility Gas	5	1.7%
Bottled, Tank, or LP Gas	175	59.1%
Electricity	43	14.5%
Fuel Oil, Kerosene, Etc.	54	18.2%
Coal or Coke	0	0.0%
Wood	19	6.4%
Solar Energy	0	0.0%
Other Fuel	0	0.0%
No Fuel	0	0.0%
Total	296	100.0%

Source: 2000 U.S. Census Bureau

Table 3-3 indicates that most homes in the Town are single family homes with some mobile homes and 3 to 4 unit structures. Though there may be some discrepancies in the number of multi-family homes in the Town, the general distribution of housing is accurate. Typically, multi-family housing and elderly and assisted living housing is provided in larger communities.

Table 3-3 - Housing Units in a Structure - Town of Hartland

Units	Number	Percent
Total Housing Units	284	100.0%
1 Unit, detached	240	84.5%
1 Unit, attached	1	0.4%
2 Units	2	0.7%
3 or 4 Units	15	5.3%
5 to 9 Units	0	0.0%
10 to 19 Units	0	0.0%
20 or more Units	0	0.0%
Mobile Home	22	7.7%
Boat, RV, Van, etc	4	1.4%

Source: 2000 U.S. Census Bureau; 2000-2007 Pierce County

## Value Characteristics

The median housing value for owner-occupied housing in the Town of Hartland has increased from \$52,700 in 1990 to \$98,500 in 2000 (*see Table 3-4, Table 3-5, and Figure 3-1*). In 2000, the median housing values in Pierce County was \$123,100.

The number of homes valued less than \$50,000 has dropped significantly between 1990 and 2000 while the number of homes valued between \$50,000 and \$99,999 has remained the same. Homes in the remaining values have all increased in number.

Some of this can be attributed to normal home appreciation, improvements/additions, or new construction.

Table 3-4 - Median Owner-Occupied Housing Value - Town of Ellsworth

1990	2000	% Change
\$52,700	\$98,500	86.9%

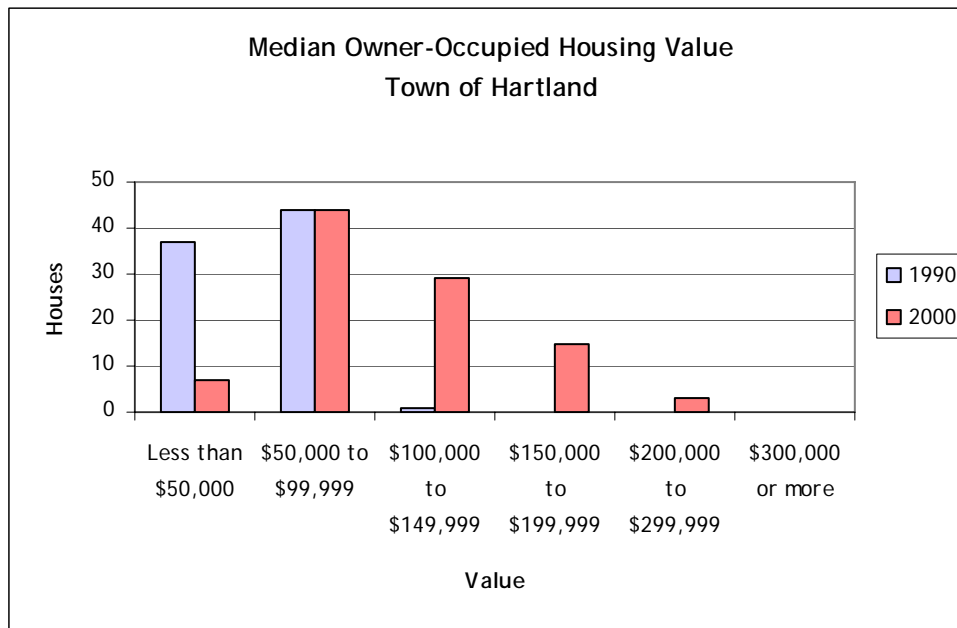
Source: US Census Bureau 1990, 2000

Table 3-5 - Owner-Occupied Housing Value - Town of Hartland

Value	1990	% Total	2000	% Total	# Change	% Change
Less than \$50,000	37	45.1%	7	7.1%	-30	-81.1%
\$50,000 to \$99,999	44	53.7%	44	44.9%	0	0.0%
\$100,000 to \$149,999	1	1.2%	29	29.6%	28	2800.0%
\$150,000 to \$199,999	0	0.0%	15	15.3%	15	-
\$200,000 to \$299,999	0	0.0%	3	3.1%	3	-
\$300,000 or more	0	0.0%	0	0.0%	0	-

Source: US Census Bureau 1990, 2000

Figure 3-1 Median Owner-Occupied Housing Value



Source: US Census Bureau 1990, 2000

## Occupancy Characteristics

Table 3-6 shows the number of owner- and renter- occupied housing units in the Town of Hartland. In 2000, about 85% of occupied housing units were owner-occupied. This was a 4% increase since 1990. In comparison, the State's owner-occupied rate is just over 68%. With few, multiple family homes in the Town, it is most likely that single-family homes or mobile homes are acting as rentals.

Table 3-6 - Occupied Housing Units - Town of Hartland

	1990	% of Total	2000	% of Total	# Change	% Change
Owner-Occupied Housing Units	219	81.1%	251	85.1%	32	14.6%
Renter-Occupied Housing Units	51	18.9%	44	14.9%	-7	-13.7%
Total	270	100.0%	295	100.0%	25	9.3%

Source: 1990 and 2000 U.S. Census

## Housing Affordability Analysis

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

Table 3-7 reveals that over 89% of residents owning homes pay less than 30% of their household income for housing costs. This would indicate that housing is generally affordable for residents. The monthly owner costs are calculated from the mortgage payment, real estate taxes, homeowners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-7 - Monthly Housing Costs-Percentage of Household Income - Town of Hartland

Year 1999	Number	Percent
Less than 15%	49	50.0%
15 to 19%	21	21.4%
20 to 24%	6	6.1%
25 to 29%	12	12.2%
30 to 34%	2	2.0%
35% or more	8	8.2%
Not Computed	0	0.0%
Total	98	100.0%

Source: US Census Bureau 2000

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

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else. Over 54% of the households that rent are paying less than 30% of their income on housing (*Table 3-8*).

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



Table 3-8 - Gross Rent-Percentage of Household Income - Town of Hartland

Year 1999	Number	Percent
Less than 15%	8	22.9%
15 to 19%	2	5.7%
20 to 24%	7	20.0%
25 to 29%	2	5.7%
30 to 34%	9	25.7%
35% or more	5	14.3%
Not computed	2	5.7%
Total	35	100.0%

Source: US Census Bureau 2000

## Housing Assistance Programs and Agencies

The ability to afford or maintain housing can be challenging for some residents. Many times, home maintenance can be too expensive for residents on fixed-incomes. Several county, state, and federal programs and agencies assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs.

### Section 8 Program

This federal program provides rent assistance to eligible low-income households based on family size, income, and fair market rents. Typically, a tenant's share of the total rent payment does not exceed 30 percent of his/her annual income. The Section 8 program is administered locally by many public housing authorities, local banks, and through the Wisconsin Housing and Economic Development Authority (WHEDA).

### Community Options Program (COP)

Community Options helps people who need long-term care to stay in their own homes and communities. Its purpose is to provide cost-effective alternatives to expansive health care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. The Wisconsin Department of Health and Family Services administers this program through the health and social services departments of each county.

### Wisconsin Community Action Program (WISCAP)

WISCAP is the voluntary association of Wisconsin's 16 Community Action Agencies (CAAs) and 3 special purpose agencies that have state-wide anti-poverty missions.

WISCAP and its member agencies are dedicated to advancing safe and affordable housing by developing resources, training and opportunities. The organization serves as an advocate for policy and program development and provides technical assistance expertise on housing issues. Hartland is part of the West Central Community Action Agency and is served by West CAP, which is located in Glenwood City.

### **Subsidized (Low-Rent) Housing Units**

Another approach to low-income housing assistance is to provide low-rent or subsidized housing units. These units are run by housing authorities, nonprofit organizations, or other private individuals. Low-income, family, elderly, and disabled units are available for many communities in the region. Subsidized housing units may be located through West CAP.

### **Community Development Block Grant (CDBG) - Rehab RLFs**

The CDBG program provides grants to local governments and housing authorities for housing rehabilitation revolving loan funds that primarily benefit low and moderate-income households.

Funding can be used to assist homeowners and property owners in making essential improvements to properties and can assist rental households in purchasing homes.

### **Other Non-Profit and Specialized Housing Organizations**

Other non-profit organizations and governmental entities, which can provide a variety of specialized housing assistance, are Habitat for Humanity, Movin' Out, Inc. and, Tomorrow's Home Foundation. There are many other charities and organizations, which provide other such specialized housing services.

## **Pierce County Community Attitudes Survey Results**

During the last week of December 2006, 6,984 surveys were mailed to all taxpaying property owners (residential, commercial, industrial, and agricultural) in the seventeen townships that comprise Pierce County. The Town of Hartland had a 36.5% return rate. For each chapter in the comprehensive plan, relevant survey results will be incorporated.

**Do you feel your range of housing options (future and present) is adequate?**

Yes: 95.3%

No: 4.7%

**What do you feel is the major housing need in the community? (The % represents the percentage of residents who indicated the specific housing option was their first choice.)**

New Construction: 8.6%

Rehabilitation of Existing Homes: 22.6%

Demolition of Dilapidated Homes: 15.1%

Affordable Housing: 31.2%

Townhouses/Condos: 1.1%

Multi Family Apartments: 2.2%

Senior Housing: 19.4%

**How would you describe the pace at which development is occurring in the Town in which you live?**

Too fast: 27.4%

Too slow: 6.6%

About right: 58.5%

Don't know: 3.8%

No opinion: 3.8%

**Which of the following statements best reflects your opinion of where new housing should be located in the County?**

Market forces and property owner's desires should decide how much housing development occurs:	25.5%
The County/Town should promote more housing development in Pierce County:	6.6%
The County/Town should limit the amount of housing development that occurs:	59.4%
I have no opinion on housing development:	8.5%

**How would you rate current efforts by your Town to regulate and guide development?**

Too much planning and too many regulations:	12.3%
About the right amount of planning and regulation:	33.0%
Not enough planning and regulation:	34.0%
Do not know/no opinion:	20.8%

## **Goals, Objectives, Recommendations**

**Goal 1:** Support a range of housing options that meets the physical and financial needs of residents and fits the housing characteristics of the Town.

### **Objectives**

1. Encourage housing options that allow residents to live and remain in Hartland.

### **Recommendations:**

1. Promote a variety of residential lot sizes and housing styles that appeal to a range of incomes.
2. Encourage the use of housing programs that allow residents to maintain their homes or assist first time homebuyers.
3. Support senior housing that is located near public utilities and services.

**Goal 2:** Encourage subdivision design and home construction techniques that reduce Town maintenance costs, energy use, and protect the Town's natural and agricultural resources.

### **Objectives**

1. Minimize road maintenance costs as the Town grows.
2. Promote energy efficiency in homes.
3. Preserve the Town's woods and agricultural lands.

### **Recommendations:**

1. Support residential development techniques, such as conservation subdivisions, that reduce the amount of roads needed to provide property access.
2. Encourage the use of building methods and materials such as incorporating geothermal heating and cooling, passive solar design, structural insulated panels, and recycled materials to reduce the impact housing has on the environment and long term homeowner costs.
3. Review major subdivisions to ensure minimal impact of the natural topography, existing natural resources, and farmlands

**Goal 3:** Support subdivisions that do not detract from the Town's rural character.

**Objectives**

1. Reduce the impact of development on the Town's natural areas.
2. Preserve the natural topography by minimizing grading.
3. Encourage development that reduces the visual impact of housing on the Town's landscape.

**Recommendations:**

1. Create development review standards to use as a guide for evaluating and commenting on new major subdivisions and ensure consistent decision-making by local government.

## Chapter 4: Transportation

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### Purpose

The purpose of the Transportation Chapter is to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation.

### 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 Hartland 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.

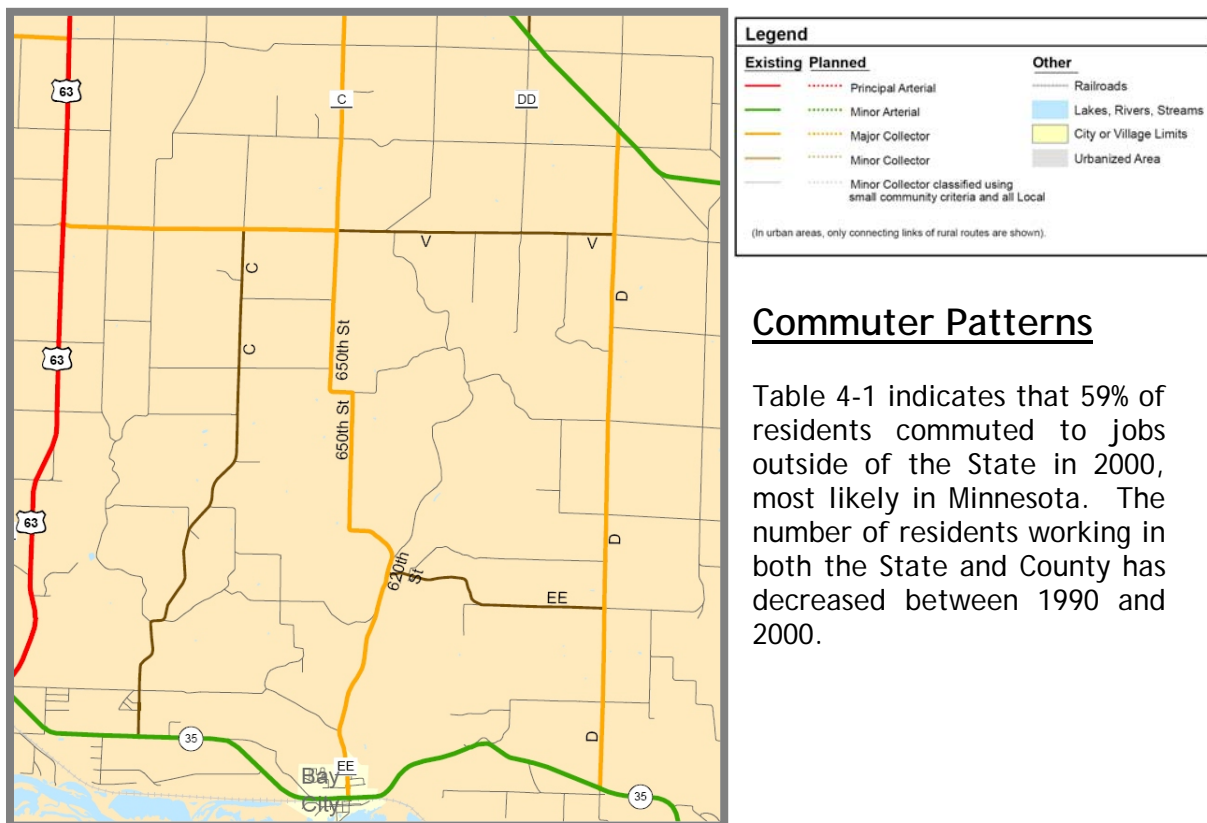
The functional road classification for those roads within the Town of Hartland are as follows (see Figure 4-1):

- Principal Arterials - N/A
- Minor Arterials - U.S.H. 10
- Major Collectors - County Trunk Highways C, V, D, and 650<sup>th</sup> Street
- Minor Collectors - County Trunk Highways C, EE, and V

It is not common for a local road in a rural area to be classified as a major collector. The higher classification means that more people are using that road to move in and through Hartland. Overtime, the increased use of 650<sup>th</sup> Street may warrant improvements to increase safety that would also increase long-term maintenance costs. In addition, areas along 650<sup>th</sup> Street may be more desirable for future development, which would affect the number of access points allowed along the road.

As the use of 650<sup>th</sup> Street increases, the Town may have to look at increased funding for road maintenance. Hartland should engage in long-range transportation planning with Pierce County and discuss any possibility of a jurisdictional transfer of the road to Pierce County in the future.

Figure 4-1 - Functional Road Classifications



## Commuter Patterns

Table 4-1 indicates that 59% of residents commuted to jobs outside of the State in 2000, most likely in Minnesota. The number of residents working in both the State and County has decreased between 1990 and 2000.

Source: Wisconsin DOT

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

	1990	% Total	2000	% Total	# Change	% Change
Total	411	100.0%	432	100.0%	21	5.1%
Worked in state of residence:	236	57.4%	177	41.0%	-59	-25.0%
Worked in county of residence	226	55.0%	152	35.2%	-74	-32.7%
Worked outside county of residence	10	2.4%	25	5.8%	15	150.0%
Worked outside state of residence	175	42.6%	255	59.0%	80	45.7%

Source: 1990 and 2000 U.S. Census

Driving is the most common mode of transportation for residents who commute to work. Table 4-2 shows that, in 2000, 75.5% of residents drove alone, 11.6% carpooled, and less than 3% walked/bicycled or utilize public transportation. Nine percent work at home, which could indicate some residents are engaged in farming or home based businesses.

Table 4-2 - Commuting to Work 16 Years and Older: Town of Hartland

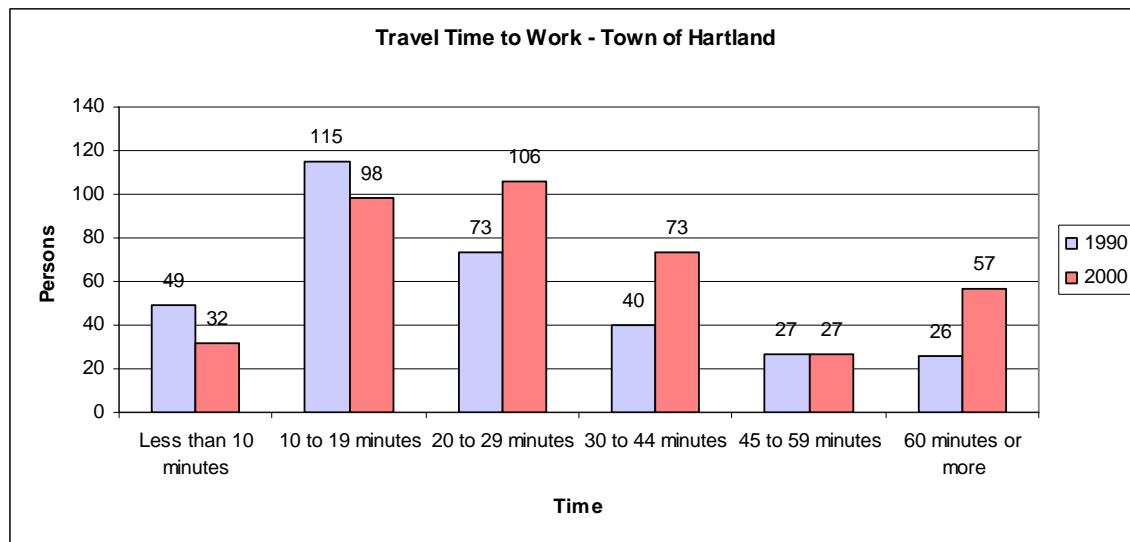
	1990	% Total	2000	% Total	# Change	% Change
Total	411	100.0%	432	100.0%	21	5.1%
Car, truck, or van - drove alone	254	61.8%	326	75.5%	72	28.3%
Car, truck, or van - carpooled	47	11.4%	50	11.6%	3	6.4%
Walked/Bicycle	23	5.6%	5	1.2%	-18	-78.3%
Public Transportation	2	0.5%	5	1.2%	3	150.0%
Worked at home	81	19.7%	39	9.0%	23	-51.9%
Other means	4	1.0%	7	1.6%	3	75.0%

Source: 1990 and 2000 U.S. Census

There are no Wisconsin Department of Transportation regulated van and carpool lots located in the Town of Hartland, 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 4-2 reveals that in 2000, a majority of residents traveled between 10 and 29 minutes to work each day, likely working in a neighboring community or in the State of Minnesota. The over all travel time to work for Hartland residents has increased since 1990. Recent fluctuating gas prices may affect commuting characteristics in the future.

Figure 4-2 - Commuting Times



## Average Daily Traffic

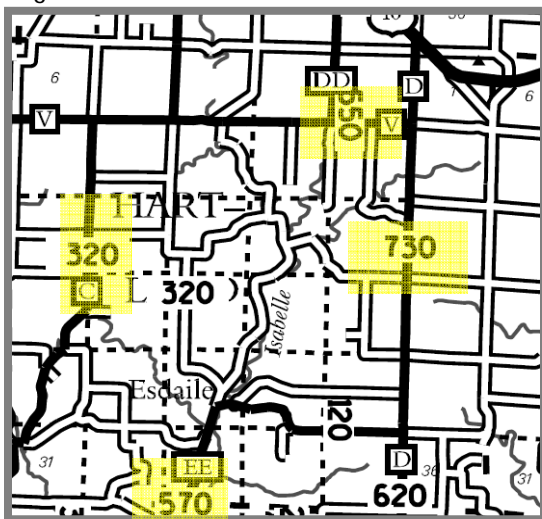
Each year the Wisconsin Department of Transportation analyzes of the Annual Average Daily Traffic (AADT) count in specific locations throughout the State. In the Town of Hartland, the AADT has been analyzed on County Trunk Highways (C.T.H.) C, D, EE, and V (see Figure 4-3). Table 4-3 identifies the AADT on each highway from the 2000 and 2004 analysis. Traffic counts have generally stayed the same along each road analyzed, with a slight decrease in traffic along C.T.H. C and EE.

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

Year	C.T.H. C	C.T.H. D	C.T.H. EE	C.T.H. V
2000	360	680	620	500
2004	320	730	570	550

Source: Wisconsin DOT

Figure 4-3 - AADT Count Locations



Source: Wisconsin DOT



It is uncommon for a local road in a rural area to be classified as a major collector. The higher classification means that more people are using that road to move in and through Hartland. Overtime, the increased use of 650<sup>th</sup> Street may warrant improvements to increase safety that would also increase long-term maintenance costs. In addition, areas along 650<sup>th</sup> Street may be more desirable for future development, which would affect the number of access points allowed along the road.

As the use of 650<sup>th</sup> Street increases, the Town may have to look at increased funding for road maintenance. Hartland should engage in long-range transportation planning with Pierce County and discuss any possibility of a jurisdictional transfer of the road to Pierce County in the future.

## **Rail Service**

There is no rail service in the Town of Hartland. The closest rail spur is located in the Village of Bay City and the Village of Hager City.

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 at this time.

## **Air Transportation**

There are two main air transportation facilities near the Town of Hartland. The Red Wing Regional Airport is located outside Bay City, Wisconsin. 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.

The Minneapolis-St. Paul International Airport provides major commercial air service for Western Wisconsin and Town of Hartland 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.

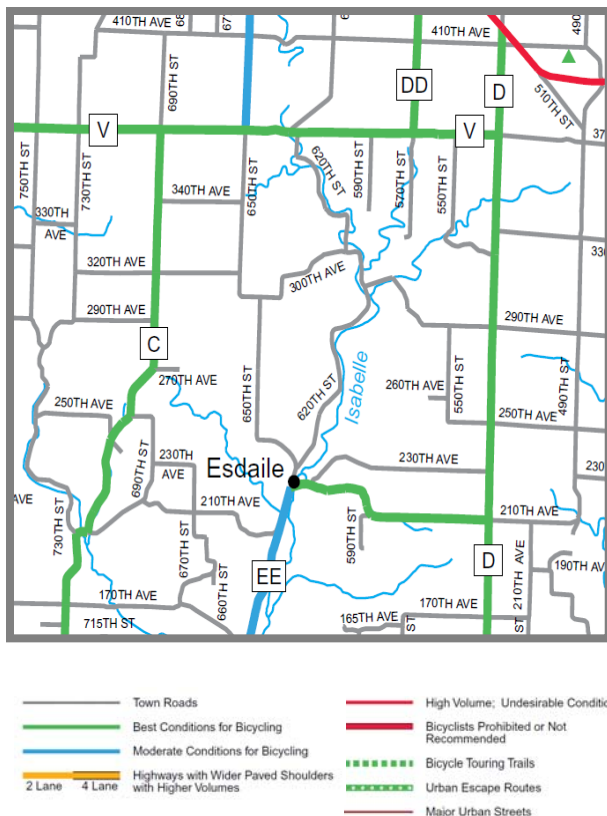
## **Bicycle, Pedestrian, and Recreational Vehicle Trails**

The Wisconsin Department of Transportation has evaluated State and County Highways for biking conditions. In the Town of Hartland, C.T.H. C, D, and V have been identified as having the best conditions for bicycling, and C.T.H. EE as having moderate conditions for bicycling (*see Figure 4-4*). This map can be used as a starting point for any future trail planning.

All-terrain vehicles are growing in popularity throughout the state. Currently, Hartland does not allow ATV's on local roads unless they are for farm use.

Additionally, the Pierce County Snowmobile Council has designated snowmobile trails throughout Pierce County. One of the County's main north/south corridors intersects the Town of Hartland; connecting snowmobilers between the Villages of

Figure 4-4 - DOT Bicycle Routes



Ellsworth, Bay City, and Maiden Rock. Trail maps are available through the Pierce County Nugget Lake Parks office.

## 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 near future.

The Pierce County Department of Human Services also provides transit services through the Aging and Disability Resource Center (ADRC). The ADRC organizes vehicle and volunteer transportation services. Van and wheelchair equipped bus service is provided to Congregate Meal sites, medical appointments and essential shopping. If you have no other means of transportation, volunteers will take you to medical appointments.

## Other Modes of Transportation

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

## State and Regional Plans

The Wisconsin Department of Transportation has plans to improve U.S.H. 10, which intersects the northeast corner of Hartland (source: DOT 2008 - 2013 Improvements Plan). Improvements may including milling the existing surface and repaving, replacing beam guards, and replacing permanent signing as necessary.

## Future Improvements

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this are by using the Pavement Surface Evaluation and Rating or PASER program and devising long-range public works plans.

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

The Town may also develop a Five-Year Road Plan or Capital Improvements Plan that lists possible projects as well as their estimated costs. Hartland does look at potential road and facility projects each year.

## Other Transportation Related Issues

Maintenance of local roads can be expensive. With rural areas, housing density is low and typically Townships pay for road maintenance and reconstruction costs out of the general funds. Often, whether a Township should accept additional roads or not is debated. A list of advantages and disadvantages for requiring local or private roads is shown in Table 4-4.

Table 4-4 - Public Road vs. Private Road: Advantages and Disadvantages

Road	Advantages	Disadvantages
Public	Built to standards, consistent repair and maintenance	Expensive to repair and maintain
Private	No cost to the Township for construction, repair, or maintenance, less expensive for developers to construct	Can be built to lesser standards, residents may not be aware they are responsible for repair and maintenance

Source: Wisconsin DOT

Another potential issue is securing funds to make sure roads are built to standards in new developments where the roads will be taken over by the Township. Many communities require letters of credit or bonds to ensure the roads are built. This can be specified in a developers agreement.

## 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 list 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.

## **Pierce County Community Attitudes Survey Results**

Below are the Town of Hartland responses to the Community Attitudes Survey that relate to transportation.

**How would you rate the overall transportation system/roads in Pierce County?**

Excellent:	19.0%
Good:	61.0%
Fair:	18.1%
Poor:	1.9%

**How would you rate the ongoing maintenance of State and County roads?**

Excellent: 16.8%  
Good: 57.0%  
Fair: 24.3%  
Poor: 1.9%

**How would you rate snow removal on State and County roads?**

Excellent: 17.8%  
Good: 53.2%  
Fair: 20.6%  
Poor: 8.4%

**How would you rate the ongoing maintenance of Town roads?**

Excellent: 26.9%  
Good: 41.7%  
Fair: 21.3%  
Poor: 10.2%

**How would you rate snow removal on Town roads?**

Excellent: 30.1%  
Good: 34.5%  
Fair: 24.8%  
Poor: 10.6%

**Town of Hartland**

	EXCELLENT	ADEQUATE	INADEQUATE
Bike Trails	4.5%	53.4%	42.0%
Walking/Hiking Trails	4.5%	52.8%	42.7%
ATV/Motorized Trails	4.8%	48.8%	46.4%

## **Goals, Objectives, Recommendations**

**Goal 1:** Provide transportation infrastructure maintenance in a cost effective manner.

### **Objectives**

1. Minimize the financial impact of repair and maintenance costs to Hartland residents.

### **Recommendations:**

1. Evaluate and apply for state grants that can be used to offset repair and maintenance costs.
2. Review new subdivision site plans to look at ways of reducing the amount of roads needed.
3. Continue to update and prioritize future road repair projects.
4. Encourage the use of development concepts, such as a conservation subdivision that clusters homes and reduces road lengths.
5. Do not build additional Town funded roads unless it will improve emergency services or road maintenance efficiency.
6. Evaluate long-term maintenance costs of roads and the materials they are made of.

**Goal 2:** Support the development of pedestrian and bicycle trails.

**Objectives**

1. Create a safe environment for residents to enjoy the physical environment of Hartland.

**Recommendations:**

1. Support the development of off-road trails by the State, Pierce County, or private groups and organizations who want to plan, build, and fund these for area residents.
2. Encourage developers to incorporate trails or walking paths in future subdivisions.

**Goal 3:** Provide and plan for a safe and efficient transportation system in the Township that meets a variety of residents needs.

**Objectives**

1. Reduce transportation related construction and maintenance costs.
2. Minimize potential conflicts between vehicle and pedestrian/bicycle traffic.
3. Reduce driving hazards.

**Recommendations:**

1. Coordinate with Pierce County to remove obstacles in road right-of-ways and intersections that impair driver visibility.
2. Require any future bicycle or pedestrian trails to be separate from local roads.
3. Work with property owners and government agencies on new road or road realignment projects to ensure that property is not fragmented in a way that reduces the efficiency of farming or other uses of the land.
4. Review new road projects to evaluate proposed road access points to make sure there is a safe sight distance and an adequate number of access points related to the potential number of developed lots.

## Chapter 5: Utilities and Community Facilities

### Purpose

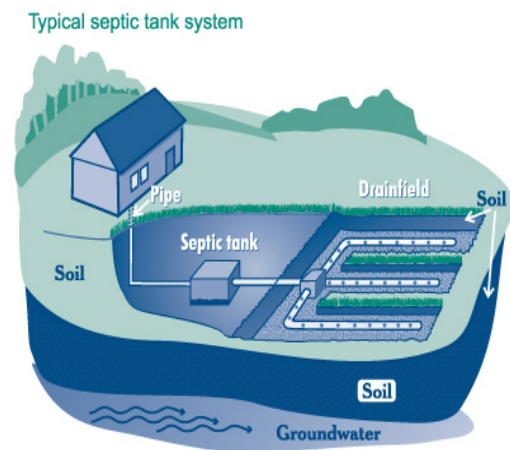
Towns typically have limited utilities and community facilities because of smaller populations and low population does not make them economically feasible. Often nearby villages and cities provide access to these for Town residents.

The purpose of the Utilities and Community Facilities chapter is to evaluate and guide the future expansion or development of utilities and community facilities in the Town of Hartland and provide an approximate timetable for expanding or rehabilitating existing utilities and facilities.

### Private On-Site Wastewater Treatment Systems

Wastewater treatment needs in the Town of Hartland are served by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks. POWTS are regulated and permitted by the Department of Commerce and the Department of Natural Resources.

Residents must have a holding tank servicing contract with Pierce County that states that the owner agrees to have the holding tank(s) serviced by a Wisconsin Licensed Pumper and that the pumper agrees to submit a report for the servicing of the holding tank(s) on a semiannual basis. Generally, holding tanks are not allowed on parcels smaller than 15 acres in size.



Source: EPA

[www.epa.gov](http://www.epa.gov)

Failing systems can have a negative impact on groundwater and surface water quality because of high amounts of organic contaminants. The risk of contamination increases with higher system densities.

### Stormwater Management

The Town of Hartland does not have a storm water system. Existing stormwater is generally handled by ditches, swales, and culverts. Storm water management is an important issue, particularly in the Town, because of the hilly topography. Stormwater runoff can cause erosion, which can carry sediment and contaminants and pollute surface and groundwater. Agricultural practices can also lead to contamination through the overuse of pesticides and herbicides. Stormwater management is addressed in Pierce County's subdivision ordinance. The Pierce County Land Conservation Department also works with landowners to implement agricultural runoff standards.

## **Water Supply**

The water supply in the Town of Hartland is provided through private wells. Groundwater is stored in underground aquifers and 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.

## **Solid Waste Disposal & Recycling Facilities**

Pierce County provides a Recycling Guide pamphlet to help residents recycle proper items. Pierce County also administers a Clean Sweep program that is offered periodically. Residents, farms, businesses, and institutions can bring in hazardous waste and pharmaceuticals for disposal. There are some fees associated with some items.

Hartland residents can also bring recyclables to the Town Collection Center located on C.T.H. C. and dispose of them at no charge (see Map 5-1). Residents can also drop off household garbage, televisions, or appliances for a fee. The Collection Center is open on Saturdays from 10:00 a.m. to 2:00 p.m. Residents can also contract individually for garbage pickup and recycling at their homes through private haulers.

## **Parks**

Parks provide recreational opportunities and gathering places for residents. There is one park in Hartland located in Esdaile. The park does not have an official name but is commonly known as Esdaile Park. The Township owns the land but residents maintain the park. The park has picnic tables and privies. There is also access to Isabelle Creek for residents who enjoy fishing. There are no plans for any improvements at this time.

## **Telecommunications Facilities**

The availability of telecommunications infrastructure such as internet service, cell phone service, and cable or satellite television can be an important factor for new or existing businesses and residents who may want to telecommute to jobs outside of the Township. Many businesses count on 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.

Residents in Hartland have access to various telecommunication services and providers throughout the Township. Dial up internet is available to everyone but some areas have access to Digital Subscriber Line (DSL) service. Cable service is limited towards



the southwest section of the Township but satellite television is available to all. There are some dead spot areas for cellular phone service.

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.

## **Power Plants and Transmission Lines**

The availability to electric energy and transmission lines is vital to residents, farms, and businesses and the ability for future growth in the Township. The Prairie Island Nuclear Generating Plant is located just over five miles west of the Town of Hartland. The Prairie Island Nuclear Generator is owned and operated by Northern States Power (NSP). There are two generating units in the plant and each produce between 545 and 575 MWe of power.

Xcel Energy and Dairyland Power Cooperative own electric transmission services in Pierce County. Xcel and Pierce Pepin Cooperative Services (PPCS) provide local service.

## **Cemeteries**

There are four cemeteries in the Town of Hartland. Cemeteries are significant sources of history for many communities. The cemeteries in the Town include Darrington Cemetery (private), Eidsvold Lutheran Cemetery, Hartland Methodist Church Cemetery, and Laurel Presbyterian Church Cemetery. None of these cemeteries are owned or maintained by the Township.

## **Healthcare Facilities**

Access to healthcare can be an important factor when people are looking for a place to call home. There are no health care facilities located in the Town of Hartland. The nearest health care facilities are the Fairview Ellsworth Clinic in the Village of Ellsworth, 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.

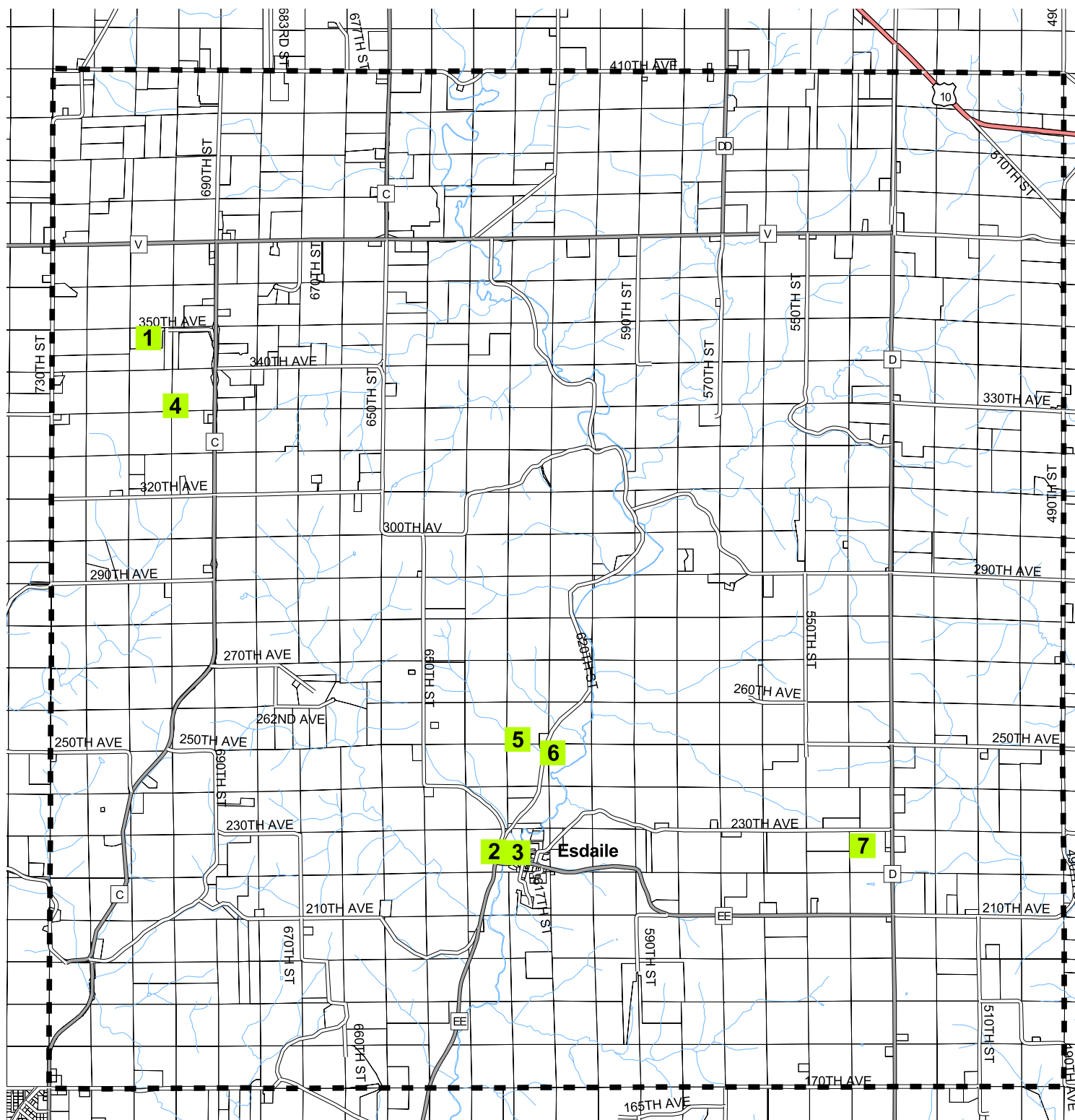
These facilities, and the many others throughout Pierce County and the Twin Cities Metropolitan Area, will continue to provide health care for residents.

## **Childcare Facilities**

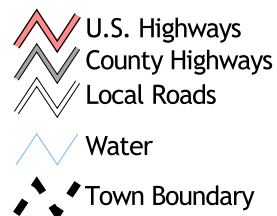
There are no licensed childcare facilities in the Town of Hartland. Childcare needs are typically met by residents offering care in their homes or by licensed childcare facilities in neighboring communities.

# COMMUNITY FACILITIES

## Town of Hartland



- |   |                                     |   |                                    |
|---|-------------------------------------|---|------------------------------------|
| 1 | Town Collection Center              | 5 | Eidsvold Church Cemetery           |
| 2 | Isabelle Park                       | 6 | Darrington Cemetery (private)      |
| 3 | Town Hall & Town Shop               | 7 | Hartland Methodist Church Cemetery |
| 4 | Laurel Presbyterian Church Cemetery |   |                                    |



## **Police**

Emergency services such as police, fire, and ambulance services provide protection of property and the physical well-being of Hartland residents. The Pierce County Sheriff's Department provides police protection. All 911 calls are answered by the Pierce County Emergency Management Department, which then dispatches appropriate emergency services. Police services are funded through property taxes.

## **Fire and Rescue**

The Ellsworth Fire Service Association provides fire and rescue services in Hartland. The Ellsworth Fire Service Association, Ellsworth Area Ambulance, and Ellsworth First Responders are owned jointly by several municipalities and each year the Town is assessed operating fees for both fire and ambulance services. These fees are based on population. 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.

The Township pays a yearly fee for fire protection and is billed for individual calls. The individual call fee is billed to the responsible resident or property owner.

The Township also pays a yearly fee for ambulance services. People who require ambulance service are billed per call.

Pierce County Emergency Management provides emergency management for County residents. The western half of the Township is part of the Prairie Island Emergency Planning Area.

## **Libraries**

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

## **Schools**

The entire Town of Hartland lies within the Ellsworth 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.

## **Hartland Town Hall and Shop**

The Town of Hartland remodeled the former Town Shop into the Town Hall and constructed a new Town Shop in 2008. The buildings are located in Esdaile. The Town

Hall contains the clerk's office, break room, an additional office, storage, and restrooms and is used for meetings and elections.

The new Town shop contains four bays. The Township currently has a grader, tandem truck, single axel truck, end loader, tractor with a mower and blade. One full-time and two part-time employees perform maintenance in the Township.

## Pierce County Community Attitudes Survey Results

Below are the Town of Hartland responses to the Community Attitudes Survey that relate to utilities and community facilities.

**Do you currently have: (check all that apply)?**

Public Water	0.9%
Well Water	91.0%
Public Sewer	0.9%
Septic System	89.2%
Natural Gas	12.6%
Cable TV	5.4%
Satellite TV	50.5%
Internet Access	67.6%

**If you have internet service, what speed is your access?**

Dial up	65.0%
DSL/High Speed	30.0%
Don't know	5.0%

**Please rate your satisfaction with the following services.**

	Excellent	Adequate	Inadequate
Ambulance & Emergency Service/Fire Protection	30.6%	58.5%	8.2%
Garbage Services	19.5%	75.6%	4.9%
Recycling Services	15.9%	73.2%	11.0%
Hazardous Waste Disposal	16.7%	76.2%	7.1%
Special Waste Disposal	11.8%	78.9%	9.2%
Compost Yard Waste Disposal	11.1%	79.2%	9.7%
Demolition Debris Disposal	9.3%	74.7%	16.0%
Scrap Metal Disposal	11.0%	69.3%	19.5%
Law Enforcement	24.4%	67.4%	8.1%
Parks & Recreation	9.2%	73.4%	17.2%
Schools	14.5%	79.5%	6.0%
Library System	12.9%	77.5%	9.4%
Childcare/Daycare	10.3%	83.8%	5.9%

**There is increasing demand for development of alternative energy sources. Do you support the establishment/development of...?**

Wind Electrical Generation Towers 200' or less in height	Yes 86.7%	No 13.3%
Wind Electrical Generation Towers 200' or more in height	Yes 74.7%	No 25.3%
Solar "Farms"	Yes 83.0%	No 17.0%

## Goals, Objectives, Recommendations

**Goal 1:** Strive to maintain quality facilities and utilities in a fiscally responsible manner.

### Objectives

1. Minimize the financial impact of maintaining facilities and utilities on residents.

### Recommendations:

1. Continue to work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to Hartland residents.
2. Encourage the expansion, development, and use of community facilities in surrounding villages and cities.
3. Support telecommunication facilities that would better enable residents to establish home based businesses or work at their current jobs from home if the facilities do not detract from the rural aesthetics of the Township.
4. Continue to seek opportunities to share additional services or equipment with surrounding communities.
5. Support the expansion of fiber optics, DSL, cable, and other communication services in Hartland.
6. Support the expansion of utility gas in Hartland.
7. Support the use of wind and solar technologies in order to reduce energy use.

## Chapter 6: Agricultural, Natural, and Cultural Resources

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### Purpose

The purpose of the Agricultural, Natural, and Cultural Resources chapter is to promote the effective management of these resources. These resources are an important component of Hartland's identity and what residents value in the community. This chapter provides an inventory of these resources in order to help the Township see how future growth may affect these valuable resources. Pierce County zoning has provisions to preserve interesting geological features, protect against soil erosion and groundwater contamination, preserve the natural beauty of Pierce County and protect wild flora and fauna.

### Productive Agriculture Areas and Prime Soils

Agriculture is an important part of Pierce County's and the Hartland's landscape. Pierce County has seen an increase in the number of farms and amount of farmland, which goes against recent trends in the State. Pierce County trends show an increase in small farms (under 179 acres) and larger farms (over 1,000 acres).

The total number of farms in Pierce County has ultimately increased but the average farm size has decreased. An increase in the number of farms was a likely due to the addition of small/specialty farms or hobby farms in the area.

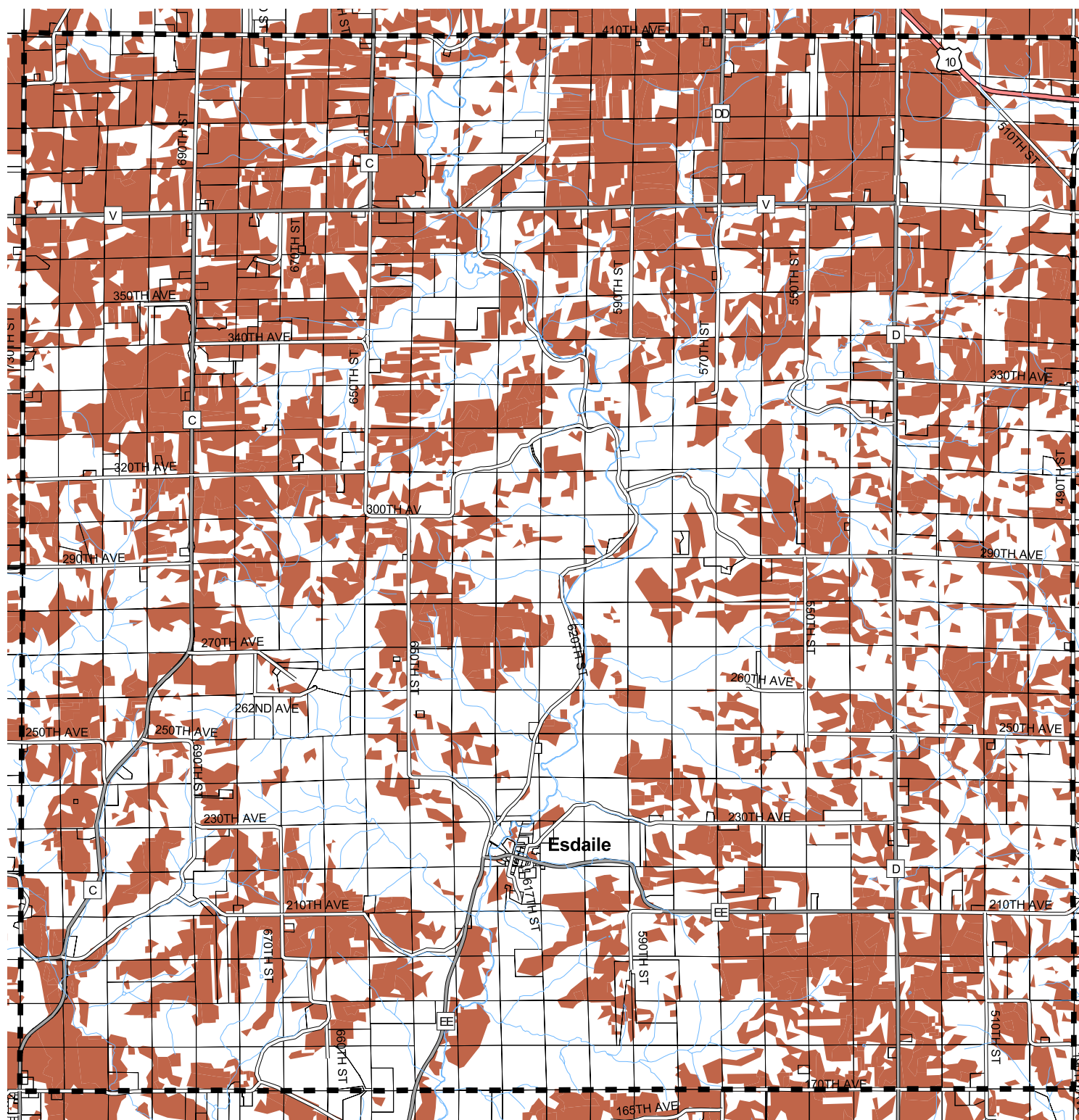
Map 6-1 shows the agriculture land cover in Hartland in 1999. The map represents general areas where corn, forage crops (alfalfa, hay), or other row crops (peas, soybeans, or other) are planted. The current agriculture land cover may be different due to lands being taken out of Conservation Reserve Programs to grow crops or the expansion of farmland but the importance of agriculture to the Township is evident.

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. Map 6-2 shows that prime farmland exists throughout Hartland. Farmland of statewide importance is land, in addition to prime farmland, that is important for the production of food, feed, fiber, and oilseed crops.

Development can fragment farmland reducing the efficiency of farming and reduce the amount of land available for agriculture. Development concepts such as a conservation subdivision can be used to preserve farmland by clustering homes on property where it will least affect the ability for land to be farmed. The newly enacted Purchase of Agricultural Conservation Easement (PACE) program allows residents to receive compensation for preserving valuable farmland in perpetuity.

# LAND COVER: AGRICULTURE

## Town of Hartland



Land Cover  
Agriculture



Water  
Town Boundary



U.S. Highways  
County Highways  
Local Roads



Source: WISCLAND 1999

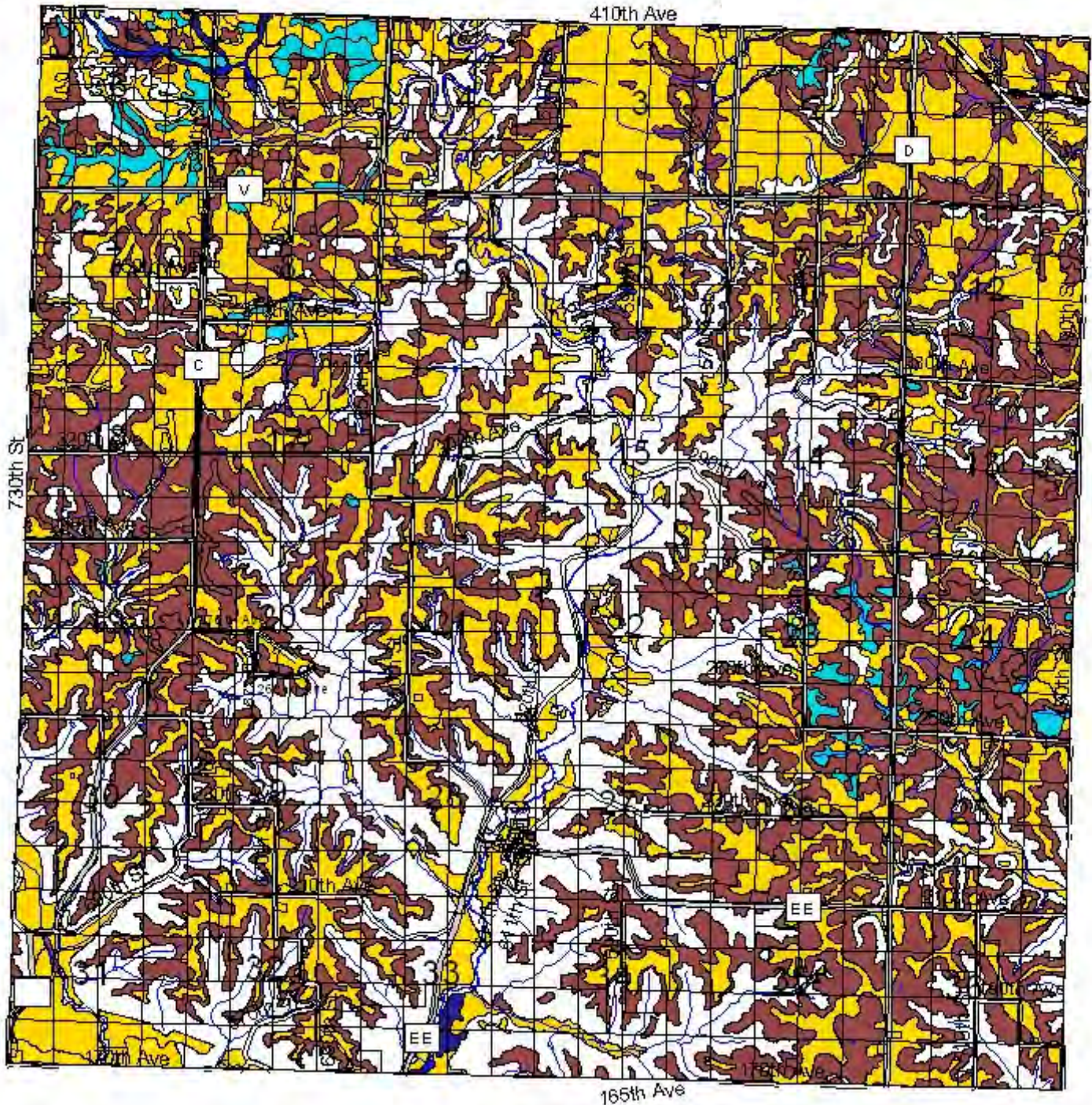
### Map 6-1





# PRIME FARMLAND

## Town of Hartland



### Prime Soils

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





## Groundwater

Groundwater is an important natural resource that if adversely affected, can have serious impacts on human health and wellbeing and can be very expensive to remediate. Hartland residents and businesses obtain water through individual wells and if the groundwater becomes contaminated, there are few alternative sources of potable water for residents.

Most contamination of groundwater originates at the surface of the land and permeates through to the groundwater below. Pesticides, herbicides, petroleum product spills, and failing septic systems can all contribute to groundwater contamination.

Pierce County has a manure storage ordinance that regulate the location, design, construction, installation, alteration and use of manure storage facilities and the application of manure from these facilities in order to prevent water pollution. The County and other State agencies also regulate septic systems.

## Sinkholes

Karst topography is a type of landscape found in Hartland and throughout Pierce County. Karst topography is created by groundwater dissolving sedimentary rock such as limestone, which can then cause caves and sinkholes. Map 6-3 shows sinkholes in Hartland. There are other known sinkholes in the area and the Pierce County Land Conservation Department will be updating these locations in the future.

Sinkholes are rounded depressions and are often collapsed caves or shallow holes. Sinkholes collect surface water runoff. This is a concern because they create a direct conduit for sediment and pollution to area groundwater.

Identifying and mapping the location of known sinkholes is important to existing and future landowners who can use the information to make smart decisions regarding the location of buildings and septic systems. Residents with sinkholes on their property may contact the Pierce County Land Conservation Department to discuss ways to minimize the potential negative effects these may have on groundwater.

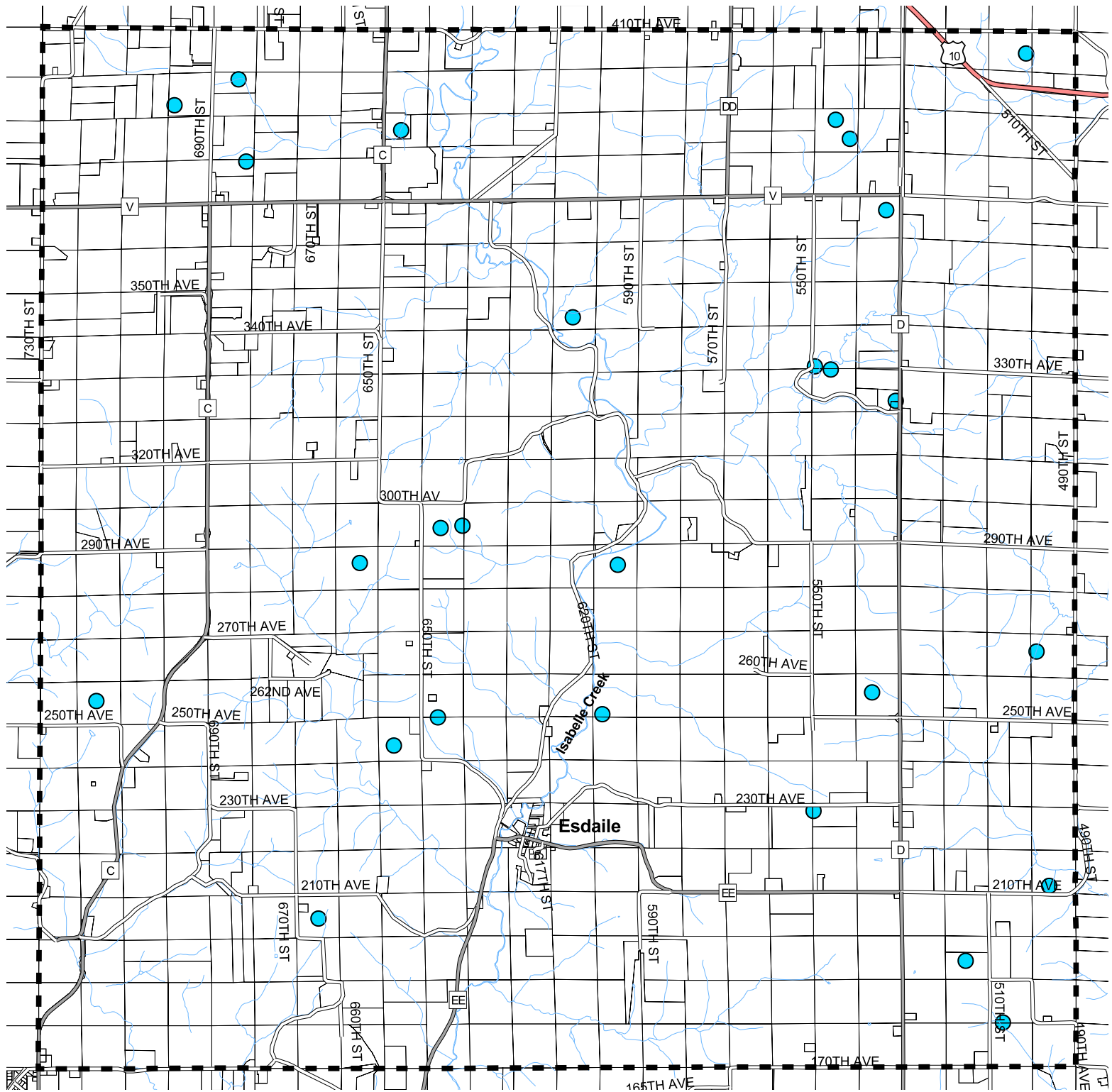
## Forests

Much of the original natural landscape in Hartland has been converted into farmland over time. Large contiguous forested areas are found mainly along the steep slopes in the Township. Most of the forested areas in Hartland are located along the Isabelle Creek.

Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. These areas also offer erosion control along river and stream 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. Map 6-4 identifies wooded and steep slope areas in Hartland.

# SINKHOLES

## Town of Hartland



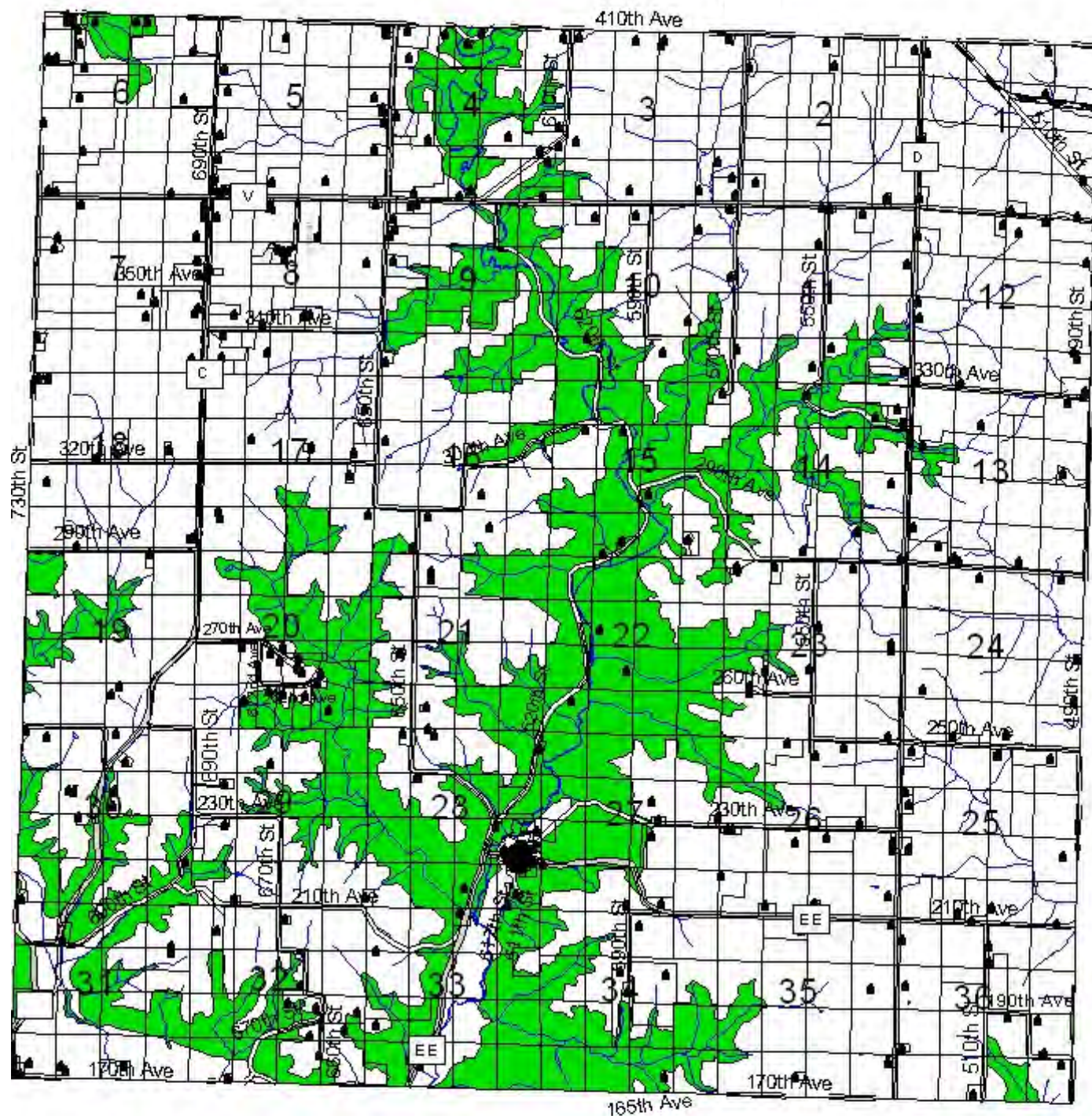
Source: Information digitized from the  
Karst Map of Pierce County (Approx. 1990)  
UW-Extension-Pierce County,  
Minnesota Geological Survey,  
UW-River Falls Department of Plant and Earth Sciences

Map 6-3



# WOODED AREAS & STEEP SLOPES

## Town of Hartland



## Wooded Steep Slopes





## Topography and Slope

Part of the natural beauty of the Town of Hartland is its topography but steep slopes can present challenges or pose barriers to development and agricultural practices. Steepness of topography is commonly expressed as percent slope (12% and above). Potential problems associated with development of excessively sloping lands include erosion and slope stability. Naturally occurring vegetation stabilizes the slopes preventing severe erosion or landslides.

The elevation is at its peak in the west and southeast portions of the Township and is at its lowest in the south central portion of the Town along Isabelle Creek. Surface elevation ranges from approximately 660 to 1110 feet (*see Map 6-4 and 6-5*). Because of the topography, stormwater and snowmelt runoff can easily carry sediment and pollutants to Isabelle Creek and into the Mississippi River.

## Threatened or Endangered Species, Environmentally Sensitive Areas, & Wildlife Habitat

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or significant portion of its range. A “threatened” species is one that is likely to become endangered in the near future. These species are protected because of their scientific, educational, aesthetic, and ecological importance. Continued education and management practices can help protect these species and habitats from extinction.

There is one threatened, endangered, or species of special concern listed in the Township identified as the *Trillium navale*, common name Snow Trillium (*shown right*).

The Snow Trillium is protected by the Wisconsin Department of Natural Resources (DNR). The DNR screens all projects that they conduct, fund, or approve for potential impacts to endangered resources

Snow Trillium



Source: Wisconsin Department of Natural Resources

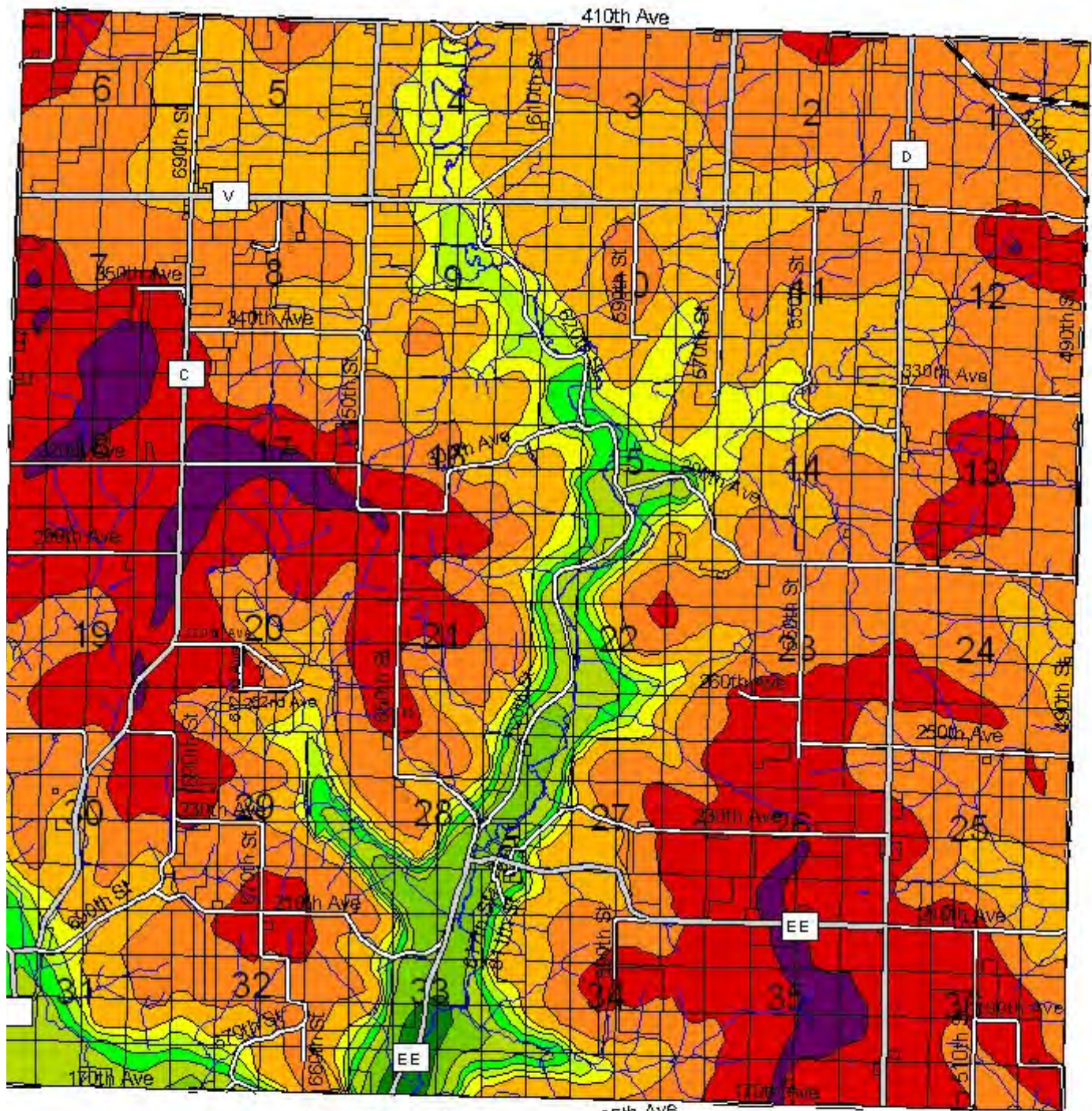
## Invasive Species

It is not uncommon for invasive species to be the cause for the loss of existing or native species or habitats. A small portion of the Isabelle Creek and portions of the Mississippi River have an infestation of Reed Canary Grass, which is currently being monitored in wetlands by the Wisconsin DNR Wetland Assessment Team.

Buckthorn is also found in the area. Buckthorn appears as small trees or shrubs that can reach a height of 20-25 feet. Over time, these replace native vegetation and destroy wildlife habitat.

# ELEVATION

## Town of Hartland



Elevation in Feet





## Surface Water and Stream Corridors

Isabelle Creek runs through the Town of Hartland (*see Map 6-6*). Surface waters and stream corridors provide habitat for a wide variety of animals and plants, which also provide recreation and enjoyment for residents. Protection of these water resources is critical to maintaining the water quality and diversity of wildlife.

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

Development can direct runoff into local rivers, creeks, or their tributaries and should be completed in a way that minimizes the impact on the natural system. Pierce County regulates stormwater management which controls storm water runoff rates, volumes, and discharge quality. Preservation of water quality can include shoreland buffers, erosion control, and the preservation of natural environmental corridors.

## Wetlands

Map 6-6 shows that there are very few wetlands in the Township. Wetlands act as natural filter by removing sediments and contaminants from water. Wetlands regulate water levels by storing water during periods of excessive rain or snowmelt. These unique environments are host to a wide variety of plant and animal communities, including some threatened and endangered species.

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, and the disturbance of wetlands, are regulated by the Army Corp of Engineers, Wisconsin Department of Natural Resources, and Pierce County.

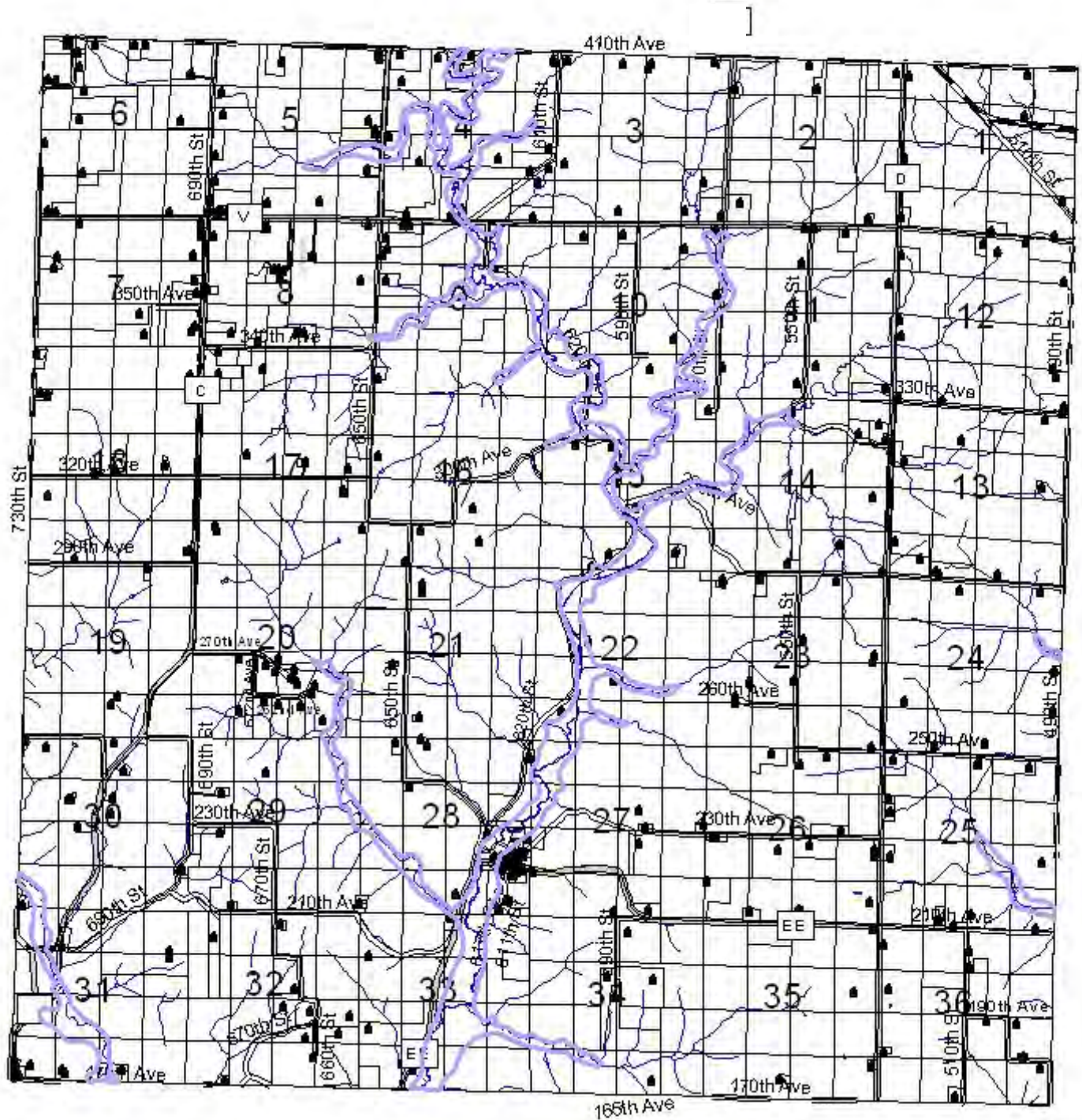
## Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. Because of dangers posed during a flood event, most structural development within a floodway is not allowed. Development within the flood fringe is generally accepted, provided adequate flood proofing measures are taken. Map 6-7 shows floodplains located in the Town. Those floodplains are adjacent to Isabelle Creek and portions of its tributaries. Pierce County regulates development in floodplains through its floodplain zoning.



# FLOODPLAINS

## Town of Hartland



 Floodplain





## Metallic/Non-metallic Mineral Resources

Metallic and Non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock or sand and gravel) materials. When economically feasible, these materials can be extracted through mining to process the raw materials into commercial or industrial products. Table 6-1 shows there are two permitted metallic or non-metallic mine/pit in the Town of Hartland.

Table 6-1 - Metallic or Non-metallic Mines

Mine	Operator	Property Owner(s)	Township-Range-Section
Kurt Nelson	PC Highway Dept.	Kurt & Annette Nelson	25-17-24
Francis Hager	PC Highway Dept.	Francis and Janet Hager	25-17-27

Source: Polk County

The Wisconsin Department of Natural Resources and Pierce County regulate metallic mining and land reclamation.

## Parks/Open Space

Parks and open space provide recreation opportunities for residents. The Town of Hartland has one park located in Esdaile. Information on parks is found in Chapter 5. Open space can provide visual appeal and a buffer between developed areas. Open space can be required in residential development, specifically in conservation subdivisions.

## Cultural Resources

Preserving and promoting the Township's history provides educational opportunities for residents and helps them feel connected to the land.

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 that there are multiple archaeological sites listed for the Town of Hartland (*see Table 6-2*). 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 6-2 – Archaeological Sites: Town of Hartland

Burial Code	Wisconsin Historical Society Site Name/Site Name on Other Records	Site Type	Township Range Section
PI-0071	Even	Campsite/village	25 17 W 30
PI-0108	Pitchfork Shelter (RS-3)	Cave/rock shelter	25 17 W 30
PI-0109	RCW-B	Other	25 17 W 32
BPI-0004	Hartland Cemetery/Hartland Methodist Church Cemetery	Cemetery/burial	25 17 W 26
BPI-0030	Hartland Presbyterian Cemetery/Laurel Presbyterian Church Cemetery	Cemetery/burial	25 17 W 18
BPI-0031	Esdale Cemetery/Eidsvold Church Cemetery	Cemetery/burial	25 17 W 21
BPI-0032	Isabelle Creek Cemetery/Darrington	Cemetery/burial	25 17 W 27 & 28
PI-0237	Holt Site	Campsite/village	25 17 W 15
PI-0238	Finstad	Campsite/village	25 17 W 15
PI-0239	Klos Site	Campsite/village	25 17 W 10
PI-0376	Unnamed Site	Cabin/homestead	25 17 W 4
PI-0377	Unnamed Site	Other	25 17 W 9

Source: Wisconsin Historical Society

The Township may want to collect local artifacts and photos for display in the Town Hall or coordinate these efforts with the River Bluffs History Center in Bay City, which serves as an interpretive center for special history exhibits.

## Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in the mid-1970s (see *Table 6-3*). It was started to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants.

A search of the AHI database shows that there are 10 properties in the Town of Hartland. The properties and their AHI reference number are listed below.

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 6-3 - Architecture and History Inventory: Town of Hartland

Record #	Style or Form	Site Type	Township Range Section
24922	Clapboard, Front Gabled	Church	25 17 W 26
24952	Al./Vinyl Siding, Queen Anne	House	25 17 W 13
24953	Clapboard, Front Gabled	-	25 17 W 16
24954	Clapboard, Gabled Ell	House	25 17 W 16
24955	Clapboard, One Story Cube	Church	25 17 W 18
24956	Board, Astylistic Utilitarian Building	Barn	25 17 W 23
24957	Clapboard, Bungalow	House	25 17 W 26
24958	Board, Astylistic Utilitarian Building	Garage	25 17 W 28
24959	Gothic Revival	Church	25 17 W 28
24960	Clapboard, Gabled Ell	House	25 17 W 30

Source: Wisconsin Historical Society

## Century Farms

Wisconsin's Century or Sesquicentennial Farm and Home Program recognizes continuous family ownership of a property in the state of Wisconsin for the past 100 or 150 years. Residents who believe they have a century or sesquicentennial farm or home may obtain an application through the Pierce County Extension Office. As of 2007, there were five century farms in Hartland.

The Pierce County Historical Association is currently collecting photos of old barns in Pierce County as part of the 2010 Pierce County Wisconsin Farm Technology Days.

## Pierce County Community Attitudes Survey Results

Below are the Town of Hartland responses to the Community Attitudes Survey that relate to Agriculture, Natural, and Cultural Resources.

### What types of additional land use regulations would you support?

	Number	Percent
Limit lot creation on agriculture land:	58	52.3%
Larger minimum lot sizes:	34	30.6%
Smaller minimum lot sizes:	21	18.9%
Bluff protection regulations:	47	42.3%
Habitat protection regulations:	52	46.8%
Mandated open space:	32	28.8%
Groundwater protection:	57	51.4%
Feedlot siting:	31	27.9%

Pierce County should encourage agricultural expansion and agri-development.

Yes: 80.9%

No: 19.1%

## Goals, Objectives, Recommendations

**Goal 1:** Promote and preserve cultural resources in Hartland

### Objectives

1. Create opportunities for people to learn about the Township's history.

### Recommendations:

1. Support residents who would like to create a historical preservation committee and collect items such as historical photos of the area, interviews with older residents about early life in Hartland, or lists of important structures or features in the Township.
2. Support residents who believe they may have an archeological site or historical structure on their property and want to work with the Wisconsin Historical Society to document and preserve the site or structure.
3. Encourage Pierce County to develop a sign to acknowledge century farms in the County.

**Goal 2:** Preserve the Township's remaining natural resources.

### Objectives

1. To protect Isabelle Creek, wildlife habitat, air quality, and unique natural areas.

### Recommendations:

1. Utilize the WDNR, Pierce County, and UW-Extension staff as a resource for natural resource protection planning.
2. Work with surrounding communities and Counties to manage stormwater runoff.
3. Support the use of West Wisconsin Land Trust or other groups to acquire or hold the easement to valuable land/habitat where feasible.
4. Promote development concepts such as Transfer of Development Rights and Conservations Subdivisions that protect farmland and other natural resources and conserve land.

**Goal 3:** Support the preservation of the Township's productive agricultural lands.

### Objectives

1. To protect the soils that support farming.

### Recommendations:

1. Support the use of best management practices such as reduced and no tillage farming.
2. Encourage landowners to maintain and mow grass waterways in fields to maintain their effectiveness to prevent erosion.
3. Support the use of programs such as the Conservation Reserve Program (CRP), Environmental Quality Incentives Program (EQIP), Grasslands Reserve Program (GRP), etc. that provide incentives to help conserve valuable natural resources.

4. Support the use of the Purchase of Agricultural Conservation Easements (PACE) grant program that can be used to acquire agricultural easements for the preservation of working farmland.

## Chapter 7: Economic Development

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### Purpose

The purpose of the Economic Development chapter is to promote the stabilization, retention, or expansion, of the economic base and quality employment opportunities in Hartland.

The Town of Hartland is a rural community. Agricultural has left the largest impression on the landscape though the number of residents farming has steadily decreased over the years. Today, more residents are commuting to jobs outside of the Township because of the close proximity to a wide variety of job opportunities.

### Place of Employment

There is a strong economic base in Pierce County, but the Town of Hartland has a limited number of job opportunities outside of agriculture. In 2000, only 35.2% of workers living in Hartland were employed in Pierce County. Almost 60% of workers were employed outside of Wisconsin, which shows the influence of the Twin Cities Metropolitan Area and the ease of commuting to jobs in that area (*see Table 7-1*). The nearest job opportunities for Hartland residents are in Red Wing, MN, Ellsworth, Prescott, and River Falls.

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

	1990	% Total	2000	% Total	# Change	% Change
Total	411	100.0%	432	100.0%	21	5.1%
Worked in state of residence:	236	57.4%	177	41.0%	-59	-25.0%
Worked in county of residence	226	55.0%	152	35.2%	-74	-32.7%
Worked outside county of residence	10	2.4%	25	5.8%	15	150.0%
Worked outside state of residence	175	42.6%	255	59.0%	80	45.7%

Source: 1990 and 2000 U.S. Census

### Commuter Characteristics

With so many workers employed outside of Pierce County, it is not surprising that in 2000, over half of commuters were traveling between 10 and 29 minutes to work. The number of workers traveling 60 minutes or more had increased the most as a percentage (*see Table 7-2*). This shows that working residents are willing to spend long periods commuting to their job so they can live in Hartland. The ability to work from home allows working residents commute less often.

Table 7-2 - Travel Time to Work Workers Who did not Work at Home - Town of Hartland

Travel Time	1990	% Total	2000	% Total	# Change	% Change
Total	330	100.0%	393	100.0%	63	19.1%
Less than 10 minutes	49	14.8%	32	8.1%	-17	-34.7%
10 to 19 minutes	115	34.8%	98	24.9%	-17	-14.8%
20 to 29 minutes	73	22.1%	106	27.0%	33	45.2%
30 to 44 minutes	40	12.1%	73	18.6%	33	82.5%
45 to 59 minutes	27	8.2%	27	6.9%	0	0.0%
60 minutes or more	26	7.9%	57	14.5%	31	119.2%

Source: 2000 U.S. Census

## Employment Characteristics

Table 7-3 shows that the occupations held by Hartland residents with the highest amount of workers in 2000 were production/transportation/material moving. This is followed by management/professional/related occupations. Both occupations experienced large increases in number of workers since 1990. In general, most of these occupations are located outside of Hartland.

The farming/fishing/forestry industries have seen the biggest drop in workers since 1990. This decline follows a statewide trend. Though the number of farming occupations has decreased, agriculture is still a significant part of the Township's landscape.

Occupations refer to what a person does for a living. It should be noted that these occupations are not necessarily in Hartland.

Table 7-3 - Occupation: Employed Civilian Population 16 Years or Over - Town of Hartland

Occupation	1990	% Total	2000	% Total	# Change	% Change
Management, Professional, & Related	46	10.9%	109	24.4%	63	137.0%
Service	45	10.6%	49	11.0%	4	8.9%
Sales and Office	94	22.2%	85	19.0%	-9	-9.6%
Farming, Fishing, and Forestry	100	23.6%	16	3.6%	-84	-84.0%
Construction, Extraction, & Maintenance	50	11.8%	54	12.1%	4	8.0%
Production, Transportation, & Material Moving	88	20.8%	134	30.0%	46	52.3%
Total Employed Persons 16 yrs and over	423	100.0%	447	100.0%	24	5.7%

Source: 1990 and 2000 U.S. Census

Industry encompasses a variety of occupations. Table 7-4 reveals that the manufacturing industry employs the highest number of working residents in the Town of Hartland followed by the education/health/social services industries. Similar to occupations, most of these industries listed in Table 7-5 are not located in the Town.

Table 7-4 - Industry: Employed Civilian Population 16 Years or Over - Town of Hartland

Industry	1990	% Total	2000	% Total	# Change	% Change
Public Administration	9	2.1%	16	3.6%	7	77.8%
Other Services (except Public Administration)	14	3.3%	3	0.7%	-11	-78.6%
Arts, Entertainment, Recreation, Accommodation, & Food Services	0	0.0%	33	7.4%	33	-
Educational, Health, & Social Services	49	11.6%	62	13.9%	13	26.5%
Professional, Scientific, Management, Administrative, & Waste Management	28	6.6%	20	4.5%	-8	-28.6%
Finance, Insurance, Real Estate, & Rental Housing	8	1.9%	12	2.7%	4	50.0%
Information	0	0.0%	2	0.4%	2	-
Transportation, Warehousing, & Utilities	25	5.9%	32	7.2%	7	28.0%
Retail Trade	48	11.3%	50	11.2%	2	4.2%
Wholesale Trade	8	1.9%	9	2.0%	1	12.5%
Manufacturing	111	26.2%	114	25.5%	3	2.7%
Construction	20	4.7%	47	10.5%	27	135.0%
Agriculture, Forestry, Fishing/Hunting, & Mining	103	24.3%	47	10.5%	-56	-54.4%
Total Employed Persons 16 yrs and over	423	100.0%	447	100.0%	24	5.7%

Source: 1990 and 2000 U.S. Census

The Wisconsin Department of Workforce Development (DWD) has provided a list of the most common occupations in Pierce County and the required education/training for each occupation (*see Table 5-6*). Most of these occupations require less than a year of training. In general, occupations requiring less training and education pay less.

Table 7-5 - 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.

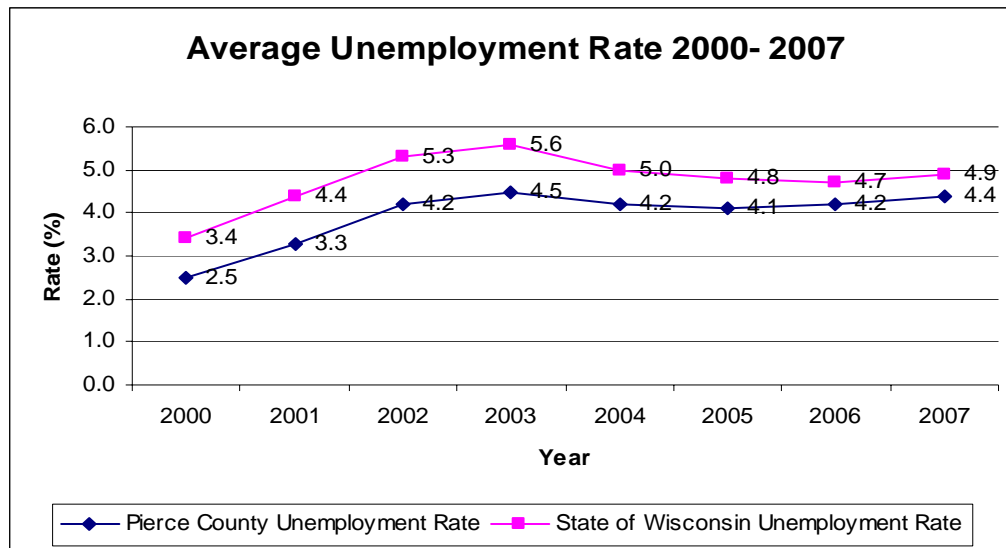
Source: DWD, Bureau of Workforce Training, special request, July 2007

Generally, the rate of unemployment in Pierce County has stayed below the State of Wisconsin unemployment rate since 2000. In the first quarter of 2009, the



unemployment rate had jumped to over 9% due to poor economic conditions. (see Figure 7-1).

Figure 7-1 - Average Unemployment Rate - Pierce County & State of Wisconsin



## Agriculture

Agriculture has the largest impact on Hartland's landscape. Table 7-6 shows the number of farms in Pierce County has increased since 1997. This is opposite of current trends in Wisconsin where agricultural land has been decreasing in most counties. The increase in the number of farms is a likely due to the addition of small/specialty farms or hobby farms in Pierce County. Although these statistics represent countywide trends, Hartland may experience these same trends in the future.

Table 7-6 - 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: USDA, National Agricultural Statistics Service

Table 7-7 reveals that in 2007, 606 farms in Pierce County were 50 to 179 acres in size. The biggest increase in the number of farms has been farms 10 to 49 acres in size.

Table 7-7 - 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

Table 7-8 shows the top commodities by sales in Pierce County. The top five commodities had a total of 69.9 million dollars in sales in 2002 showing the importance of agriculture in the County and the Town of Hartland.

Table 7-8 - Pierce County's Top Commodities 2002

Commodity	Sales
Milk	\$33.1 million
Grain	\$18.2 million
Cattle and calves	\$13.4 million
Nursery and greenhouse	\$3.5 million
Maple syrup and hay	\$1.7 million

Source: 2004 UW-Extension

## Telecommuting

Technology, such as high-speed internet, satellite services, and cellular phones, allows residents to work at home while their jobs are in other communities. Currently, residents have access to all of these technologies through high-speed internet is not available to most residents. The expansion and upgrading of these services may allow more residents to work at home or establish home based businesses.

## Inventory of Local Businesses

An inventory of local businesses shows that a majority of businesses are agricultural related with raising crops being the predominant form of agriculture. The Township has experienced a decline in the number of dairy farms. Some farms also raise beef cattle. Other businesses include woodworking, an elk herd, trout farm, building contractors, and home-based businesses.

In general, many services and commercial businesses are found within a short distance of the Township in neighboring communities.

## Desired Businesses

It is anticipated that most commercial and industrial growth will occur in surrounding communities. Businesses that would complement current businesses and the character of Hartland would be additional home-based and agriculture-based businesses.

## Assessment of Strengths and Weaknesses

Population, transportation, and income can affect the development of business and industry in a community. The Town of Hartland has a low population density and is not adjacent to any villages or cities. Its biggest strength for retaining or attracting businesses is that it is a strong agricultural community. Its weaknesses for retaining or attracting businesses are that there is limited access to major transportation routes and utilities.

## **Remediation and Reclamation Sites**

Contaminated sites provide opportunities for cleanup and redevelopment. The WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) maintains an on-line database that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater. At this time, there are no identified active sites in the Town of Hartland.

## **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 residents wanting to develop 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 Planning 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.

## **Pierce County Community Attitudes Survey Results**

Below are the Town of Hartland responses to the Community Attitudes Survey that relate to economic development.

### **Do you feel there is a need for more: (Number of votes/Percentage of votes)**

	<b>YES</b>	<b>NO</b>
Lodging	40 41.7%	56 58.3%
Major discount retailer	35 35.7%	63 64.3%
Franchise restaurants	44 44.0%	56 56.0%
Industrial development	67 69.0%	30 31.0%
Commercial development	53 56.4%	41 43.6%
Recreational facilities	55 57.9%	40 42.1%
Family restaurants	67 70.5%	28 29.5%
Access to recreation areas	56 60.2%	37 39.8%
Arts and culture centers	29 31.5%	63 68.5%
General retail (shopping)	54 56.3%	42 43.7%
General services	43 49.4%	44 50.6%

### **Should Tourism in Pierce County:**

<b>INCREASE</b>	<b>DECREASE</b>	<b>REMAIN THE SAME</b>
35.6%	4.0%	60.4%

What is your opinion of expanding/developing additional areas for commercial/industrial/retail use? (Number of votes/Percentage of votes)

Focus development to existing business districts	36	32.4%
Develop commercial areas along highway corridors	17	15.3%
Develop commercial/retail areas in cities and villages	30	27.0%
Develop light industrial/office space along highway corridors	8	7.2%
Develop light industrial/office space in cities and villages	21	18.9%
Against any expansion/development	4	3.6%

## Goals, Objectives, Recommendations

**Goal 1:** Support business growth in Hartland Township that maintains the rural way of life and protects the natural environment.

### Objectives:

1. Support agricultural based businesses.
2. Maintain and support existing and new businesses that are compatible with the Township's rural character and meet the needs of area residents.
3. Support remaining an agricultural based community.
4. Maintain the right to farm.
5. Avoid conflicts between farmland and residential areas.

### Recommendations:

1. Support continued operation and expansion of existing farms.
2. Encourage businesses that support the farming community.
3. Promote the development of organic farms and other small businesses that provide goods for local farmer's markets and area restaurants.
4. Ensure that businesses, no matter what size, do not adversely affect Hartland's natural resources and quality of life of residents.
5. Support home based businesses that will have an insignificant impact on surrounding properties.
6. Support new businesses that provide year-round employment.
7. Support Pierce County developing land use regulations, such as Transfer of Development Rights, that encourage the preservation of open spaces and valuable natural resources.
8. Encourage Pierce County to include deed restrictions for single-family dwellings near agricultural zoned areas.

## Chapter 8: Intergovernmental Cooperation

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### Purpose

The Intergovernmental Cooperation chapter analyzes the relationship of the Township to school districts, adjacent local municipalities, and to the region, the state, and other governmental units. It also examines existing or potential conflicts between Hartland and other municipalities and government agencies and describes processes to resolve such conflicts.

By identifying ways to coordinate similar visions with other entities, Hartland may be able to reduce costs of services, participate in joint planning on regional issues, and develop understanding between municipalities and government agencies.

### Existing Agreements/Relationships

Intergovernmental Cooperation can comprise of formal and informal agreements. The Town of Hartland has a number of agreements with adjacent municipalities and government agencies. These agreements and arrangements are listed below:

- The Town of Hartland has adopted Pierce County Zoning and related codes. These are administered by Pierce County.
- Hartland contracts with the Ellsworth Fire Service Association and Ellsworth Ambulance Service to provide emergency services for Township residents.
- The Pierce County Sheriffs Department provides police protection in Hartland.
- The Township has hauled gravel for the Town of Ellsworth while Ellsworth has provided access to its grader.
- Hartland periodically works with the Pierce County Highway Department on blacktopping and seal coating roads. The Township has cost-shared the replacement or installation of new culverts (36" diameter or larger) with the County.
- The Township has coordinated road realignments and bridge replacement with the WDNR.
- Pierce County provided training and testing for Hartland full-time/part-time employees.
- The Township has participated in bulk purchasing and vehicle maintenance with surrounding Townships and Pierce County.
- The Wisconsin Towns Association provides help to all Townships.

### School Districts

The Town of Hartland lies completely within the Ellsworth School District and is in the Chippewa Valley Technical College District. There are no schools and limited services in the Town of Hartland. Therefore, there have not been any joint planning efforts with the school districts related to new school siting or sharing public services.

## County and Regional Government Agencies

Pierce County and other governmental agencies have several plans and ordinances that may have an influence on the future growth of the Town of Hartland. The implementation of these plans depends on the cooperation of the lead agency and the municipalities within the planning district. Some of the plans listed are 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
  1. 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
  1. 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
  1. 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
  1. This plan was completed in July of 1982 and outlines criteria for lands eligible for participation in the Wisconsin Farmland Preservation Program.
- Pierce County Ordinances:
  1. Zoning, Chapter 240
  2. Subdivision, Chapter 237
  3. Manure Storage, Chapter 101

## State Agencies

Often State agencies have their own long-range plans that are multi-jurisdictional. 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. Highway 10 in the Town. Cooperation and communication between the Town of Hartland and the Wisconsin DOT is important.

## Existing or Potential Conflicts and Conflict Resolutions

Conflicts can arise when an action by a neighboring government or agency has, or is perceived to have, a negative impact on the Township. It is important to address any existing or potential conflicts in a manner that produces a mutual understanding of the issue and creates an atmosphere under which the conflicts can be resolved successfully.

The Township should hold joint meetings with neighboring governments or agencies to resolve any conflicts identified in the future. At this time there are no existing conflicts identified with neighboring governments or agencies.

## Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can help Hartland implement the Town's Comprehensive Plan. Listed below are potential areas for cooperation the Town may wish to pursue:

- Coordinate with surrounding municipalities to explore ways to share equipment used for maintenance in the Township.
- Work with Pierce County and neighboring Towns to coordinate and plan infrastructure and services upgrades or expansion due to population growth.
- Work with adjacent municipalities and Pierce County when planning for major purchases to examine the possibility to save costs by purchasing 'in bulk'.
- Continue to use the UW-Extension, Mississippi River Regional Planning Commission, and Pierce County as information resources.

## Goals, Objectives, Recommendations

**Goal 1:** Support intergovernmental cooperation to promote mutual understanding, problem solving, and to work together, where identified, to achieve the goals of Hartland's comprehensive plan.

### Objectives:

1. Work with government agencies to manage and protect the area's natural resources.
2. Provide quality police, fire, and emergency medical services to the Township's residents.
3. Reduce the cost of services to taxpayers.
4. Share services or equipment when it is possible and feasible for both the Township and neighboring municipalities.
5. Establish agreements with adjacent municipalities that will benefit all parties involved.

### Recommendations:

1. Coordinate with the WDNR on natural resource management and protection issues.
2. Establish Joint Committees with neighboring Townships to focus on specific/common issues and potential conflicts as needed.



3. Actively promote cooperation to achieve goals, objectives, and recommendations set forth in Hartland's comprehensive plan to maximize the Township's human and financial resources.
4. Promote open communication with adjacent government units.
5. Explore opportunities for future cooperative agreements.
6. Provide a copy of this comprehensive plan to all surrounding or nearby local governments.
7. Support mutual help with adjacent Townships for road maintenance.

## Chapter 9: Land Use

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### Introduction

The purpose of the Land Use element is to promote orderly growth by balancing the needs of residents and property owners, while maintaining the Town's natural resources.

The Land Use Element will act as a guide for future public and private land use decisions over the next 20 years. The element inventories and maps existing land use patterns and helps in analyzing and understanding the influences on these patterns.

### Land Use vs. Zoning

The difference between land use and zoning can be confusing. An existing land use map depicts what activity is taking place on a parcel of land 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 purposes regardless of what the zoning classification is assigned that parcel.

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.

### Land Uses Classifications

The purpose of the existing land use analysis is to identify existing land uses and historical land use patterns (*see Map 9-1*). Creating an existing land use map will help determine future land uses and identify existing and/or potential land use conflicts.

The Land use classifications group these activities into general classes to help identify the generalized development patterns in Hartland. The land use classifications and their definitions are listed below.

**Residential and Farm Structures** - All lands for residential uses including single-family homes, rental units, and farm-related structures on that property.

**Agriculture-Natural Areas** - All lands used for agricultural or similar purposes. Land used for crops, grazing, orchards, or land formerly used for agriculture but may be enrolled in Conservation Reserve or other programs. Wetlands, wooded land, and wooded land used for pasturing also are included in this category.

**Commercial** - All lands used for commercial purposes. These can include personal service businesses, restaurants, taverns, and other service businesses. Home businesses are classified as residential.

**Industrial** - All lands used for industrial purposes. These can include manufacturing, warehousing, non-metallic mining, or similar industries.

**Institutional** - All lands used for quasi-public and instituted uses such as churches, schools, municipal buildings, libraries, and cemeteries.

## **Existing Land Use and the Influence on Development Patterns**

Map 9-1 shows existing land uses in the Township. Agriculture, transportation infrastructure, proximity to Red Wing/the Twin Cities Metropolitan Area, topography, and water resources have all influenced land use patterns in Hartland.

### **Residential**

Land for residential uses makes up 4% (915.7 acres) of total land use in Hartland (see *Table 9-1*). Residential development is found evenly throughout the Town. A small concentration of residential development is found in Esdaile in the south central portion of the Township.

### **Agriculture-Natural Areas**

Agriculture-Natural Areas make up 95.7% (21,794.4 acres) of land use in the Township and is the largest land use. Agricultural lands are found throughout the Town.

### **Commercial**

The amount of commercial development in Hartland is limited (5.1 acres). Residents have access to goods and services in nearby communities. Commercial properties can create employment opportunities in the Town and provide goods and services that residents need.

### **Industrial**

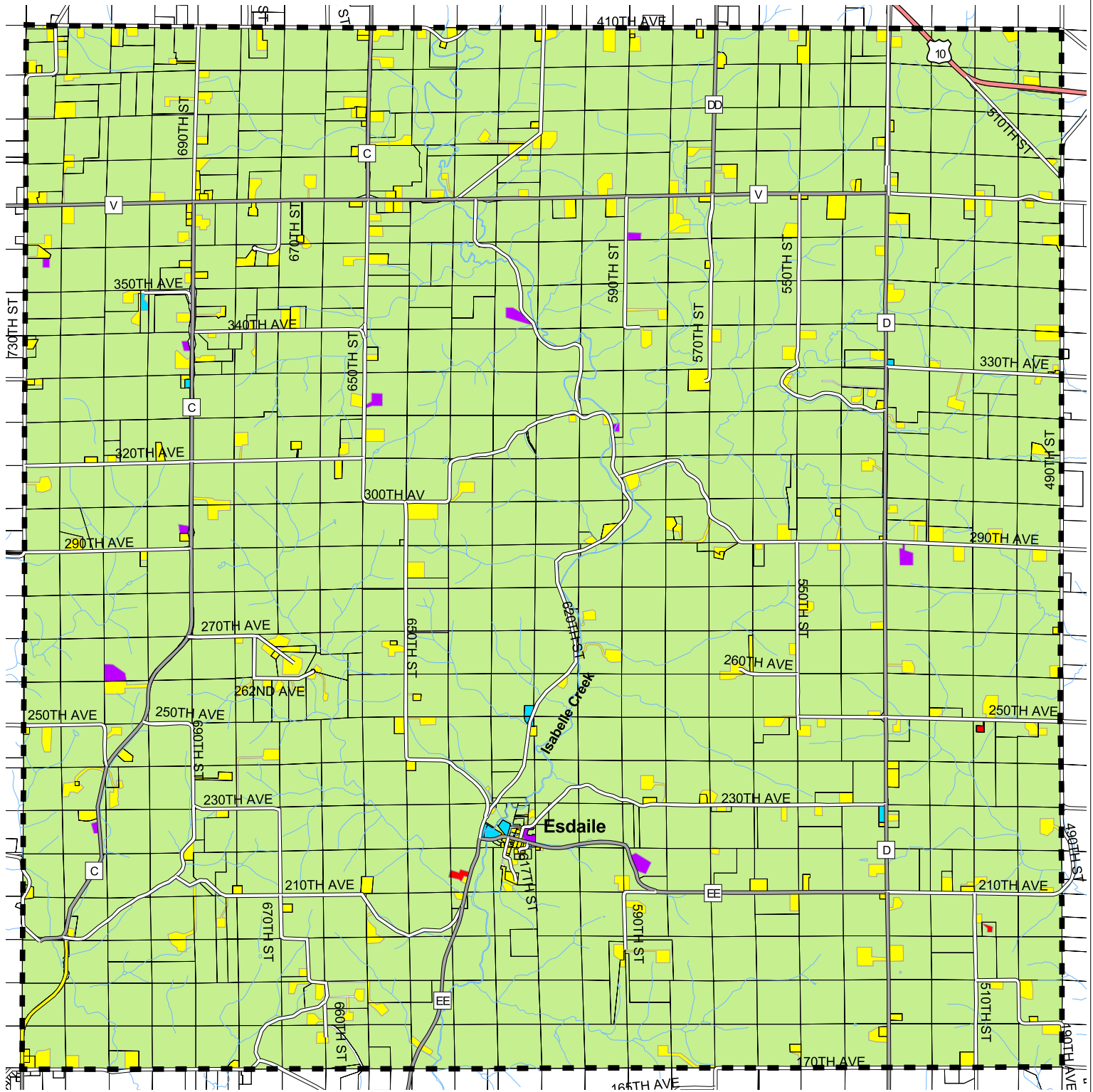
Industrial land uses make up 0.2% (38.3 acres) of total land uses. Most of the Industrial land consists of non-metallic mining and one wood industry in the Township.

### **Institutional**

Institutional uses include public resources, schools, cemeteries, and churches within the Town. Institutional uses occupy approximately 16.5 acres of land. The Hartland Town Hall and Shop are two of the notable uses in this category. The land in this use will likely remain the same in the future.

# EXISTING LAND USE

## Town of Hartland



### EXISTING LAND USE CLASSIFICATIONS

- Agriculture & Natural Areas
- Commercial
- Industrial
- Institutional
- Residential

- U.S. Highways
- County Highways
- Local Roads
- Water
- Town Boundary



Table 9-1 - Current Land Use - Town of Hartland

Land Use	Acres	Percent of Total
Residential	915.7	4.0%
Agriculture-Natural Areas	21,794.4	95.7%
Commercial	5.1	0.0%
Industrial	38.3	0.2%
Institutional	16.5	0.1%
Total	22,770.0	100.0%

Source: Town of Hartland Plan Commission, Cedar Corporation

Several factors can influence the demand for land. Population growth will influence a need for new housing. Large population clusters may increase the need for land for commercial or industrial purposes and related infrastructure. Development pressure can also create a need for additional parks or recreational land. In some instances, these needs projected for Townships are met in surrounding communities.

Table 9-2 shows the change in land use acreage between 2002 and 2008 according to how the parcels are assessed. Large changes in acreages from one classification to another would signify a demand for land for a specific use. There has not been a significant change in land use assessment acreages between 2002 and 2008, which would show that the Township has not experienced development pressure.

Table 9-2 - Change in Acres between 2002 and 2008

	2002 Acres	2008 Acres	# Change	% Change
Residential	908	916	8	0.88%
Commercial	18	7	-11	-61.11%
Industrial (Manufacturing)	0	0	0	0.00%
Agricultural	15,755	15,685	-70	-0.44%
Undeveloped/Ag-Forest/Forest/Other*	5,239	4,514	-725	-0.13%
Totals	21,920	21,122		

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

\* In 2002, these classifications were called Swamp & Waste, Forest, Other

## Land Value

A large increase in land values can show that there is an increasing demand for land for a specific purpose. Land values vary greatly depending on the current use of that land. Table 9-3 shows the land value per acre based on how it is taxed. Overall, land values assessed for residential and commercial uses have approximately doubled between 2002 and 2008. Agricultural land values have decreased in the average price per acre. Overall, the changes in assessed value do not indicate an increased demand for residential, commercial, or industrial purposes.

Table 9-3 - Assessment Value - Land Value

	2002 Land Value / Acre	2008 Land Value / Acre	\$ Change	% Change
Residential	\$3,826.87	\$6,987.01	\$3,160	82.6%
Commercial	\$4,333.33	\$10,142.86	\$5,810	134.1%
Industrial (Manufacturing)	\$0.00	\$0.00	\$0	0.0%
Agricultural	\$207.95	\$156.56	-\$51	-24.7%
Undeveloped/Ag-Forest/Forest/Other*	\$2,589.44	\$3,959.86	\$1,370.42	52.9%
Source: Wisconsin Dept. of Revenue - 2002 & 2008 Statement of Assessment				
* In 2002, these classifications were called Swamp & Waste, Forest, Other				

Considering the latest national market trends, unless new development occurs, future improvement values will likely continue to remain steady in the short term.

## Redevelopment Opportunities

In Chapter 7, Economic Development, redevelopment opportunities were discussed regarding previously contaminated sites. At this time, there are no identified active sites in the Town of Hartland that would provide an opportunity for redevelopment.

## Potential Land Use Conflicts

Land use conflicts occur when incompatible land uses cause a negative effect. Currently, no land use conflicts are identified. One example of potential future conflict would be if an industrial area on the northeast edge of the Town were to develop along U.S. Highway 10, evolve into a manufacturing center, and created noise and traffic problems for the adjacent residential or agricultural uses. In order to prevent those issues, the Township should review site plans for new development to anticipate conflicts.

## Future Land Needs Analysis

Residential development will have biggest influence on land use changes in Hartland. Table 9-4 shows the amount of additional households, which would be needed, based on population and household projections by the Wisconsin Department of Administration. If the projections are accurate, the Town will have an additional 72 households between 2010 and 2030.

Table 9-4 - Housing Forecasts - Town of Hartland

Year	2000	2005	2010	2015	2020	2025	2030
Population Projections	814	858	889	933	974	1,011	1,043
Average Persons Per Household	2.76	2.71	2.65	2.62	2.59	2.58	2.56
Total Household Projections	295	317	335	356	376	392	407
Additional Units Needed	-	22	18	21	20	16	15

Source: WI Dept of Administration: Population and Housing Projections

Current Pierce County Zoning requires a minimum lot size of one acre. For our projections, we will assume two acres per lot (factoring in roads, parks and open

space, larger lots, etc.). Assuming that one new household equals one new home, if 72 additional households are projected, 144 additional acres of land will be needed over the next 20 years for homes.

Currently, the Town has about 21,794 acres of Agriculture-Woods. This land represents land that is the most attractive for future development. Some of this land is unbuildable due to natural limitations, being located on a closed landfill, or not being zoned for residential development.

## Future Land Use Needs

Table 9-5 projects future land use needs in acres based on the existing land use to population ratios. Between 2010 and 2030, land for residential development is the biggest projected need at 201 acres. There is little land for commercial or industrial purposes projected during that period. The table assumes that any newly developed land will be farmland because this typically is the most affordable land to develop.

Another way to calculate land needed for residential development is by taking the projected number of households during the same period and multiply the number by a lot size. In Table 9-5, it is projected that there will be an additional 72 households in Hartland. If you multiply the projected 72 households by a three acre minimum lot size (common in rural areas), then the Township would need a projected 216 acres of land for residential land use. This corresponds with the acres needed projected in Table 9-5.

Table 9-5 - Projected Land Use Needs in Acres

Year	*2008	2010	2015	2020	2025	2030	Total
<b>Population</b>	<b>855</b>	<b>889</b>	<b>933</b>	<b>974</b>	<b>1,011</b>	<b>1,043</b>	
Residential	916	952	1,000	1,043	1,083	1,117	
Acres Needed		36	48	43	40	34	201
Commercial	5	5	5	6	6	6	
Acres Needed		0	0	1	0	0	1
Industrial	38	40	41	43	45	46	
Acres Needed		2	1	2	2	1	8
Agricultural-Natural Areas	21,794	21,756	21,707	21,661	21,619	21,584	
Acres Needed		-38	-49	-46	-42	-35	-210

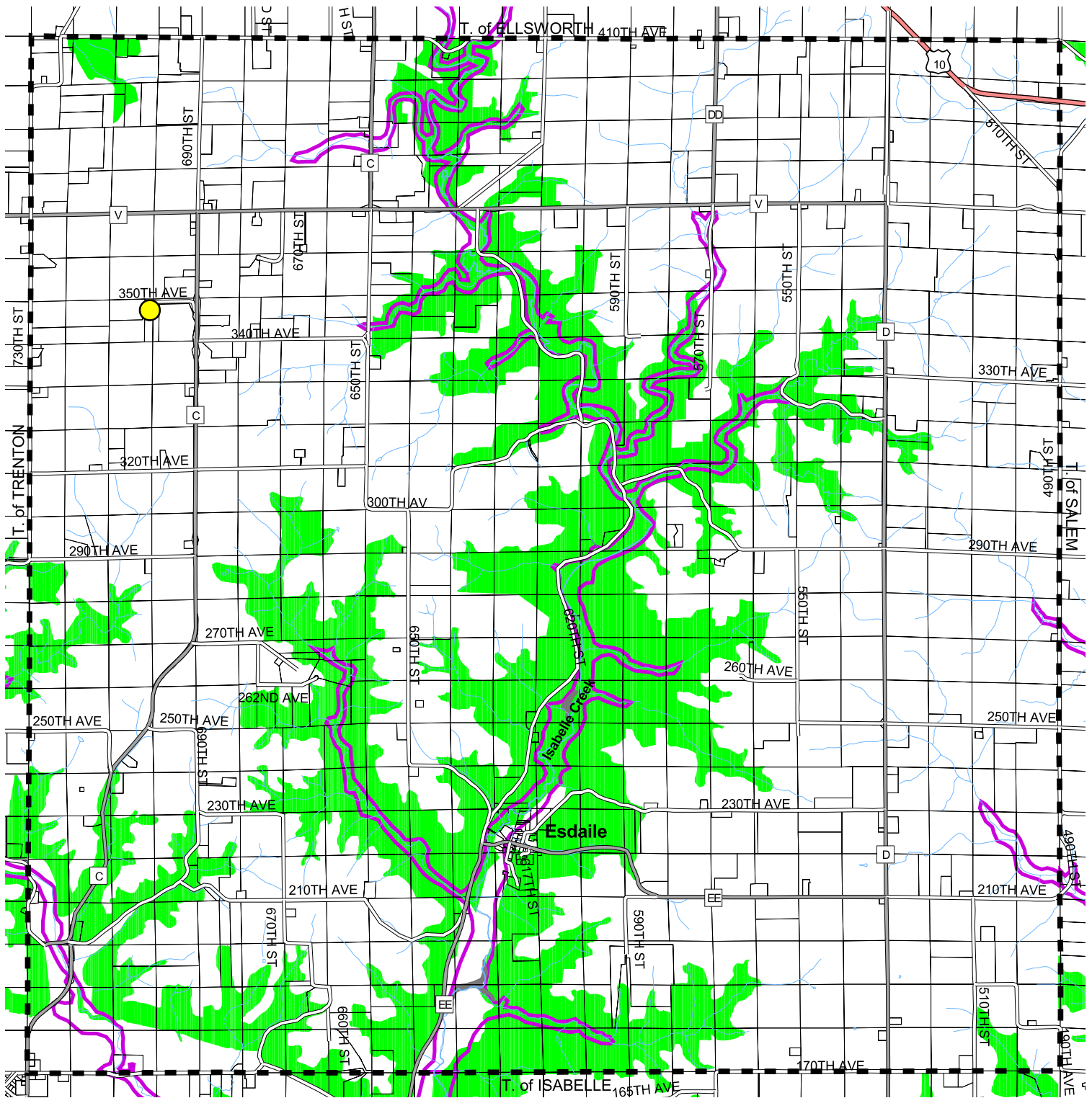
Source: \* 2008 is Existing Land Use calculations.

## Limitations to Development

Map 9-2 identifies areas where there are limitations to development in Hartland. Wetlands, floodplains, and steep slopes represent natural limitations. Development in these areas may be prohibited or restricted and should be taken into consideration when looking at future development scenarios. There is a closed landfill located at the end of 350<sup>th</sup> Avenue that is shown as an "Institutional" land use on maps 9-1 and 9-4. It is prohibited to drill a well less than 1,200' of the waste area of a landfill.

# DEVELOPMENT LIMITATIONS

## Town of Hartland



- U.S. Highways
- County Highways
- Local Roads
- Water
- Town Boundary

- Development Limitations
- Wetlands
- Wooded/Steep Slopes
- Floodplains
- Closed Landfill





## Generalized Future Land Use

Historically, the number of commercial businesses and industries in Hartland has been limited. The Township is near surrounding urban areas, which are better suited for commercial and industrial growth. These urban areas are located on major transportation corridors and have the utilities that businesses and industries need. Because of this, there is little commercial and industrial growth anticipated in Hartland.

The biggest projected need for land in the Township is for residential purposes. Approximately 200 acres of land will be needed over the next 20 years to meet the projected population growth.

To decide where future residential growth will be is difficult because there are over 20,000 acres of undeveloped land that can be used to accommodate the projected 200 acres of land needed for residential growth (see Map 9-3). Most land in Hartland is zoned to allow residential development. A majority of land is zoned primary agriculture or general rural flexible. Primary agriculture allows for a maximum density of two dwelling units per 40 acres. General rural flexible allows for a maximum of four dwelling units per 40 acres but a higher density may be approved by the Town Board. Land zoned general rural, general rural flexible and rural residential-8 have the option for clustering. Clustering provides an incentive to preserve land while allowing additional lots based on a density bonus formula.

In Hartland, it is preferred that new residential dwellings are placed on parcels in ways that:

1. minimize the visual impact of the dwelling on the landscape in order to preserve the rural character of the land,
2. preserve the best soils by placing the dwelling on marginal lands, and
3. minimize the fragmentation of farmland.

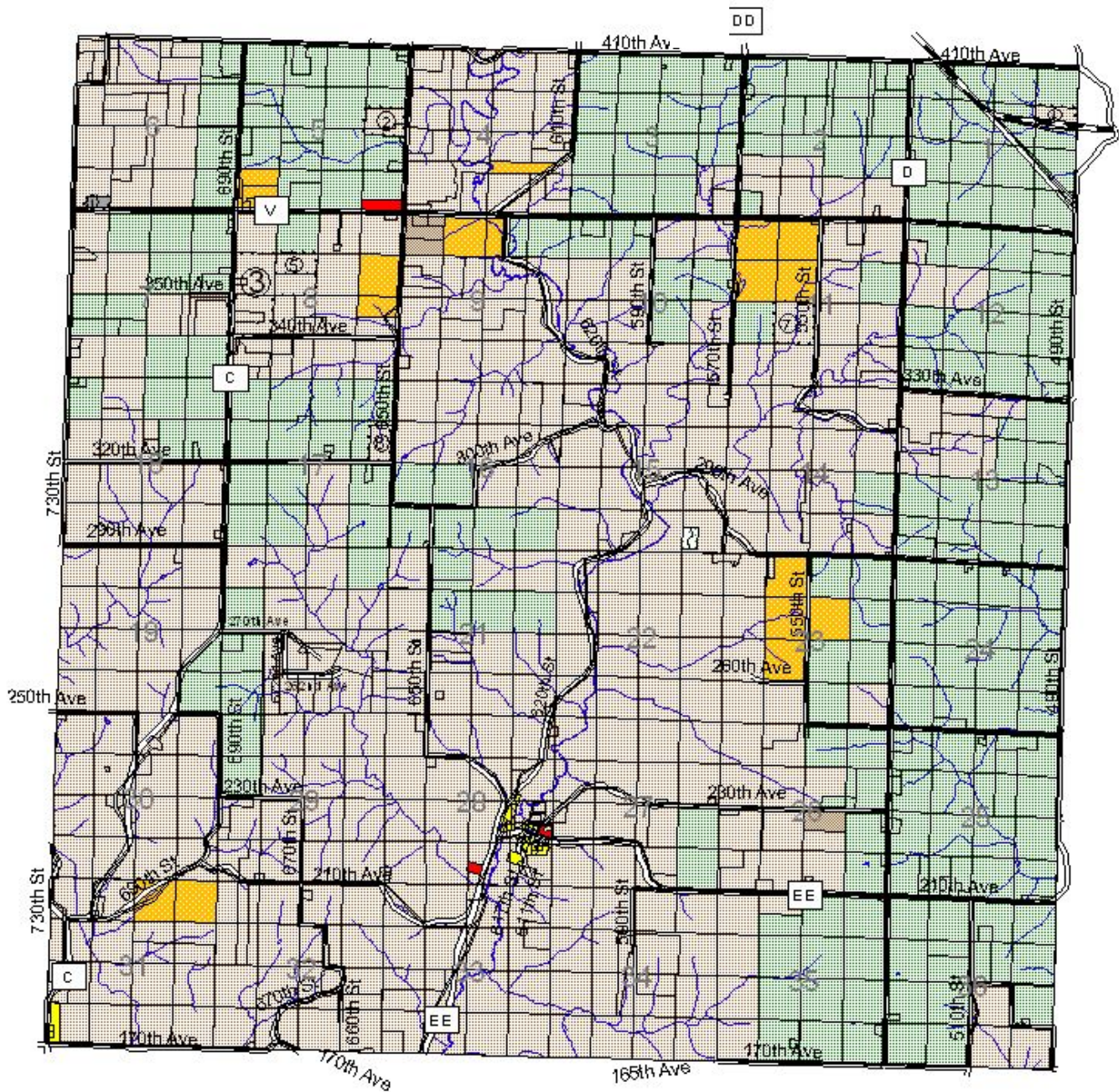
The location of any future commercial or industrial development should take into consideration:

1. adjoining land uses,
2. potential noise and traffic patterns, and
3. proximity of County or State Highways.

The Esdaile area is characterized by small homes and local institutions, which create a small community. Future development of similar land uses, scales, and densities would be appropriate (see Map 9-4).

# ZONING

## Town of Hartland



### Zoning

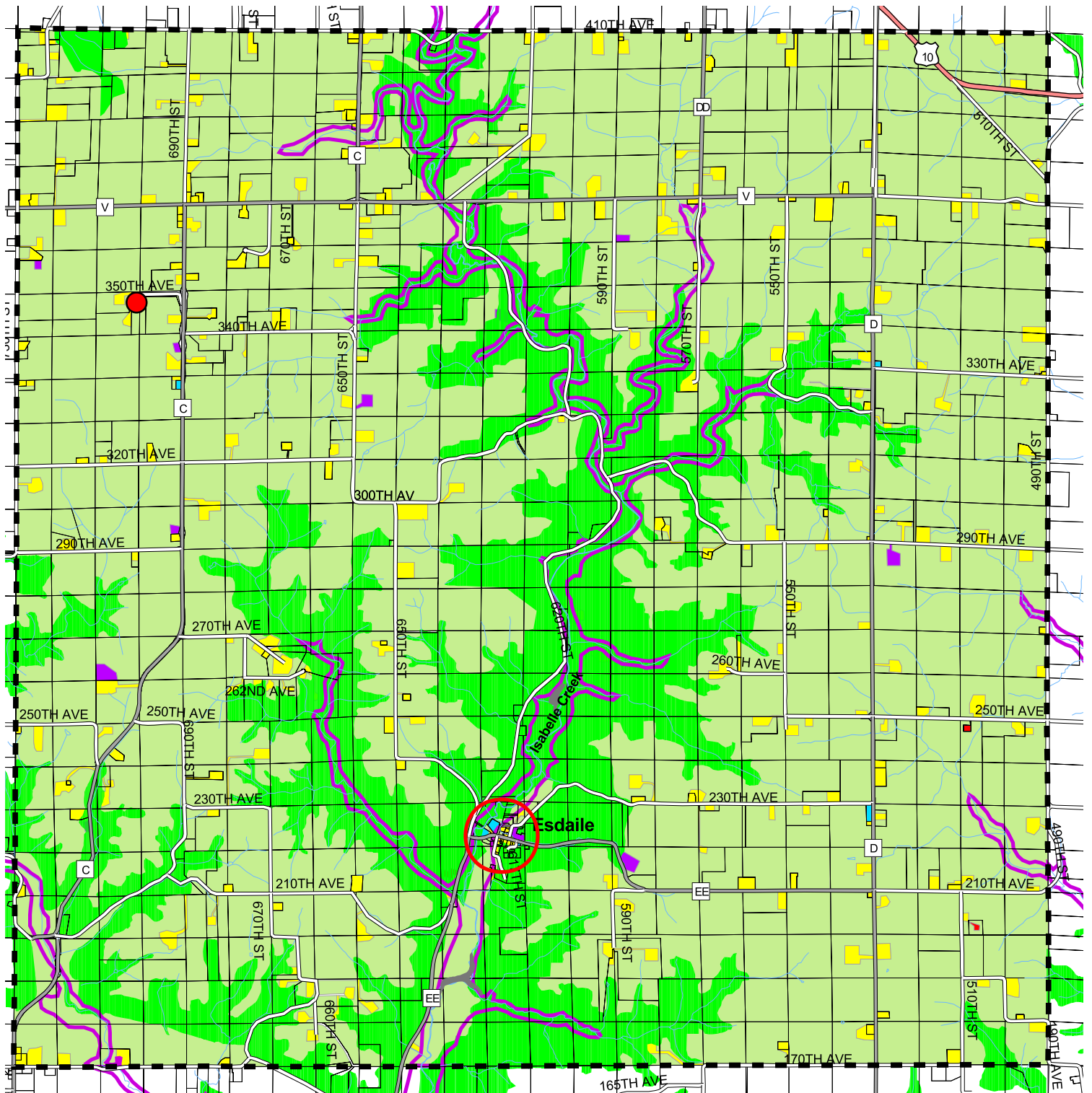
- Primary Agriculture
- Agriculture Residential
- General Rural
- General Rural Flexible
- General Rural Flexible-8
- Rural Residential 20
- Rural Residential 8
- Commercial
- Light Industrial





# GENERALIZED FUTURE LAND USE

## Town of Hartland



- U.S. Highways
- County Highways
- Local Roads
- Water
- Town Boundary

- Land Use Classifications**
- Agriculture & Natural Areas
  - Commercial
  - Industrial
  - Institutional
  - Residential

- Development Limitations**
- Wetlands
  - Wooded/Steep Slopes
  - Floodplains
  - Closed Landfill
  - Area where similar types of development and densities would be appropriate

Source: Pierce County and the Town of Hartland

Map 9-4



**Cedar**  
corporation

## Goals, Objectives, Recommendations

**Goal 1:** Support orderly growth that protects Hartland's natural resources and rural way of life.

### Objectives

1. Preserve the Township's characteristics that people enjoy.

### Recommendations:

1. Promote a variety of residential lot sizes and housing styles that appeal to a range of incomes.
2. Support senior housing that is located near public utilities and services.
3. Review major subdivisions to ensure minimal impact of the natural topography, existing natural resources, and farmlands
4. Review new subdivision site plans and support residential development techniques, such as conservation subdivisions, that reduce the amount of roads needed to provide property access.
5. Create development review standards to use as a guide for evaluating and commenting on new major subdivisions and ensure consistent decision-making by local government.
6. Encourage developers to incorporate trails or walking paths in future subdivisions.
7. Require any future bicycle or pedestrian trails to be separate from local roads.
8. Review new road projects to evaluate proposed road access points to make sure there is a safe sight distance and an adequate number of access points related to the potential number of developed lots.
9. Support the use of wind and solar technologies in order to reduce energy use.
10. Utilize the WDNR, Pierce County, and UW-Extension staff as a resource for natural resource protection planning.
11. Work with surrounding communities and Counties to manage stormwater runoff.
12. Support the use of best management practices such as reduced and no tillage farming.
13. Encourage landowners to maintain and mow grass waterways in fields to maintain their effectiveness to prevent erosion.
14. Support the use of the Purchase of Agricultural Conservation Easements (PACE) grant program that can be used to acquire agricultural easements for the preservation of working farmland.
15. Support continued operation and expansion of existing farms.
16. Encourage businesses that support the farming community.
17. Promote the development of organic farms and other small businesses that provide goods for local farmer's markets and area restaurants.
18. Ensure that businesses, no matter what size, do not adversely affect Hartland's natural resources and quality of life of residents.
19. Encourage new residential development that minimizes the visual impact of the dwelling on the landscape in order to preserve the rural character of the land, preserves the best soils by placing the dwelling on marginal lands, and minimizes the fragmentation of farmland.

# Chapter 10: Plan Implementation

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## Introduction

Before the Town of Hartland implements its comprehensive plan, it must first be adopted. Often the term “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational materials, committees, area groups, local government, web sites, and ordinances.

There are goals, objectives, and recommendations at the end of each chapter in the Town of Hartland Comprehensive Plan 2010-2030. These represent the end result that the Township hopes to achieve by implementing the plan. Though there are many excellent ideas in each chapter, it would be nearly impossible to address them all at the same time. Potentially, budgets, time constraints, manpower, or changes of attitude may cause some of the goals not to be realized.

The Plan Implementation chapter will review the goals, objectives, and policies at the end of each chapter to determine which policies should be implemented and in what time frame.

## 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 Hartland uses to regulate it. 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 park maintenance. Throughout the plan, ways of achieving the goals have been identified.

## Implementation Recommendations and Schedule

There are numerous recommendations throughout the Town of Hartland Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. The Town of Hartland Comprehensive Plan 2010-2030 Implementation Schedule should be used as a practical guide to prioritize and schedule implementation policies. The schedule should be maintained as a separate document outside of the comprehensive plan.

Beginning in December 2010, the schedule should be reviewed at the end of each year to determine what recommendations have and have not been implemented, what are the successes, what have been the obstacles, and if the schedule should be revised.

The timeframes used for the recommended actions are:

<b>Short Term:</b>	1-5 Years
<b>Mid Term:</b>	6-10 Years
<b>Long Term:</b>	11-20 Years
<b>Ongoing:</b>	Ongoing support/action with no definite beginning or end.

## Roles and Responsibilities

**Residents and Property Owners:** The Town of Hartland encourages continuous input from its residents and property owners. The planning process does not end with the adoption of the comprehensive plan. Views change, regulations are amended, new ideas evolve over time, and with this, the comprehensive plan will need to be updated. Therefore, public input will always be needed and encouraged.

**Plan Commission:** The Town of Hartland 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 decision making 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 Hartland Comprehensive Plan 2010-2030 is important. The needs of the community today may be different from the needs of tomorrow. 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 Hartland Comprehensive Plan 2010-2030 Implementation Schedule should be reviewed each year by the Hartland Town Board and/or Plan Commission to measure the progress of the plan. By law, the 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 were identified and addressed during the planning process.

## **Goals, Objectives, and Policies**

**Goal 1:** Maintain a relevant and useful comprehensive plan for the Town of Hartland.

### **Objectives**

1. Create a meaningful planning document that is used guide the future growth and development of the Township.

### **Programs, Policies, and Actions**

1. Have the Hartland Plan Commission and Town Board review the implementation schedule annually to gauge implementation progress and make recommendations for revisions.
2. Create list of local and area groups, organizations, and committees that could potentially help implement Hartland's comprehensive plan.
3. Revise and amend the Town of Hartland Comprehensive Plan 2010-2030 as needed.