

TOWN OF SPRING LAKE COMPREHENSIVE PLAN



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PREPARED BY:
SPRING LAKE
PLAN COMMISSION

ADOPTED BY:
TOWN OF
SPRING LAKE BOARD
JUNE 8, 2010

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**REVISED AND RESTATED
COMPREHENSIVE PLAN
FOR
TOWN OF SPRING LAKE
PIERCE COUNTY, WISCONSIN**

I. HISTORICAL PERSPECTIVE:

Spring Lake became a town in April 1869. At the time it was part of Martell Township which split into three separate towns – Martell – Gilman – Spring Lake.

Spring Lake took its name from a small spring fed lake in Section 16. The “lake” was about four to five acres in size.

The two villages within the town, Spring Valley and Elmwood, did not incorporate until 1895 and 1905 respectively.

The early settlers were previously dairy farmers of Scandinavian and German descent. They began to homestead the area in the 1880’s. The first settlers observed several remnants of Native American activity. By 1893 Spring Lake was the fastest growing area in Pierce County. There were 260 votes cast at the spring election. Bids for a new school for joint District #2 – Spring Lake and Gilman were submitted July 17, 1893.

The Spring Valley Sun reported in the July 12, 1895 edition that the Spring Lake population was 1623 – a gain of 630 over the census of 1890 – the largest gain of any town in Pierce County.

Our town is located in the Northern portion of the “driftless area” which accounts for our generally rolling lands highlighted by hills and valleys because the last glacier barely missed us.

II. LEGISLATIVE MANDATE:

The Wisconsin State Legislature and Governor in 1999 adopted Wisconsin Statute Chapter 66.1001 entitled "Comprehensive Plan." The purpose of the legislation is to allow each individual municipality an opportunity to shape and direct all future development within the municipality. Beginning January 1, 2010, any program or action of a local government that affects land use shall be consistent with the local comprehensive plan.

The Spring Lake Plan Commission Ordinance was adopted May 13, 2008 by the Spring Lake Town Board.

III. PLANNING COMMISSION PROCESS:

A. Membership:

The initial Planning Commission was appointed by Town Chairman Gary Peterson and consisted of the following members: Chairperson - Robert J. Richardson; Vice Chairperson - Faye Jones; Secretary – William F. Klanderman; Joseph Bacon; Rodney D. Webb; James Schneider; and Fred W. Larson.

B. Citizen Involvement and Vision:

The Plan Commission held its first meeting on June 9, 2008 and met monthly thereafter for a period of 24 months. The Commission initially adopted a Public Participation Plan in an effort to solicit and encourage the general public to become active and engaged throughout the process of planned development. Initially, two public meetings were advertised and held on September 8, 2008 and October 13, 2008. See Appendix C for SWOT (Strength Weakness Opportunity Threads). The information and dialog from the two public meetings together with the commissioner's personal backgrounds and individual efforts to seek public opinion formed the basis for the overall comprehensive plan development. Upon completion of a "rough draft" final form another public meeting was held for the purpose of giving the public an opportunity to voice considerations, concerns, corrections, or questions about the plan. The final form of the Comprehensive Plan was then prepared and submitted to the Spring Lake Town Board by the Plan Commission as of June 8, 2010.

C. Adoption and Effect of Comprehensive Plan:

It is contemplated that the final adoption of the ordinance will be passed by the Spring Lake Town Board on June 8, 2010.

The effective date of the ordinance is June 8, 2010.

IV. GOAL AND OBJECTIVES:

The spirit and intent of this plan represents an effort to ***PRESERVE, PROTECT, AND PROMOTE*** within the Town of Spring Lake, Pierce County, Wisconsin:

- A.** The rural character and traditional rural activities;
- B.** The comfort, safety, health, and property of the citizens;
- C.** Agricultural activities;
- D.** The orderly development of all growth activity;
- E.** Natural resources and aesthetics, with public enjoyment and appreciation thereof;
- F.** Commercial development and multiple housing within or near the Villages of Spring Valley and Elmwood;
- G.** A tax base sufficient to financially support all the Town needs;
- H.** Residential development on lands classified other than prime with a minimum lot size of two acres and a density of not more than 4 units / 40 acres parcel;
- I.** Mutually coordinated and cooperative efforts with all neighboring municipalities;
- J.** Adaptability to “change” under special circumstances with a minimum of compromise to all other goals.

V. THE COMPREHENSIVE PLAN

Element 1 Issues and Opportunities

1.1 Introduction.

This comprehensive plan and underlying legislative authority gives the Town of Spring Lake an opportunity to offer direction and guidance to its decision making authorities on all matters related to the future growth activity within the Town.

This plan also provides the opportunity to advise and admonish the public as they anticipate and prepare for their private growth and development activity.

As this plan develops following are some of the priority issues contemplated and addressed.

1.2 Issues.

1.2.1 Housing.

1.2.1.1 Should the Town restrict the parcel size, location, density or development of housing sites?

1.2.1.2 Should preservation of the rural character address improvement or disposal of dilapidated buildings?

1.2.1.3 To what extent should private preference, natural aesthetics, emergency accessibility, agricultural activity or other factors influence new home development?

1.2.2 Transportation.

1.2.2.1 Should those seeking new development be required to provide and finance all access roads, utilities, and amenities without cost to the Town?

1.2.2.2 How do we maintain a safe quality town road infrastructure while being fiscally responsible?

1.2.2.3 Should the Town encourage development of bike/walking trails?

1.2.3 Utilities and Community Facilities.

1.2.3.1 How do we work with other municipalities on our needs for future community facilities? What is our vision for schools, elderly care, child care, etc.?

1.2.3.2 How do we insure future utilities needs with the growing energy use concerns? Should we plan for alternative utilities?

1.2.4 Agricultural Natural and Cultural Resources.

1.2.4.1 On a day to day basis how do we protect traditional agricultural activities?

1.2.4.2 What actions will empower and encourage private property owners to protect traditional rural activities, rural character, and natural resources?

1.2.5 Economic Development.

1.2.5.1 Should the Town of Spring Lake encourage industrial development everywhere in the Town, or should it be encouraged only near the current Villages of Spring Valley and Elmwood?

1.2.5.2 Does the Town of Spring Lake have the economic base and potential to encourage the formation of a commission to attract business and/or residential development to the Town?

1.2.6 Intergovernmental Cooperation.

1.2.6.1 What is the most effective means to preserve, protect and promote Spring Lake's comprehensive plan with inter-governmental units without compromising our primary objectives?

1.2.7 Land Use.

1.2.7.1 To what extent should the Town restrict the use of private property?

1.2.7.2 Should the Town enact its own Zoning Ordinance or continue to be regulated by the Pierce County Zoning ordinance?

1.2.7.3 How do we preserve the unique scenic beauty of the Town of Spring Lake for future generations?

1.2.7.4 How do we allow future residential development, but limit it in such a way that we remain an agricultural-based community?

1.2.7.5 How do we expand the tax base enough so that the services the town provides (road maintenance, material recycling and snow removal) remain affordable, without changing the rural character of the Town of Spring Lake?

1.2.7.6 How do we mitigate the municipalities of Elmwood and Spring Valley from expanding into and annexing the portions of our town that border them?

1.2.7.7 How do we restrict future industrial and commercial development to very clearly defined and specific parts of our town without seeming to be anti-business and anti-growth?

1.2.7.8 How do we distinguish between homes and farm based businesses appropriate to our town and those which are not. And how do we insure that they will relocate outside the town if they get larger and more intrusive over time?

1.2.7.9 How can we control the growth and operation of existing commercial sites, such as the County Concrete Quarry, so they do not destroy our peaceful, tranquil, traffic free environment?

Element 2 Housing.

2.1 Introduction

The Town of Spring Lake has some of the area's most beautiful scenery within the county. Along with the vast agricultural land, the landscape soon changes to rolling hills, winding roads and bubbling streams. It is no wonder that people are attracted to the "Four Seasons" beauty of this area.

Although this is a rural setting, being located next to the "I-94" corridor, people are attracted to this area to settle here and call this area their home. We are located between the Village of Elmwood and the Village of Spring Valley where the main services are located for our residents. Both communities have K-12 schools, several churches, fire and ambulance services, nursing homes, assisted living homes, health care facilities and a general main stay of stores and service facilities. This allows just a short drive for one to use these services.

The area is an agricultural community which is the main economic base of the town. But because the area has this wonderful scenic beauty it is one of the reasons why people are attracted to come here and want to locate here.

Future residents of the Town of Spring Lake will require a mixture of housing types to meet individual requirements of preference, age, family size, and income. This will be necessary in order that each family and individual may find suitable housing at a location convenient to jobs, recreation, and commercial facilities.

It is important for a community to provide adequate and safe housing for all its residents. As stages of life, health, family, marital status, and financial circumstances change, so do housing needs. A person should be able to live and work in the same community and not be forced to look outside the community for housing.

Local government has the power to regulate individual parcels of land and to levy taxes on those parcels. In return for these revenues, local government provides services for the users of the land. Local governments are constantly faced with

determining what services are in demand, and given local budget constraints, what services are preferred.

Different land uses generate demands for different services. The issue here is housing. While population and density may determine the aggregate level of demand, the configuration and location of dwelling units may determine how, where, and at what cost services may be delivered. Because local governments can also regulate land-use, they have a means by which they may intervene, and to some extent, pattern the effective demand and costs for these services. Housing is a major land use category in most communities and typically, in most rural towns. It is a major source of revenues. This is why housing is an important element in the comprehensive plan.

2.2 Existing Conditions.

2.2.1 Presently most of the land management for housing falls under the jurisdiction of Pierce County Land Management and Zoning Office.

2.2.2 The Town of Spring Lake has its own Building Code Ordinance #80-003 under Wisconsin Statutes 101.65.

2.2.3 The Town of Spring Lake requires a building permit and a driveway permit prior to construction.

2.2.4 The Town of Spring Lake has a Building Inspector as specified by W.S.A.s. 101.66(2).

2.2.5 The Town of Spring Lake has a subdivision ordinance.

2.2.6 The Town of Spring Lake has a non-metallic mine ordinance.

2.3 Goals and Objectives

2.3.1 Encourage the development of housing within the town in a manner which insures the efficient use and conservation of the natural resources of the town.

2.3.2 Encourage the economic viability of the town so as to provide services to the residents at affordable levels which will allow locating here to be financially viable for the home owner.

2.3.3 Encourage methods and locations which will preserve the town's rural character and natural resources.

2.3.4 Encourage the improvement of deteriorating residential sites through preventive maintenance and appropriate reinvestment including redevelopment of abandoned homesteads and farmsteads.

2.4 Recommendations/Policies

- 2.4.1** Locate new homes so as to mitigate any adverse economic impact to a farming operation with a minimum lot size of two (2) acre sites per housing unit, and not more than four (4) sites per forty (40) acre parcel.
- 2.4.2** Preserve mature trees, vegetation, and other attributes that relate to the site's history or natural character. Provide vegetation buffers between building sites and sensitive environmental areas. "Shield" development from main roads through natural vegetation and topography. Integrate natural resources into the development design as aesthetic and conservation landscape elements and place all utilities underground.
- 2.4.3** Encourage property owners to maintain their homes and out buildings and to upgrade deteriorating structures to protect the public health, safety and welfare of the community. The objective is to prevent blighted and unsafe structures on your homestead or farmstead.
- 2.4.4** Develop cluster home sites and/or multiple housing units in or near the Village of Elmwood or the Village of Spring Valley where utilities may be provided by these two communities.
- 2.4.5** Promote new housing and acknowledge housing as our best prospect for increasing our tax base.
- 2.4.6** A housing lot may contain a reasonable amount of prime farmland.

Element 3 Transportation

3.1 Introduction

A transportation system represents a key element in the functional operation of a community. Of particular importance, especially for smaller communities, is the local road system since it often has the greatest cost input by local government.

A wisely conceived road system can result in many benefits and long term cost savings for a community. Being an integral aspect of the community, it plays a major role in the efficiency, safety, and overall desirability of the community as a place to live and work.

3.2 Existing Conditions

This element includes a compilation of background information, maps and programs to guide the future development and maintenance of various modes of transportation in and immediately around the Town of Spring Lake. The element also reviews state and regional transportation plans and programs as required under Wisconsin Statutes Chapter 66.1001.

In analyzing the road system, several aspects and factors can be examined in an effort to discern possible shortcomings as well as plan for future needs. Analysis of traffic patterns through examination of the road system, discussion with individuals at the local, county, and state levels and finally, a field survey of the roads can all aid in providing input into possible recommendations pertaining to the system.

To begin the analysis relative to Spring Lake, an examination of the existing configuration or pattern of the road system is in order.

The road system is composed of three levels of government jurisdiction. It includes the Town system composed of local roads, the County system of trunk highways and the State and Federal highway systems. The County trunk highways and local roads comprise the greatest mileage in the Town of Spring Lake. More detailed information regarding the transportation network can be found in Pierce County's Comprehensive Plan.

3.2.1 Highways. Three main roadways, STH 29, STH 72, and STH 128 support the Town of Spring Lake.

3.2.2 County Roads. County roads in Spring Lake include County Trunks B, CC, G and P.

3.2.3 Town Roads. Spring Lake has 42.06 miles of town roads.

3.2.4 Air Transportation. The nearest airport supporting the Town of Spring Lake is the Red Wing Airport. The new expansion developed a 5,000 ft. runway that is capable of handling corporate jets. There are no plans to expand or change the runways or services to accommodate commercial aircraft. Other major airports are located in the Twin Cities and Eau Claire.

3.2.5 Passenger Rail. Passenger service is provided by Amtrak in Minneapolis/St. Paul and Red Wing.

3.2.6 Biking. There are no bike trails in the Town. However, County Roads B, CC, G and P along with STH 128 have been identified as "best conditions for bicycling." Additionally, there has been significant interest in developing a bike trail using parts of the old railroad grade from Elmwood to Spring Valley.

3.3 Goals.

Develop a safe and efficient transportation system that serves all town residents.

3.4 Objectives.

Establish policies and standards for new roads within developments that will be paid for by developers.

Design a transportation system to enhance a sense of community and safety. The plan should limit access (number of driveways) to roads, minimize roadways through environmentally sensitive areas, and protect historical, scenic, prime agricultural land and cultural sites.

Develop a system for regular maintenance of all Town roads, signage, and management of right-of-way vegetation according to current and future design standards.

3.5 Recommendations/Policies.

The following recommendations are intended to maintain the Town's existing transportation infrastructure and to minimize the need for any new transportation facilities or expansions.

- 3.5.1** Limit the construction of new or extended Town roads as long as the existing agricultural and low-density residential development zoning districts remain in place,
- 3.5.2** Encourage Pierce County to include Town projects in its Capital Improvements Program.
- 3.5.3** Maintain Town roads and rights-of-way to limit visual obstacles and encourage the County to maintain roads under its jurisdiction in the same manner.
- 3.5.4** On an annual basis, continue to review and propose upgrades to the roads under Spring Lake's jurisdiction based on safety, level of service and pavement condition criteria.
- 3.5.5** When new roads are required, minimize the use of dead end roads and cul-de-sacs whenever possible. New driveways shall continue to be regulated to ensure sufficient emergency vehicle access and to maintain safe driveway spacing standards. New roads necessary to serve new development shall be constructed to Pierce County specifications and paid for by the developer.
- 3.5.6** A bicycle/walking trail in the Town of Spring Lake, should be encouraged.

3.6 Transportation Programs – State and Regional. <http://wisconsin.gov/>

Roads are governed by Wisconsin Statutes for Town and Country Standards.

Element 4 Utilities and Community Facilities

4.1 Introduction.

Utilities and community facilities consist of the physical infrastructure that allows a community to function and grow. Community facilities include medical clinics, libraries, municipal offices, schools, fire stations, police stations, parks, etc. These facilities, also known as public works, are important to the quality of life and health of the community. The maintenance and planning for these services is critical for a vibrant community. As a part of preparing this plan, an inventory of existing conditions was done and is listed below.

It is expected that the population in the Town of Spring Lake will grow steadily over the next ten years. Needs of the Town will vary according to growth pressure and the level of service that is deemed publicly acceptable.

4.2 Goals and Objectives.

4.2.1 Goals: Coordinate development of community facilities and utilities to match the recommendations of this plan and the changing needs of the Town population.

4.2.2 Objectives:

4.2.2.1 Expand Town services only as development warrants such expansions and as Town residents and taxpayers request higher levels of service.

4.2.2.2 Develop guidelines that require utilities that service new developments to use subsurface installation (including phone, electricity, etc.).

4.2.2.3 Coordinate efficient and cost-effective delivery and access of quality public services with orderly development options, to ensure a well-designed community.

4.2.2.4 Encourage fiber optic and wireless services (or its equivalent) in the town.

4.2.2.5 Encourage private alternative energy options.

4.3 Recommendations.

The Town should carefully monitor its growth rate to ensure that new development in the Town does not overburden the ability of the Town and other service providers to provide a basic level of services to Town residents. The planning process did not identify the need nor the desire to significantly increase the level of services or facilities provided to Town residents by the Town.

4.4 Existing Conditions.

The purpose of this section is to review and inventory community facilities in the Town.

4.5 Public Buildings, Village and Town Administration.

The Town Hall and shop facilities are located at N7717 County Road B, Spring Valley, phone 715-772-4228. The Town elected officials include 3 member Town Board supervisors, Treasurer and Town Clerk; an appointed Plan Commission, and contracted Building Inspector.

The villages of Spring Valley and Elmwood are located within the original boundaries of the Town of Spring Lake.

4.6 Spring Valley Village Administration.

The Village office is located at E121 South 2nd Street, phone 715-778-5635. It houses the Administrative Offices, and Police Station. The Department of Public Works is located at S207 Newman Street. The Village is governed by a six-member Village Board and Village President. Administration is handled by the Village Administrator who also functions as the Village Clerk and Village Treasurer and one part-time assistant. Other departments of the Village include:

Spring Valley Emergency Service
Department of Public Works
Spring Valley Community Library
Village Attorney

4.7 Elmwood Village Administration.

The Village office is located at 323 West Winter Ave in the “Village Auditorium”, phone 715-639-3792. It houses the Administrative Offices, Department of Public Works, and Police Station. The Village is governed by a five-member Village Board and Village President. Administration is handled by Village Clerk and Treasurer. Other departments of the Village include:

Elmwood Emergency Service
Department of Public Works
Elmwood Community Library
Village Attorney

4.8 Water Supply.

The Town of Spring Lake currently has no public water service for its residents. Water supplied to Town residents is made possible by private wells.

4.9 Sanitary Sewer Service.

The disposal of wastewater in the Town of Spring Lake is done through the use of individual on-site wastewater disposal systems, generally referred to as septic systems. Septic systems discharge wastewater to underground drainage fields or septic tanks. There are currently six types of on-site disposal system designs authorized for use in the state: conventional (underground); mound; pressure distribution; at grade; holding tank; and sand filter systems. If not properly located or maintained, on-site sewage disposal systems can significantly pollute groundwater.

4.10 Solid Waste Disposal and Recycling Facilities.

Recycling and household waste in bags can be brought to the town hall recycling and dumpster site, located at N7717 County Rd B, on Saturday mornings.

Waste disposal can be contracted between individuals and private companies.

Private Solid Waste Haulers/Recyclers in Pierce County;
P.I.G. PO Box 155-W9724, Hwy, 35, Hager City, WI 54014;
Waste Management Inc. PO Box 143, 250th Summit St., River Falls, WI 54022;
Murtha Sanitation 471 Highway 63, Baldwin, WI 54002

Recycling and other disposal services are provided by the county recycling program in Ellsworth.

http://www.co.pierce.wi.us/Solid%20Waste/Solid_Waste_Main.php

4.11 Telecommunication Facilities.

The Town of Spring Lake is served by three phone companies: West Wisconsin Telcom, Spring Valley Phone Company and Century Tel. High-speed fiber optic service and digital switching is available in portions of the service area. Cellular service is available in parts of the town through a variety of providers.

4.12 Electricity and Transmission Lines, Pipelines.

Electrical services to the Town of Spring Lake are provided by Pierce-Pepin, Xcel Energy, St. Croix Electric and Dunn Energies.

There is a natural gas pipeline operated by WE Energies.

A transmission line operated by Xcel Energy runs through the Town of Spring Lake.

4.13 Libraries.

Spring Valley and Elmwood both have public libraries.

4.13.1 Elmwood Public Library, Phone and Fax: 639-2615
111 N. Main St., Elmwood. 54740

Web: www.elmwoodlibrary.org

4.13.2 Spring Valley Public Library, Phone: 778-4590
E121 S. 2nd St., Spring Valley, 54767

Web: <http://springvalleylibrary.org/>

4.13.3 The Pierce County Books-by-Mail program provides library service for those rural residents unable to get to Libraries.

Pierce County Public Libraries Phone: (715) 639-5955

Web: <http://www.pc-4-fun.com/Libraries.htm>

4.14 Schools.

The Town of Spring Lake is served by public school facilities in Spring Valley and Elmwood. Spring Lake is located within commuting distance of several two and four-year colleges and universities.

Spring Valley School District
www.springvalley.k12.wi.us
S1450 Co. Rd. CC, P.O. Box 249,
Spring Valley, 54767
Phone: (715) 778-5551 Fax: 778-4761

Elmwood School District
www.elmwood.k12.wi.us
213 S. Scott Street, Elmwood, 54740
Phone: (715) 639-2711 FAX: (715) 639-3110

Colleges & Universities

Chippewa Valley Technical College
500 S. Wasson Lane, River Falls, 54022
Phone: (715) 425-3301 (800) 480-0997
<http://www.cvtc.edu/>

University of Wisconsin – River Falls
410 S. Third St., River Falls, 54022
Phone: (715) 425-3911 www.uwrf.edu

University of Wisconsin – Stout
712 South Broadway St., Menomonie, WI 54751
Phone: 715/232-1122 www.uwstout.edu

4.15 Police, Fire, and Rescue.

Spring Lake is covered by 911, call this number for police, fire or rescue service.

Pierce County Sheriff's Department provides law enforcement services to the Town of Spring Lake.

Fire Protection and Emergency Services are served by both the Spring Valley and Elmwood Fire Department, which is a volunteer paid / on call department.

4.16 Medical Facilities, Clinics and Hospitals.

Medical Clinics are located in both Spring Valley and Elmwood.

Elmwood Red Cedar Clinic - Mayo Health System
236 East Springer Avenue, Elmwood 715-639-4151

Spring Valley Clinic, Allina Clinics and Hospitals
130 South McKay Ave., Spring Valley 715-778-5591

The closest hospitals are located in Menomonie, Baldwin and River Falls.

4.17 Human Services.

Pierce County Department of Human Services
Ellsworth American Red Cross
Pierce County Pierce County Child Support Agency
Pierce County Family Community Partners
River Falls Kinship

4.18 Parks and Recreation Facilities.

The Town of Spring Lake has no parks or recreation facilities within the town. The Village of Spring Valley has Handy Andy Park and the Eau Galle Recreation Area. Elmwood has Butternut Park.

Numerous park and recreation opportunities are available nearby in Pierce, Dunn and St. Croix Counties.

4.19 Utilities and Community Agencies and Programs.

There are a number of programs to assist communities with public works projects. Below are brief descriptions of a few agencies and programs. To find out more specific information or which program best fits a community's needs, contact the agency directly.

4.19.1 Bureau of Community Financial Assistance (DNR-CFA). The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

4.19.1.1 Environmental Loans: This is a loan program for drinking water, and wastewater projects.

4.19.1.2 Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.

4.19.1.3 Land & Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

4.19.2 Wisconsin Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply that serves a residence or is used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The Well compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated
- Reconstructing a contaminated well
- Constructing a new well
- Installing a new pump, including the associated piping
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply.

Element 5 Agricultural, Natural and Cultural Resources

5.1 Introduction.

The unique geography and topography of Spring Lake, as well as natural resources, dictates, in large part, the feasibility of certain endeavors. Because they are shared by and of benefit to the entire community, they provide the first criteria on which sound planning decisions are made. These features give Spring Lake its very character- generally rural with a balance of open and forested lands, as well as tremendous groundwater and surface water resources. These resources are, at the same time, assets and constraints. For example, by identifying those soils that can support roads and structures as buildable, communities designate where residential and commercial growth may occur. Soils or areas identified as

unsuitable for building serve other functions, such as ensuring groundwater quality, flood control, or conservation habitat. These lands, along with the agricultural lands contribute to the natural beauty, natural productivity and open spaces that our residents have indicated are important to protect. Land is deemed suitable for agriculture based on soils, parcel size, location with reference to urban services and existing land use.

The plan acknowledges the importance of evaluating environmental impacts and the potential effect a land use may have on adjacent properties or an area as a whole. It attempts to prevent potential conflicts arising from incompatible or inappropriate land uses in certain areas.

By giving consideration to its natural environment, this plan encourages us to “live within our means,” making planning decisions that are environmentally sound and reasonably beneficial to the entire community.

5.2 Existing Conditions.

Per the Wisconsin comprehensive planning legislative requirements, this element includes goals, objectives, policies and programs for the conservation and promotion of effective management of agricultural, natural, historical and cultural resources in the Town of Spring Lake. Their significance define Spring Lake’s identity. Town residents understand that these resources are irreplaceable and are dedicated to their preservation.

5.3 Agricultural Goals.

Agricultural policies and programs in the Town are to achieve maintenance and development of the agriculture industry through agricultural diversification, protection of economically viable tracts of land, and prevention of conflict between agriculture and incompatible uses.

5.4 Agricultural Policies.

- 5.4.1** Protect tracts of prime farmland by minimizing its use for non farm purposes.
- 5.4.2** Disallow fragmentation of productive agricultural lands.
- 5.4.3** Permit continued agricultural land use by allowing opportunities for agriculturally based business and/or cottage type businesses which will complement the agricultural community.
- 5.4.4** Support involvement in programs that require sound resource management practices and provide economic or tax incentives to farmers and landowners (Working Lands Initiative, Managed Forest, CRP, etc.).

- 5.4.5** Encourage agriculture, through its land use policies, including orchards, agriculture enterprises, crops, alternative crops, ag-tourism, and animal agriculture.
- 5.4.6** Separate residential and commercial development from agriculture areas in order to decrease traffic, noise, and odor conflicts.
- 5.4.7** Locate new homes on non-prime farmland with a minimum lot size of two (2) acres sites per housing unit, and no more than (4) four sites per forty (40) acre parcel.
- 5.4.8** Agricultural operations shall have priority in land use conflicts.
- 5.4.9** Agriculture, along with recreational and small business shall be the basic economic development focus of the town.

5.5 Agricultural Resources Inventory.

All development begins from the ground up. For this reason, the agricultural, natural and cultural resources are the first factors that will be explored. Geology and soils play a very large role in terms of development, and what types of development, or non-development, will thrive in that location. Topography is mapped since it plays a large part in defining what a community can look and feel like. Water and wildlife resources are discussed. Environmentally sensitive areas are located to aid in future decisions about developments. Lastly, historic, cultural and mineral resources are identified and noted as being significant to the planning area

5.6 Natural Resources.

As the Town continues to grow and change, it is vital the Town consider its future in conjunction with its natural resources. It can be very challenging for rural communities to allow new development, at the same time protect the natural environment, and preserve the character of the area. At first, development may have only a limited impact on the natural landscape, but as it continues, the visual and environmental impacts become increasingly apparent. In order to protect natural resources for the future, it is crucial to be aware of existing natural resources, such as Water Resources, Geologic Resources, Forests and Woodlands, Wildlife Habitat, Parks and Open Space, Air and Light, and Wetlands.

5.6.1 Geological and Mineral Resources.

5.6.1.1 Non-Metallic Mine Reclamation. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. The purpose of the ordinance was to achieve an approved post-mining land use, which would be in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including

topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion.

The Town of Spring Lake currently has extensive lime-stone mining.

5.6.1.2 Water Resources. Water resources, (both surface and groundwater) are one of the most commonly used natural resources, serving essential functions in the community. Over 70% of all Wisconsin communities (that is, two out of every three citizens) rely on groundwater not only for domestic use, but also for agriculture, industrial uses, recreational purposes, etc. All county residents have groundwater for domestic water use. Water is one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in the water cycle coming from a variety of sources are commonly known as non-point source pollution (NPSP). Non-point source pollution comes from many diffuse sources such as agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility.

Residential development many times alters natural drainage routes, destroying the land's ability to store and retain water. Wetlands are then filled or drained and paved. Runoff and erosion problems develop. Subsequent flooding and sedimentation occurs in drainage ways, necessitating costly repairs or control devices to retard overflow and pollution hazards.

Responsible water resource management by local government is necessary to protect the community's natural systems. Utilizing appropriate development in accordance with land capabilities is the first step in effectively ensuring future public health and safety.

Wetlands. Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities.

5.6.1.3 Water Quality. Water quality is directly affected by seepage, percolation and runoff. When these actions adversely alter water quality, they are termed either point source or non-point source pollution.

Uncontrolled stormwater runoff is currently a pollutant of our water resources. Common pollutants in stormwater runoff include: sediments, nutrients, oxygen-demanding substances, heavy metals, chlorides, oil and grease, pesticides, hazardous chemicals and bacteria. These pollutants create a "shock" load on lakes and streams during precipitation events, being especially severe during low flow conditions associated with warm weather. Sediments from stormwater runoff carry those pollutants to local wetlands causing water quality degradation and eutrophication.

5.6.1.4 Non-point pollution is also caused by the improper use of fertilizers and pesticides on both agricultural and residential land. **Stormwater Management.** Stormwater Management is intimately linked to environmental conservation. The most effective and efficient method of controlling stormwater runoff and its associated erosion and sedimentation, is the use of natural systems for storage and filtration. Using these principles:

- 5.6.1.4.1** No development should occur on floodplain areas;
- 5.6.1.4.2** No filling of wetlands or obstructions of natural drain ways shall be permitted;
- 5.6.1.4.3** No drainage from development should be channeled directly into an existing lake or stream;
- 5.6.1.4.4** Development should conform to the natural contours of the land to the maximum extent feasible so as to control runoff; and
- 5.6.1.4.5** Site plan control shall be exercised by adjacent municipalities so as to: a. Eliminate large-scale cut and fill operations;
- 5.6.1.4.6** Curtail excess runoff during construction; and
- 5.6.1.4.7** Keep the maximum amount of natural vegetation possible.

In addition, those areas identified as drainage corridors shall be designated as natural conservation corridors. The wetlands, swales, streams and lakes are not to be disrupted in their function of storing, filtering and eventually releasing stormwater. These spaces can then serve their hydraulic function while providing scenic areas, wildlife habitat, and community open space.

5.6.1.5 Soils. Pierce County lies within Wisconsin's Western Upland geographical province.

5.7 Natural Resources Goals

- 5.7.1** Cooperate with public and private sector actions and efforts to protect bluffs, floodplains, wetlands, groundwater, woodlands, prime agricultural soils and the habitats of threatened and endangered species.
- 5.7.2** The Town encourages a safe, clean and attractive environment through the protection of natural resources, land use stewardship, and preservation of scenic amenities.

5.8 Natural Resources Objectives:

- 5.8.1** Protect various environmental resources that help define Spring Lake (i.e., Eau Galle River, Cady Creek)
- 5.8.2** Protect the aesthetic nature of rural Spring Lake as distinct from the more urbanized areas.
- 5.8.3** Encourage the protection of environmentally sensitive areas.

5.9 Natural Resources Agencies and Programs.

- 5.9.1 Wisconsin Department of Natural Resources (WI-DNR).** <http://dnr.wi.gov/> The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands. See their website for the Endangered Resources (ER) Program at <http://dnr.wi.gov/topic/endangeredresources/>
- 5.9.2 USDA Natural Resource Conservation Service (NRCS).** <http://www.nrcs.usda.gov/wps/portal/nrcs/site/wi/home/>
<http://www.nrcs.usda.gov/wps/portal/nrcs/main/wi/programs/>
Conservation Programs. The following is a list of the active conservation programs available in Pierce County. These programs are administered through the cooperative effort of various federal, state, and local agencies.
 - 5.9.2.1 Wisconsin Nonpoint Source Priority Watershed Program (NPS)** - <http://dnr.wi.gov/topic/nonpoint/> - Purpose: to improve and protect water quality.

5.9.2.2 Wetland Reserve Program (WRP) - Purpose: to restore drained wetland and protect them with a 30-year or perpetual easement.

5.9.2.3 Wildlife Habitat Incentives Program (WHIP) - Purpose: to develop or improve wildlife habitat on privately owned land.

5.10 Cultural Resources.

The purpose of this section is to inventory and support the management of cultural resources in the Town of Spring Lake. The information presented here is to serve as a guide to cultural and historic resources but is not inclusive.

5.11 Cultural Resources Goal.

Support the preservation and safety of cultural, historic and archeological resources within the town.

5.12 Cultural Resources Objective.

Encourage preservation of natural and historic areas.

5.13 Cultural Resources Inventory.

5.13.1 Historic Resources. The Wisconsin State Historical Society maintains an inventory of Architectural and Historical Sites. It has identified 21 historically and/or architecturally significant sites within the Town of Spring Lake. <http://wisconsinhistory.org>

5.13.2 Archaeological Site Inventory (ASI). The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. <http://wisconsinhistory.org/>

5.14 Cultural Agencies and Programs.

5.14.1 Wisconsin Historical Society. <http://wisconsinhistory.org/>

5.14.2 National Park Service. <http://www.nps.gov/>

5.14.3 National Trust for Historic Preservation. <http://savingplaces.org/>

5.14.4 Wisconsin Trust for Historic Preservation (WTHP). <http://www.wipreservation.org/>

5.15 Recommendations:

5.15.1 In order to affect future positive outcomes for conservation and protection of the town's natural resource base, this critical resource issue must be

linked to the planning goals, objectives, and programs identified in this element of the Comprehensive Plan. The plan proposes that the Town consider the following actions for developing this element of the Comprehensive Plan and for addressing planning goals related to conserving and promoting the effective management of agricultural, natural and cultural resources and the protection of natural areas, including wetlands, wildlife habitats, woodlands, open spaces, and groundwater resources.

- 5.15.2** Encourage implementation of Best Management Practices in agricultural, residential, and commercial land use activities, particularly the use of well-designed buffers on highly erodible soils. Best Management Practices (BMPs) are measures used to control the adverse stormwater-related effects of development. BMPs include structural devices that temporarily store or treat stormwater runoff to remove pollutants, reduce flooding, and protect aquatic habitats. BMPs also include non-structural approaches, such as public education efforts to prevent the dumping of household chemicals.

Element 6 Economic Development

6.1 Introduction.

Economic viability is defined as the ability of the town to finance services expected by residents and businesses.

Citizen input compiled by Pierce County in 2003 and input provided through two public meetings conducted by the Spring Lake Planning Commission found that residents prefer the town continue to encourage farming and single family residential development and that it discourage commercial, industrial or mining development (Appendix C – SWOT Analysis).

6.2 Existing Conditions – Economic Profile.

The economic base of the Town of Spring Lake area is very small. Outside of family farming operations which are addressed in a different chapter, the economic base is limited to several small family owned businesses. There are tourism destinations in Spring Lake, but those destinations add little economic value to the Spring Lake economy because of a lack of consumer services.

6.3 Economic Development Agencies and Programs.

Listed below are some of the key programs available through Pierce County or the State of Wisconsin.

Pierce County Economic Development Corporation (PCEDC). 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.
Contact us at: phone: (715) 425-3881 or e-mail: info@pcedc.com.

Wisconsin Department of Commerce.

Office in the Richland Center City Hall
Phone: 608.647.4613
Web site: www.commerce.state.wi.us

Wisconsin Department of Agriculture, Trade and Consumer Protection:

Grow Wisconsin Dairy Team
Phone: 608.224.5137
Web site: www.datcp.state.wi.us

Wisconsin Housing and Economic Development Authority.

Web site, www.wheda.com

The Wisconsin Department of Natural Resources – Brownfield Remediation.

Dodgeville Service Center
Phone: 608.935.1948
Web site: www.dnr.wi.gov

USDA - Rural Development.

Portage Local Office
2912 Red Fox Run, Portage, WI 53901
Phone: 608.742.5361
Email: RD.Portage@wi.usda.gov
Web site: www.rurdev.usda.gov/wi

6.4 Goals and Objectives.

The Town of Spring Lake supports business development in areas designated for commercial, retail, and service growth, Spring Valley and Elmwood, due to the lack of a central water/sewer system and Tax Incremental Financing.

6.5 Recommendations and Policies.

6.5.1 Agricultural, recreational, and small business shall be the basic economic development focus of the Town. Agricultural operations shall have priority in land use conflicts

6.5.2 Encourage commercial or industrial development to be serviced by public utilities and locate on state or county highways.

6.5.3 Limit non farm commercial activity to no more than four (4) non family full time employees.

Element 7 Intergovernmental Cooperation

7.1 Introduction.

The intergovernmental cooperation element creates opportunity for the Town of Spring Lake to coordinate with other governmental units' efforts to promote consistency and cooperative planning on matters affecting inter-jurisdictional relationships.

It is our hope and policy to set an overall tone of cooperation in all of our inter-governmental activities with our neighboring jurisdictions.

7.2 Existing Conditions.

The Town of Spring Lake is within the jurisdiction of the State of Wisconsin and Pierce County, situated in the northeast corner of the county. We are bordered on the east by Dunn County and on the north by St. Croix County.

The villages of Spring Valley and Elmwood lie within the original boundaries of Spring Lake. Likewise, the school districts of Spring Valley and Elmwood encompass the Town of Spring Lake.

The Town of Spring Lake currently has contractual mutual aid agreements with the respective fire departments and emergency service facilities housed in Spring Valley and Elmwood.

Spring Lake has no separate law enforcement personnel and relies primarily on assistance from the Pierce County Sheriff's Office, with assistance from the Spring Valley and Elmwood Police Departments.

Road maintenance constitutes a substantial portion of the Spring Lake Town budget since all town roads are maintained by Spring Lake personnel. State and county highways within the town are maintained primarily by the Pierce County Highway Department.

As part of the process of formulating this element, contacts and meetings were held with Pierce County Zoning Administrator, Andy Pichotta, Spring Valley Village Administrator and the Spring Valley Planning Commission. Contact was made with Elmwood Planning Commission' consultant but the scheduled meeting was not held for lack of a quorum.

7.3 Goals and Objectives.

This plan and town personnel involved with implementation of the plan believe there are several benefits to be derived from good inter-governmental cooperation. Some of those benefits are as follows:

- 7.3.1** Cost savings by increasing efficiency and avoiding unnecessary duplication.
- 7.3.2** Early identification of potential issues in an effort to resolve potential conflicts at an early stage prior to the establishment of rigid positions, conflicts, crises, or politicized positions.
- 7.3.3** Elimination or reduction of litigation by resolving issues without contentious positions which could become costly, disappointing, frustrating, and impede cooperative future relationships.
- 7.3.4** Consistency among neighboring communities to accomplish common goals.
- 7.3.5** Predictability for residents, developers, businesses in an effort to avoid lost time, money, and/or opportunity.
- 7.3.6** Understanding of issues of mutual interest affecting jurisdictions by being aware of others' needs and priorities.
- 7.3.7** Trust through positive experiences and working relationships that build trust between jurisdictions.
- 7.3.8** Overall better service to our citizens which is the most basic and underlying goal of any governmental entity.
- 7.3.9** A further goal is to establish a regular, ongoing, consultative communication with the Pierce County Zoning Office and personnel. This plan will rely upon the Pierce County Zoning Office to assist and advise with respect to continued review of this plan for interpretation, implementation, and enforcement.

7.4 Recommendations and Policies.

This plan with respect to inter-governmental relations recommends initial adoption with periodic review, at least semi-annually by the Town Board, of the following policies:

- 7.4.1** Appointment of a Planning Commission consisting of five members to review, update, and serve to implement and seek enforcement of this plan.

- 7.4.2 Attempt to enter into written Statements of Understanding with all governmental units located within or associated with the Town of Spring Lake on areas of common concern including, but not necessarily limited to, land use, common services, enforcement procedures, economic development and vitality, and additional concerns related to housing, transportation, utilities, agricultural and natural resources.
- 7.4.3 Appoint a liaison person or persons to regularly communicate with officials of each governmental unit within or directly associated with the Town of Spring Lake to keep open channels of communication on common issues and/or proposed changes of policies or plans.
- 7.4.4 Adopt a procedure and empower the Town Clerk to comply with the Wis. Stat. 66.1001(4)(b) to provide drafts of this plan and/or changes to this plan to every governmental body that is located within our boundaries; to every local government unit that is adjacent to the Town of Spring Lake and to any other unit of government or organized body affected by or charged with the implementation or enforcement of this plan.
- 7.4.5 To adopt within 24 months a subdivision ordinance consistent with this plan which regulates division of parcels under the jurisdiction of the Town of Spring Lake.
- 7.4.6 Within 18 months to approach the village boards of Spring Valley and Elmwood for purposes of attempting to work out inter-governmental agreements with respect to extra-territorial zoning, annexation, detachment, and related matters affecting mutual concerns with respect to land use.

Element 8 Land Use

8.1 Introduction.

Before a community can institute a land use plan for future development, it needs to secure input from members of the community regarding their attitude toward future development. The Planning Commission for the Town of Spring Lake held open public meetings to secure this input.

Land use is often one of the most controversial issues confronting a community. We have seen in the past how the wishes of the town residents have been frustrated from county action regarding land use permits. We intend the future land use with the Town shall reflect the desire of the town as expressed in this document.

8.2 Existing Conditions

The Town does not have a zoning ordinance and therefore zoning issues are regulated by the Pierce County zoning ordinance.

8.3 Goals.

The Town shall promote an overall pattern of development that reflects the vision of the community.

8.4 Objectives.

8.4.1 Promote an organized pattern of development that will minimize conflicting land use and provide for controlled development.

8.4.2 Direct land use in an orderly, sustainable pattern, that will not overburden the Town in providing services.

8.4.3 All development shall be consistent with this plan, as adopted and or revised.

8.4.4 Implement measures at the Town Board level to insure that the rural character of the Town is preserved with no undo strain placed on Town services.

8.4.5 Protect groundwater quality by encouraging sound land use decisions.

8.4.6 Incorporate measures to insure that development does not occur on prime farmland.

8.4.7 Limit or prohibit development on prime farmland, wetland, floodplains, steep slopes, and areas of scenic beauty.

8.4.8 Encourage the preservation of open space, especially in areas of the Town which may be annexed by neighboring municipalities.

8.4.9 Require a developer or landowner wishing to develop land within the Town to demonstrate that:

8.4.9.1 The development proposal is consistent with the adopted Comprehensive Plan.

8.4.9.2 Parcels meet the size requirements of the adopted plan, and development does not interfere with agricultural use of adjoining land.

8.4.9.3 The land does not include wetlands, floodplains, steep slopes or significant woodlands that would be negatively impacted by non-farm development.

8.4.9.4 The land will allow for the construction of a driveway suitable for emergency vehicles, and located within suitable sight distances to allow safe ingress and egress in any season.

8.5 Recommendations and Policies.

- 8.5.1** Review this plan periodically to evaluate the progress of implementation, and consider any appropriate amendments based on changing conditions in the Town.
- 8.5.2** Make site-specific land use decisions based on the plan. If a proposed land use does not comply with the plan, either deny the request, or require an application to the town to amend the Comprehensive Plan to allow the proposed change.
- 8.5.3** Site disturbance shall be minimal for any proposed residence.
- 8.5.4** Driveways shall minimize division of agricultural lands.
- 8.5.5** Common driveways shall be permitted; but no common driveway may serve more than 3 residences.
- 8.5.6** Existing vegetation shall be preserved in areas where disturbance is not necessary outside the building envelope.
- 8.5.7** Industrial businesses shall be encouraged to locate in established industrial parks. All other business development shall occur on state highways or county highways except the following: Those providing services and/or producing products on the premises by four or fewer non-family employees.
- 8.5.8** The creation of parkland, green space, and bicycle/walking trails within the Town shall be encouraged. The Town is encouraged to allow and promote the creation of the Veteran's Memorial Trail within the Town. The Town is encouraged to develop an official map to guide future development. Until an official map is prepared and adopted the "Prime Soils" map, with housing sites identified thereon shall serve as the official map for purposes of permitting new home location.

Element 9 Implementation.

9.1 Introduction.

A Comprehensive Plan without concerted, coordinated implementation is an exercise in futility. Implementation of the plan is vital for the plan to fulfill its underlying purpose of guiding the growth and development of the Town of Spring Lake.

The Comprehensive Plan is intended to be a flexible but firm guide to the decision making process which allows or disallows future growth activity, public or private, within the jurisdictional area of the Town of Spring Lake.

The overall success and value of the Plan will be measured by the extent to which the public officials and private citizenry mutually accept and assist in the implementation of the Comprehensive Plan.

9.2 Existing Conditions.

Prior to the adoption of this Comprehensive Plan, the Town of Spring Lake has not had a written plan for future development. Spring Lake's public officials, and to a lesser extent its citizens have voiced and sought their individual visions without the benefit of a coordinated plan.

9.3 Goals and Objectives.

9.3.1 Goals – To achieve Public and Private knowledge and acceptance of this plan with coordinated efforts toward a flexible but firm plan to understand the purpose of this plan, the need for the plan, and the willingness of all involved to implement and enforce this plan to achieve its public purpose even at the risk of occasionally hindering some private purposes.

9.4 Recommendations.

9.4.1 The town board, with representation from the Plan Commission, should establish a protocol of cooperative action with the Pierce County Zoning office to monitor and enforce the provisions of this plan.

9.4.2 The town board, with representation from the Plan Commission, shall set periodic times, at least semi-annually, to review this plan for consistency, enforceability, and compatibility with its stated objectives and town activities; and recommend amendments hereto where necessary.

9.4.3 The town board shall annually budget funds to monitor the enforcement and implementation of this plan.

9.4.4 The town board should within 60 days of adoption of this plan empower specific officers/individuals to regularly monitor activity within the town and to take appropriate action to enforce this plan.

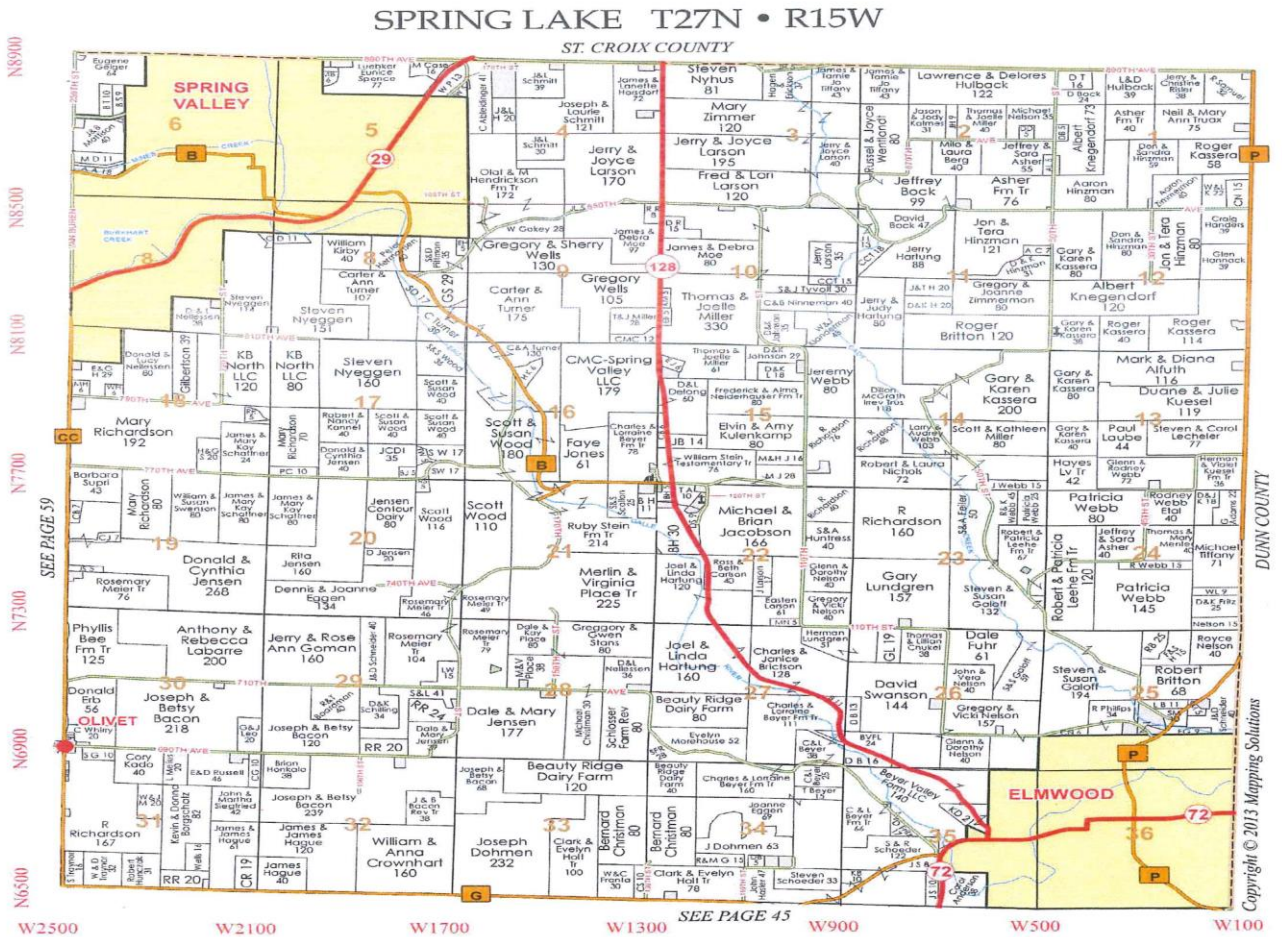
Appendix A

A. Maps

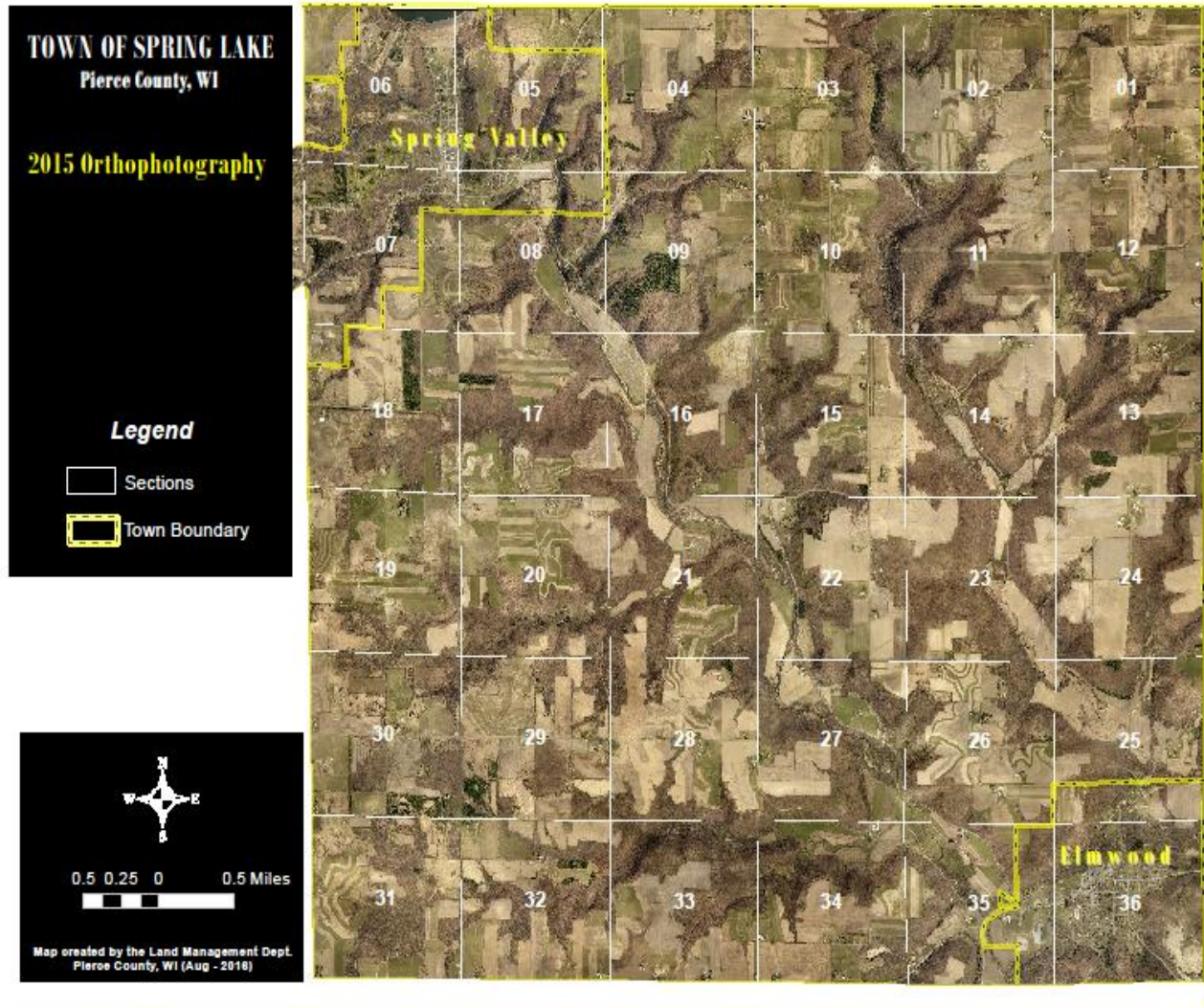
- a. Plat Book**
- b. Aerial Map**
- c. Spring Lake by section with highways**
- d. Spring Lake by quarter section with Village limits**
- e. Zoning Map**
- f. Soils Map**
- g. Shoreland Map**
- h. Steep Wooded Slopes**
- i. Flood Plain**

All of the above listed maps are hereby adopted by reference and shall be part of this ordinance.

PLAT MAP



AERIAL MAP



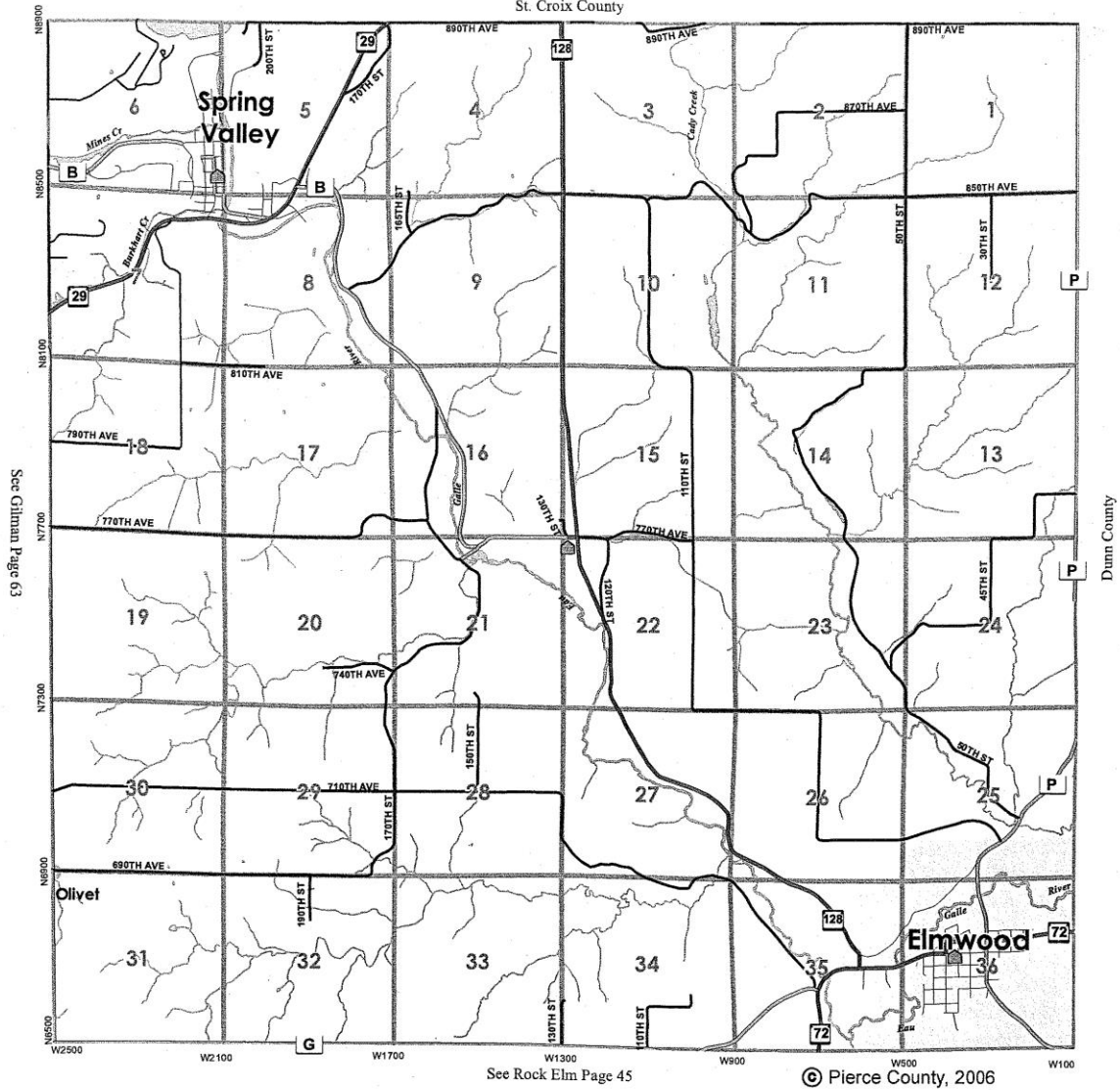
SPRING LAKE BY SECTION WITH HIGHWAYS

SPRING LAKE



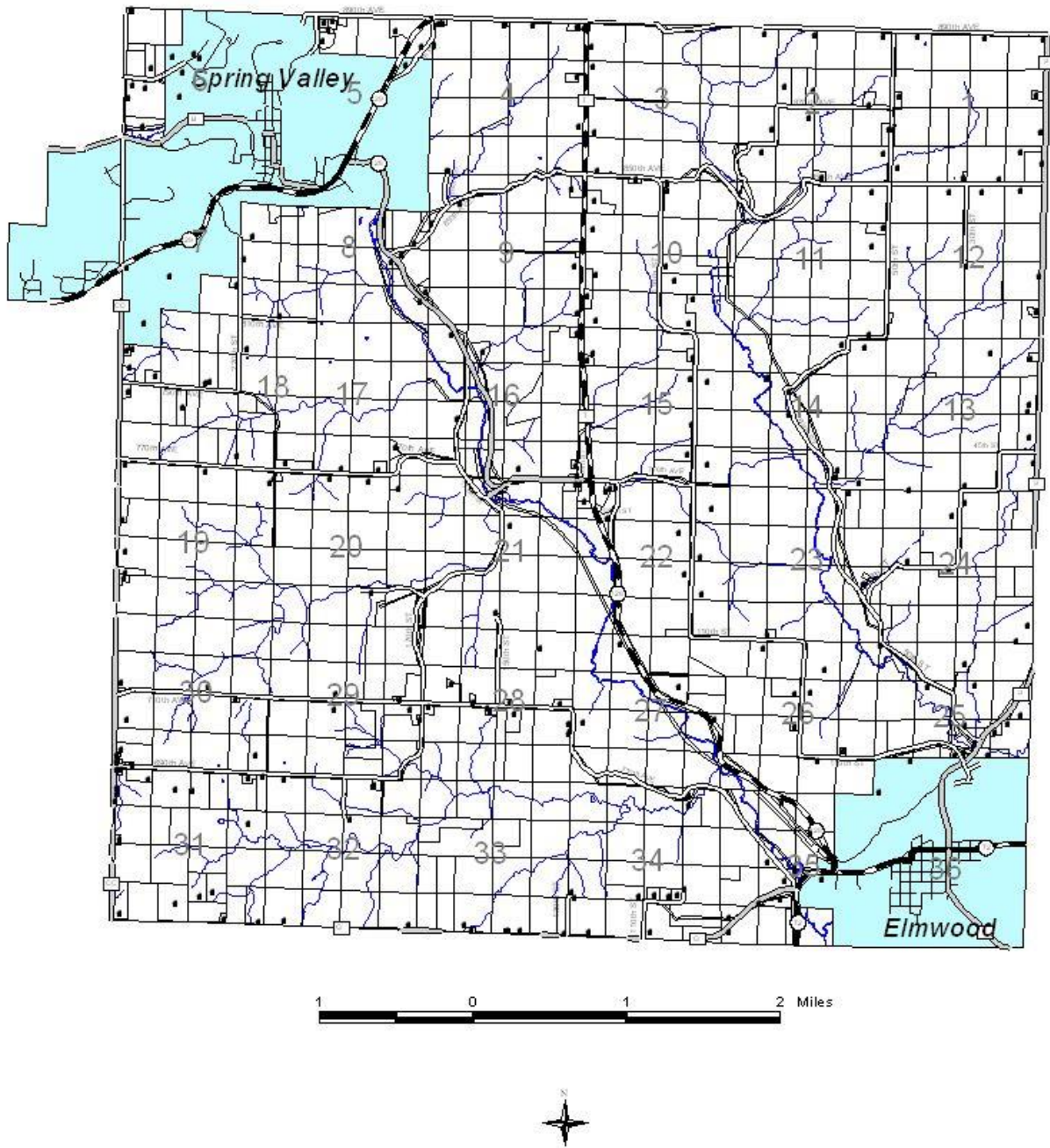
St. Croix County

T.27N.-R.15W.

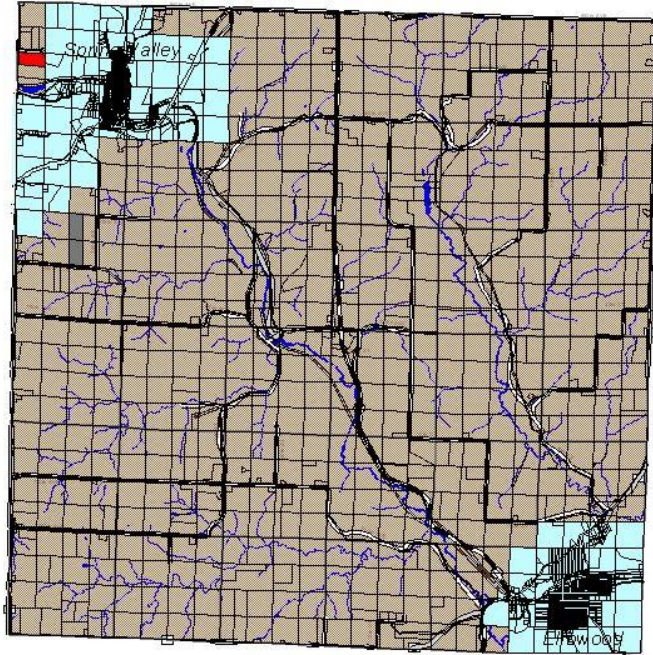


**SPRING LAKE BY QUARTER SECTION
WITH VILLAGE LIMITS**

Town of Spring Lake



Zoning Map
Town of Spring Lake
Pierce County, Wisconsin



Legend

	General Rural
	Commercial
	LI Light Industrial
	I Industrial

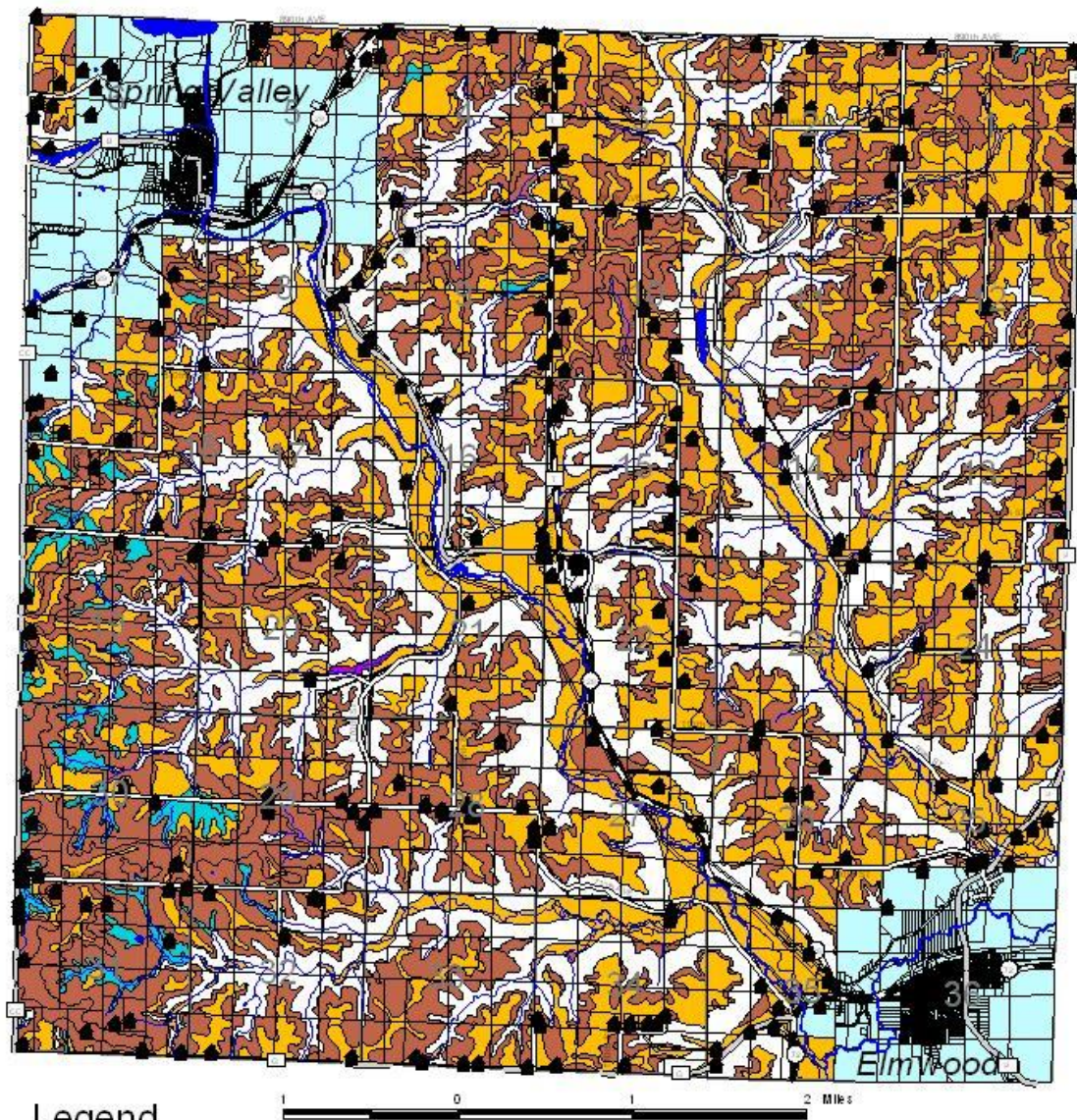
Amendments

No.	Ordinance	Change	Date
1	99-07	GR-LI	9/28/99
2	05-12	I-GR	11/8/05



Prepared by the Department of Land Management
11/8/05

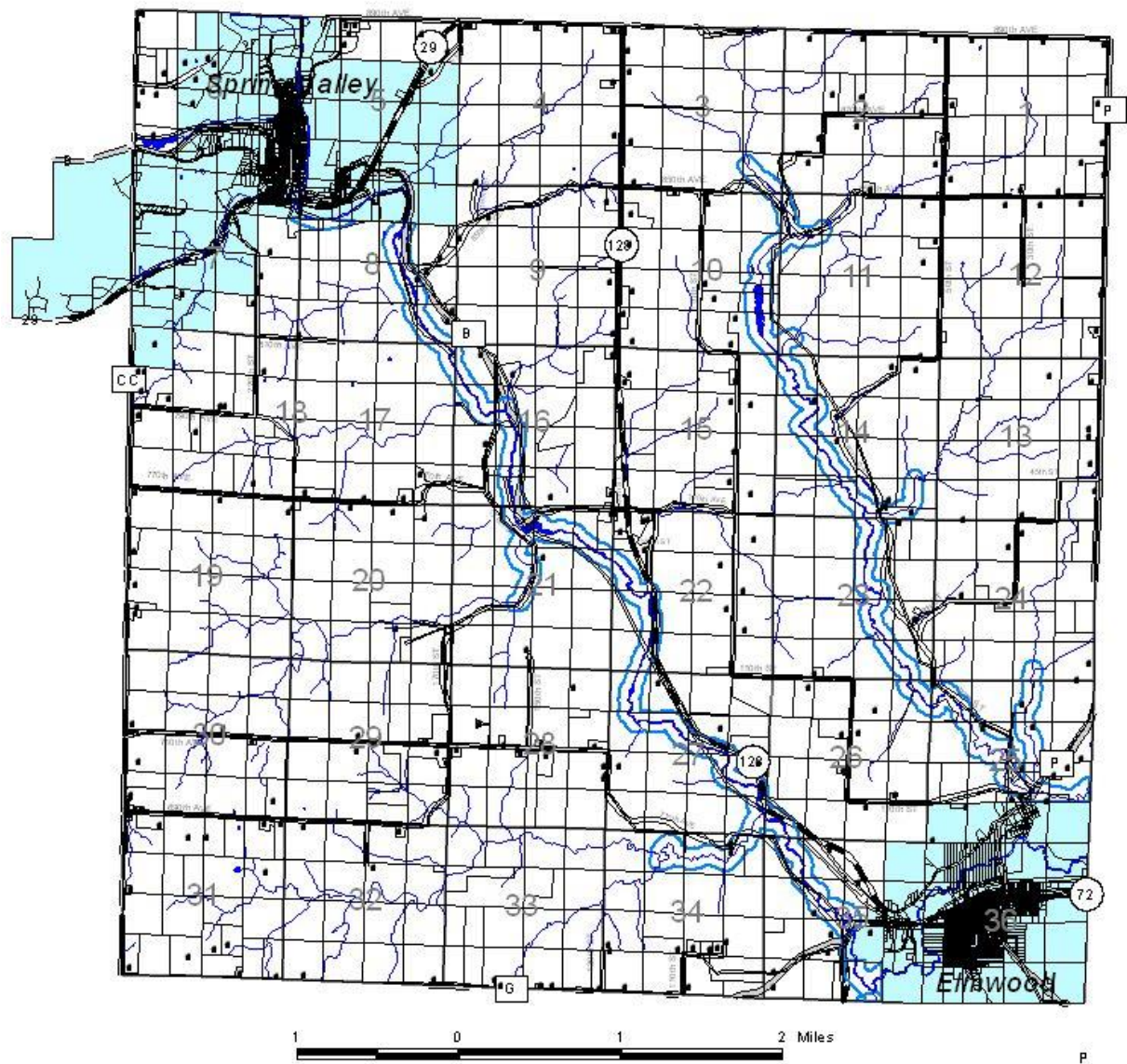
Town of Spring Lake Prime Soils



Legend

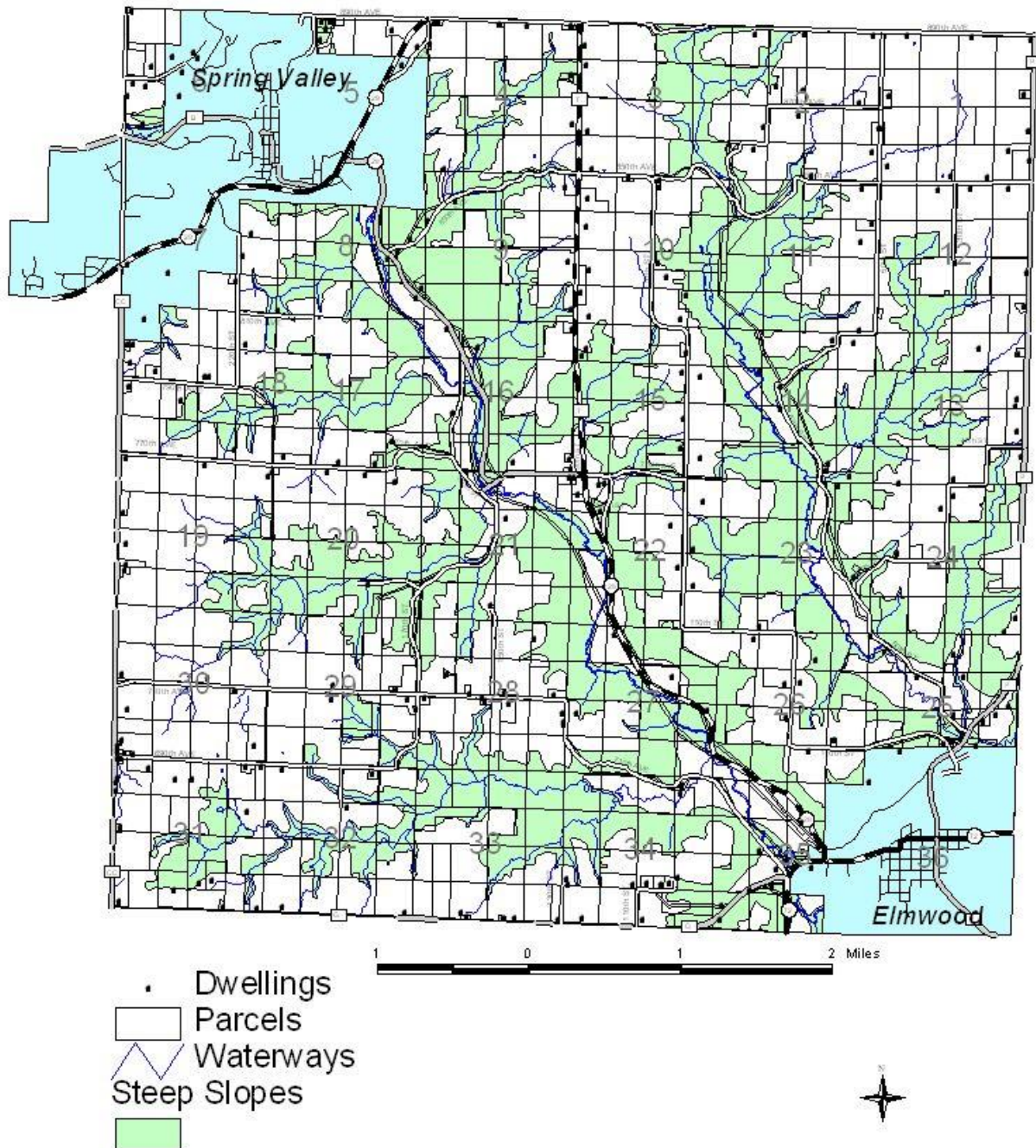
- ▲ Dwellings
- Waterways
- Spring Lake Prime Soils
 - Prime Farmland
 - Farmland of Statewide Importance
 - Prime Farmland if Drained
 - Prime Farmland if Drained and Protected from Flooding

Town of Spring Lake Shoreland

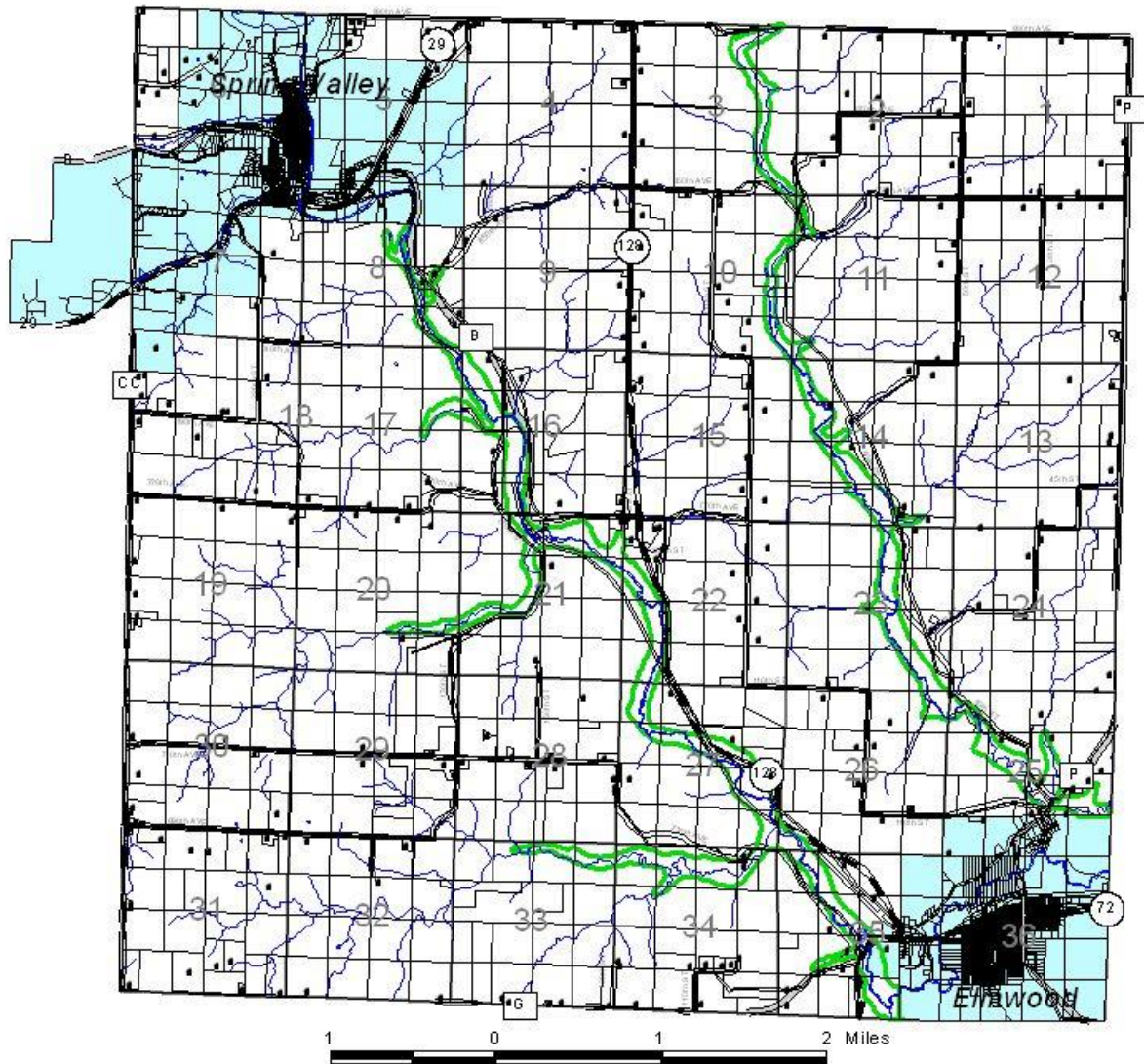


- Dwellings
- Parcels
- △ Waterways
- Shoreland

Town of Spring Lake Steep Wooded Slopes



Town of Spring Lake Floodplain



- Dwellings
- Parcels
- Waterways
- Floodplain

Appendix B

B. www.co.pierce.wi.us

Appendix C

C. SWOT (Strengths, Weaknesses, Opportunities, Threats)

STRENGTHS:

- Natural beauty
 - Rural Character
 - Farms – many small family farms
 - Eau Galle River – trout stream and beauty
- Natural Resources
 - Timber
 - Water Quality
 - Good Soil
 - Diversity of wildlife both for hunting and fishing and to look at
- High percentage of long term residents (stability of population) – people move here and stay here
- Good road system. 44 miles of town road and 11 miles of county road. Roads are kept up.
- Responsive local government
- (High quality) Emergency services – fire and ambulance
- Medium income increased dramatically in the last 10 years
- Now have many more homes with values greater than \$250,000 which increases tax base
- Close to major metropolitan areas
 - Can go to work with the sun at your back and go home from work with the sun at your back
- Good schools
- Churches
- Two villages within the borders which we can look to for economic development (economic development requires access to town water and sewer). Work there and live here.
- Very low crime
- Proximity to two state universities
- Diversity of wildlife

WEAKNESSES:

- Very few well paying jobs in or near the town
- Housing in the town is overvalued, but still a better value compared to metro area
- Lack of public transit – i.e., bus lines or trains
- Lack of good hiking or biking trails
- Expense of maintaining services are rising faster than revenues
- The town residents do not want to pay for increased services
- We have a low tax base.
- Lack of protection for preservation of farmland
- Lack of a comprehensive (zoning) plan
- Little communication from town. No website, etc.
- Fragile ecosystems. Carelessness could affect water table quality.

OPPORTUNITIES:

- Cost sharing (of services offered) with other towns
- Consolidation of services – i.e., road maintenance
- To protect what we have. It's not too late.
- Electronic businesses – Internet provides opportunity for remote employment enterprises.
- Availability of land for enterprises.
- Food stuffs – specialty crops.
- Ready market – proximity to major markets.
- Aging of America – attract retirement families.
- Can promote the town.

THREATS:

- Spring Valley and Elmwood. These municipal authorities can exercise extraterritorial zoning authority 1 ½ miles inside the Town of Spring Lake.
- “Cidiots” (people who move to the town but don’t understand the practicalities of living in the country – i.e., tractor noise late at night or early in the morning; manure on the roads, etc.)
- Vulnerability to large scale gravel/limestone mining operations.
- Inability to control (increases in) taxes by county and state
- City sprawl.
- Unfunded mandates – withdrawal by higher authorities of funding previously provided for required services.
- Loss of Ag land. Fragmentation of Ag land.
- Lack of opportunity for beginning farmers.

Appendix D

D. Resolution.

Resolution by plan commission to recommend adoption of comprehensive plan

STATE OF WISCONSIN
Town of Spring Lake
Pierce County

The Plan Commission of the Town of Spring Lake, Pierce County, Wisconsin, by this resolution, adopted by a majority of the town plan commission on a roll call vote with a quorum present and voting and proper notice having been given, resolves and recommends to the Town Board of the Town of Spring Lake as follows:

Adoption of the Town of Spring Lake Comprehensive Plan.

The Plan Commission of the Town of Spring Lake, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Spring Lake Comprehensive Plan are incorporated into and made a part of the Town of Spring Lake Comprehensive Plan.

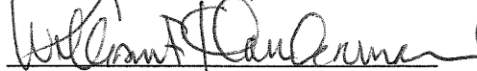
The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Plan Commission of the Town of Spring Lake.

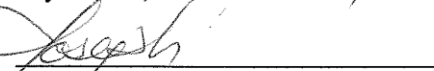
The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

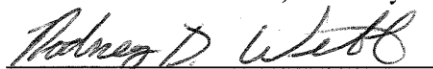
Adopted this 7 day of June, 2010.



Robert J. Richardson, Chair



Faye Jones, Vice Chair

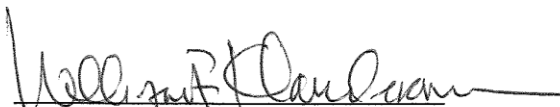

William F. Klanderman, Secretary


Joseph Bacon


Rodney D. Webb


James Schneider


Fred W. Larson


Attest: Secretary William F. Klanderman

Appendix E

E. Ordinance.

Ordinance to Adopt Comprehensive Plan.

STATE OF WISCONSIN
Town of Spring Lake
Pierce County

SECTION I - TITLE AND PURPOSE

The title of this ordinance is the Town of Spring Lake Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Spring Lake, Pierce County, Wisconsin, to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II - AUTHORITY

The Town Board of the Town of Spring Lake, Pierce County, Wisconsin, has authority under its village powers under s. 60.22, Wis. stats., to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Spring Lake must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III - ADOPTION OF ORDINANCE

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the town of a comprehensive plan under s. 66.1001 (4), Wis. stats.

SECTION IV - PUBLIC PARTICIPATION

The town board has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V - TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Spring Lake, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Spring Lake Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI - PUBLIC HEARING

The Town of Spring Lake has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII - ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board, by the enactment of this ordinance, formally adopts the document entitled Town of Spring Lake Comprehensive Plan Ordinance under s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION IX - EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats. and a copy of the ordinance and the comprehensive plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. stats..

Adopted this 8th day of June, 2010.

Gary L. Peterson
Gary L. Peterson, Chair

Richard E. Johnson
Richard E. Johnson, Supervisor

Mike R. Jacobson
Mike Jacobson, Supervisor

Donna F. Borgschatz
Attest: Donna Borgschatz, Town Clerk