

VILLAGE OF CENTURIA COMPREHENSIVE PLAN 2009-2029



ADOPTED OCTOBER 12th, 2009

ORDINANCE # 3-09
VILLAGE OF CENTURIA COMPREHENSIVE PLAN

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE
VILLAGE OF CENTURIA, WISCONSIN.**

The Centuria Village Board, Village of Centuria, Polk County does ordain as follows:

Section 1. Pursuant to section 59.69(2) and (3) of the Wisconsin Statutes, the Village of Centuria, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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


Section 3. The Plan Commission of the Village of Centuria, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Village Board the adoption of the document entitled "Village of Centuria Comprehensive Plan 2009-2029" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

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

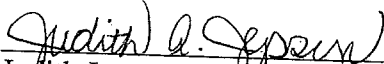
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and published as required by law.

Adopted by the Village Board of the Village of Centuria, Polk County, Wisconsin, this 12th day of October, 2009.



Wayne Bakke, Village President

Attest:



Judith Jepsen, Village Clerk

Date Published: October, 28th, 2009

VILLAGE OF CENTURIA

PLAN COMMISSION RESOLUTION #: 2-09

**RECOMMENDING APPROVAL OF THE COMPREHENSIVE PLAN OF THE
VILLAGE OF CENTURIA, WISCONSIN**

WHEREAS, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the Village of Centuria Planning Commission has the authority to recommend that the Village Board adopt a "comprehensive plan" under §66.1001(4)(b); and

WHEREAS, the Village has prepared the attached document (named *Village of Centuria Comprehensive Plan 2009-2029*), containing all maps and other descriptive materials, to be the comprehensive plan for the Village under §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Village of Centuria hereby adopts the attached *Village of Centuria Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001(4); and

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Village Board adopt Ordinance #: 3-09, which will constitute its adoption of the *Village of Centuria Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001.

Resolution adopted: August 10, 2009



, Planning Commission Chair

ATTEST:



Judy Jepsen, Village Clerk

Village of Centuria Comprehensive Plan 2009-2029

Trustees:

Wayne Bakke-Village President
Cheryl Lehman-Village President*
Rodney Peterson*
Mike Koshatka
Dave Markert
Laverne McKenzie
David Schultz
Erik Priebe
Steve Sylvester

Plan Commission Members:

Cheryl Lehman*
Wayne Bakke-Chair
Tony Weinzirl
Bill Johnson
Mike Koshatka
Dave Markert
David Schultz
Dennis Swanson

*=past members

Prepared by the Village of Centuria Plan Commission
With Assistance from Polk County Planning Division

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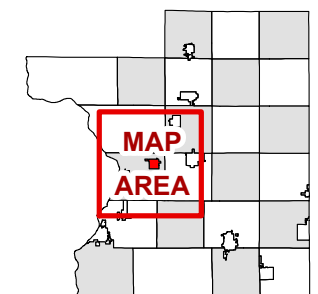
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
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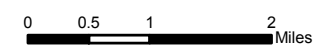
MAP 1-1 LOCATION MAP

Village of Centuria Polk County Wisconsin



POLK COUNTY

-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWN ROAD
-  CITY/VILLAGE ROAD
-  HWY RAMP
-  PRIVATE ROAD
-  WATER BODY

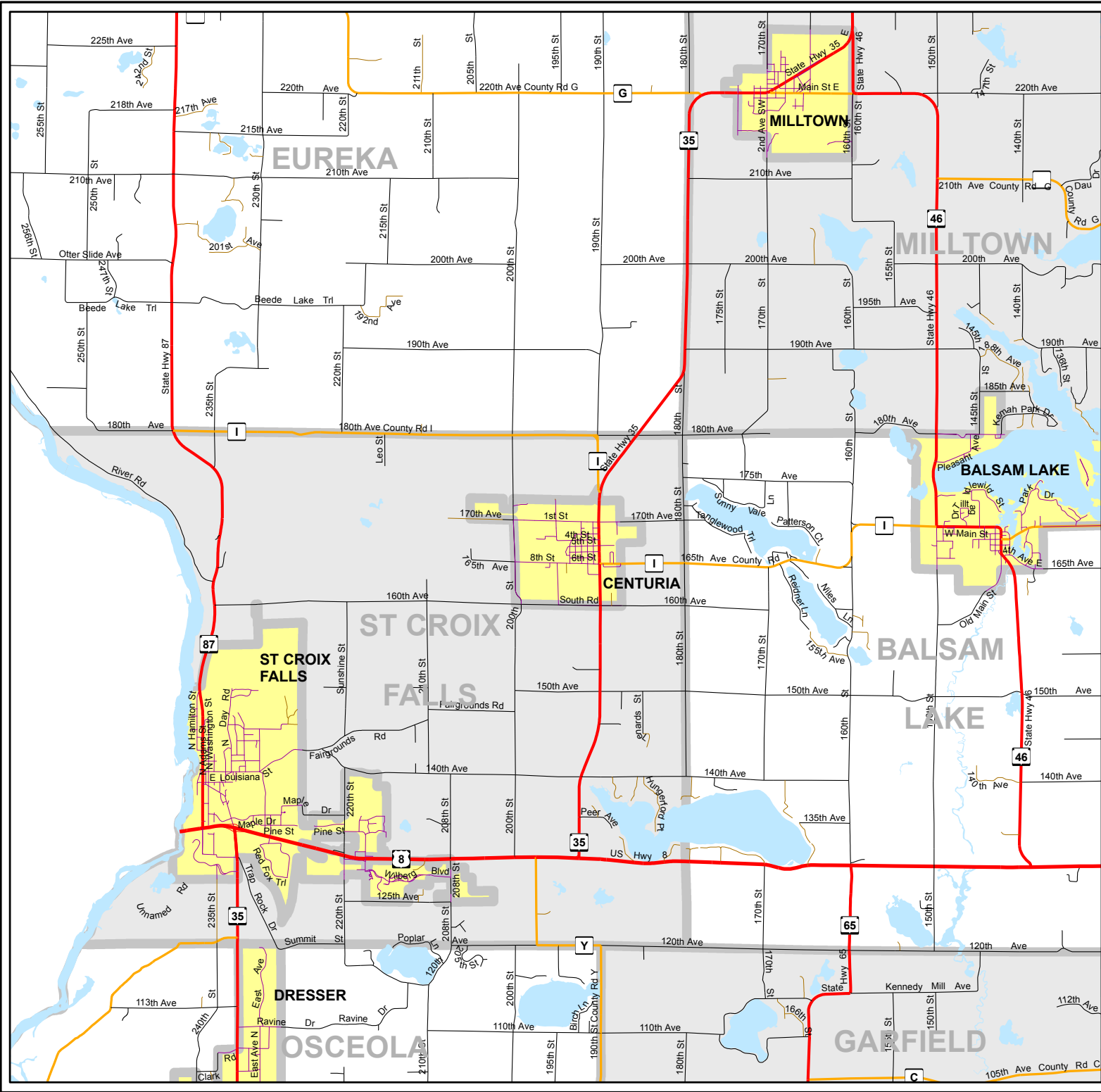


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Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

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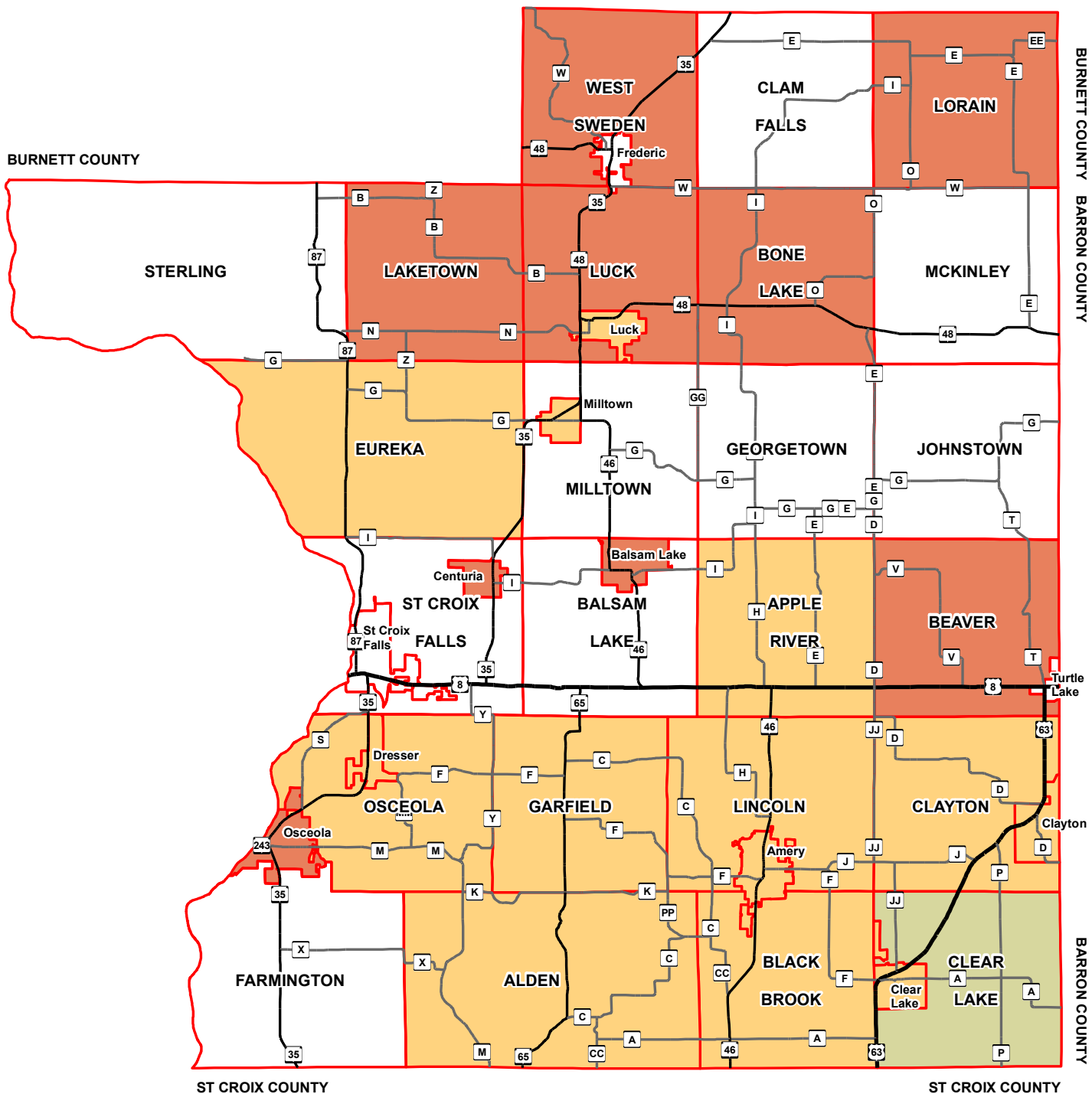
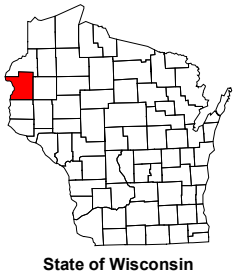


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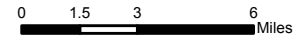


MAP 1-2 COMPREHENSIVE PLANNING GRANT PARTICIPANTS

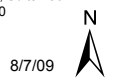
Polk County Wisconsin



- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- Consultant: County
- Consultant: Other
- Planning Commission
- Not Participating
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD



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Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
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ELEMENT 1: ISSUES AND OPPORTUNITIES

In this element the issues, opportunities, background data and more will be discussed. In order to detail the above mentioned aspects of the Village of Centuria, the following will be addressed.

- 1.1 BACKGROUND**
- 1.2 DEMOGRAPHICS**
- 1.3 SWOT ANALYSIS**
- 1.4 OVERALL GOALS**

1.1 BACKGROUND

Taken from the book, "Centuria's Fiftieth Anniversary 1900-1950"

Polk County was originally part of the territory occupied by the Chippewa Indians; on July 29, 1837 a treaty was made between the United States and the Chippewas, at Fort Snelling, whereby the latter ceded to the United States the upper St. Croix valley.

Centuria, the "front yard of Polk County," so-called because it was founded at the turn of the century, was originally a part of the old St. Croix Township, organized about 1854.

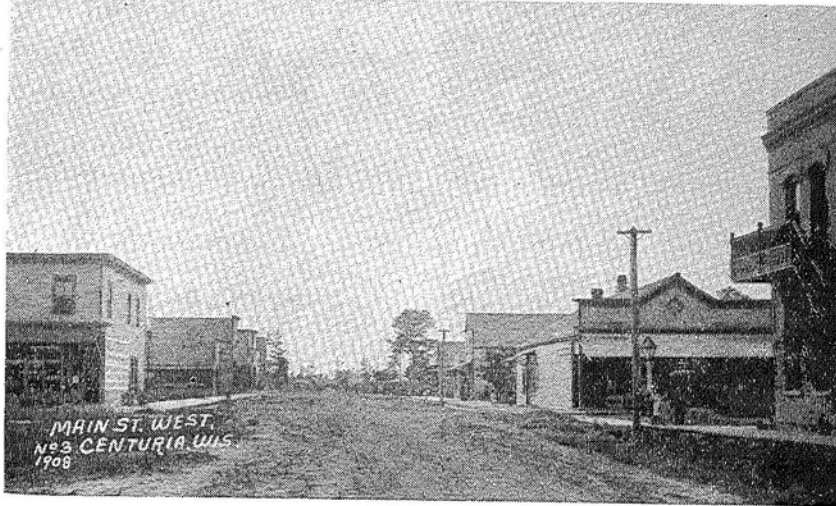
Sometime around 1900 Cyrus A. Campbell of Minneapolis purchased land in Polk County and was instrumental in getting the Soo Line to build a railroad into this territory. Settlers coming in here soon began to feel the need of a town as Frederic and St. Croix Falls, were too far away to visit often with a horse and buggy, for needed supplies and exchanges. The result was the founding of Centuria.

In 1904 the village was incorporated including within the corporate boundaries, land 1 ¼ mile square.

The area was settled by Norwegians, Scotch, Germans, and Swedes.

According to records the railroad came to St. Croix Falls in 1872, thus settlers could get their supplies and sell their produce there. The Soo Line started a survey for a railroad in 1900 and the line was completed to Frederic in the fall of 1901 with train service starting that fall and winter.

Several industries have come and gone through the life of the Village of Centuria. Logging was 1st industry in Centuria and the surrounding areas, a creamery in the first half of the 1900's, a Cannery from 1923-1950, Pickling Station began in 1914, Sugar Beets from 1912-1920, a Slaughter house, markets, grocery stores, filling stations, automotive repair, taverns, barber shops, all have been and some are currently part of the Village of Centuria.



MAIN STREET 1908



MAIN STREET TODAY

Some Examples of Centuria Businesses Over the Years



FAUSCH HOTEL



NORDEEN'S MARKET



CENTURIA IMPLEMENT & FEED CO.

1.2 DEMOGRAPHICS

Table 1.1

POPULATION PROJECTIONS			
YEAR	WI	POLK	CENTURIA
1980	4,705,642	32,351	711
1990	4,891,769	34,773	790
2000	5,363,675	41,319	865
2005	5,563,896	44,744	948
2010	5,751,470	47,415	1,001
2015	5,931,386	50,576	1,065
2020	6,110,878	53,724	1,121
2025	6,274,867	56,547	1,185
2030	6,415,923	58,866	1,231

source: U.S. Census Bureau & Wisconsin Department of Administration, Demographic Services Center, October 2008.

Table 1.1 details the historic population and population projections of the Village of Centuria. The Village has seen a steady increase in population over the past few decades. According to these projections, the Village of Centuria will increase in population by 230 people or about 20% in the next 20 years.

Table 1.2

PROJECTED POPULATION CHANGES			
% CHANGE	WI	POLK	CENTURIA
1980-1990	3.80%	6.97%	11.11%
1990-2000	8.80%	15.84%	9.49%
2000-2010	6.74%	9.98%	15.72%
2010-2020	5.88%	13.31%	11.99%
2020-2030	4.99%	9.57%	9.81%

source: U.S. Census Bureau & Wisconsin Department of Administration, Demographic Services Center, October 2008.

Table 1.3 Household Projections

		Estimate	Proj.	Proj.	Proj.	Proj.	Proj.	% change
Municipality	2000	2005	2010	2015	2020	2025	2030	2000-2030
Centuria	343	386	420	457	492	522	547	59.5

source: Wisconsin Department of Administration, Demographic Services Center, October 2008.

Table 1.4 Historic Population

	1970	1980	1990	2000	2008	%change '70-'80	%change '80-'90	%change '90-'00	%change '00-'08
Centuria	632	711	790	865	939	12.5%	11.1%	9.5%	8.6%

source: Wisconsin Department of Administration, Demographic Services Center, October 2008.

Table 1.5 West Central Wisconsin Region Occupation Projections – 2014

	Top 10 Occupations	Typically Required Education/Training	Average Wage
Fastest Growth	Home Health Aides	1-month on-the-job training	\$9.29
	Medical Assistants	1-12 mo. on-the-job training	\$12.63
	Network and Data Analysts	Bachelor's degree	\$22.19
	Computer Software Engrs. Applications	Bachelor's degree	\$37.08
	Personal and Home Care Aides	1-month on-the-job training	\$8.82
	Dental Assistants	1-12 mo. on-the-job training	\$12.50
	Dental Hygienists	Associate degree	\$23.34
	Employment, Recruitment & Placement	Bachelor's degree	\$19.67
	Medical Records & Health Information	Associate degree	\$12.71
	Occupational Therapists	Master's degree	\$25.53
Most Openings	Cashiers	1-month on-the-job training	\$7.64
	Retail Salespersons	1-month on-the-job training	\$11.06
	Comb Food Prep/Serv Wrk/Incl Fast	1-month on-the-job training	\$7.04
	Waiters/Waitresses	1-month on-the-job training	\$7.34
	Registered Nurses	Associate's or Bachelor's degree	\$25.83
	Labrs/Frght/Stock/Matrl Movers/Handlers	1-month on-the-job training	\$10.09
	Janitors/Cleaners, except Maids/Housekpg	1-month on-the-job training	\$10.67
	Team Assemblers	1-12 mo. on-the-job training	\$12.94
	Stock Clerks/Order Fillers	1-month on-the-job training	\$9.47
	Bartenders	1-month on-the-job training	\$8.16

West Central WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties.
source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

Table 1.6 West Central Wisconsin Region Industry Projections – 2004-2014

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	173,880	194,330	20,450	11.8%
Construction/Mining/Natural Resources	8,380	9,880	1,500	17.9%
Manufacturing	31,990	32,030	40	0.1%
Paper Manufacturing	1,720	1,720	0	0.0%
Plastics and Rubber Products	3,400	3,670	270	7.9%
Computer and Electronic Product	3,220	3,020	-200	-6.2%
Trade	28,800	30,900	2,100	7.3%
Food and Beverage Stores	5,040	5,250	210	4.2%
Transportation and Utilities (Including US Postal)	8,270	9,520	1,250	15.1%
Financial Activities	7,010	7,710	700	10.0%
Education and Health Services (Including State and Local Gov Educ and Hosp)	37,330	45,540	8,210	22.0%
Ambulatory Health Care Services	5,540	7,570	2,030	36.6%
Hospitals (Including State and Local Government)	7,050	8,640	1,590	22.6%
Leisure and Hospitality	17,300	19,930	2,630	15.2%
Information/Prof Services/Other Services	21,470	24,920	3,450	16.1%
Government (Excluding US Postal, State and Local Educ and Hosp)	13,310	13,930	620	4.7%

West Central WDA includes Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix Counties.
source: Wisconsin Dept. of Workforce Development, Bureau of Workforce Information, 2006

Table 1.7**OCCUPATIONAL GROUP SUMMARY FOR WEST CENTRAL
WORKFORCE DEVELOPMENT AREA 2002-2012**

Occupational Groups	Est./Projected Employment		2002 – 2012 Change		Annual Average			Average Wage	
	2002	2012	Numeric	Percent	New Jobs	Replacements	Total Openings	Hourly	Yearly
Total, All Occupations	171,420	195,270	23,850	13.90%	2,390	4,250	6,640	\$14.56	\$30,278
Management, Business & Financial Operations	11,270	13,260	1,990	17.70%	200	210	410	\$25.78	\$53,619
Computer, Math, Architecture & Engineering	4,870	5,600	730	15.00%	70	100	170	\$26.84	\$55,834
Life & Social Sciences, Legal, Art & Entertaining	6,710	7,930	1,220	18.20%	120	130	250	\$18.71	\$38,913
Education, Training, & Library	10,780	12,800	2,020	18.70%	200	230	430	\$18.46	\$38,406
Healthcare Practitioners, Technicians & Support	13,670	17,900	4,230	30.90%	430	240	670	\$17.43	\$36,258
Food Preparation & Serving	16,360	18,440	2,080	12.70%	210	650	860	\$8.03	\$16,702
Protective, Maintenance & Personal Care Service	12,740	15,060	2,320	18.20%	240	300	540	\$10.80	\$22,461
Sales and Related	17,560	20,020	2,460	14.00%	250	630	880	\$12.19	\$25,356
Office/Administrative Support	26,410	27,970	1,560	5.90%	160	620	780	\$12.24	\$25,451
Natural Resources, Mining & Construction	7,800	9,450	1,650	21.20%	160	160	320	\$16.73	\$34,801
Installation, Maintenance, Repair & Production	29,270	31,040	1,770	6.00%	180	700	880	\$13.90	\$28,910
Transportation/Material Moving	14,010	15,790	1,780	12.70%	180	300	480	\$12.70	\$26,419

Table 1.8

AGE DISTRIBUTION - 1990						
	WISCONSIN		POLK COUNTY		CENTURIA	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	737,033	15.07%	5,538	15.93%	136	17.22%
10 to 19	700,876	14.33%	5,162	14.84%	116	14.68%
20 to 29	764,744	15.63%	4,043	11.63%	111	14.05%
30 to 39	810,378	16.57%	5,644	16.23%	116	14.68%
40 to 49	595,613	12.18%	4,235	12.18%	70	8.86%
50 to 59	423,025	8.65%	3,029	8.71%	63	7.97%
60 to 69	404,188	8.26%	3,126	8.99%	57	7.22%
70 to 79	294,406	6.02%	2,507	7.21%	66	8.35%
80 and over	161,506	3.30%	1,489	4.28%	55	6.96%
TOTAL	4891769	100.00%	34773	100.00%	790	100.00%
AGE DISTRIBUTION - 2000						
	WISCONSIN		POLK COUNTY		CENTURIA	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
Under 10	721,824	13.46%	5,389	13.04%	129	14.91%
10 to 19	810,269	15.11%	6,438	15.58%	133	15.38%
20 to 29	691,205	12.89%	3,871	9.37%	119	13.76%
30 to 39	807,510	15.06%	5,907	14.30%	126	14.57%
40 to 49	837,960	15.62%	6,672	16.15%	129	14.91%
50 to 59	587,355	10.95%	4,868	11.78%	74	8.55%
60 to 69	387,118	7.22%	3,568	8.64%	57	6.59%
70 to 79	319,863	5.96%	2,784	6.74%	47	5.43%
80 and over	200,571	3.74%	1,822	4.41%	51	5.90%
TOTAL	5,363,675	100.00%	41,319	100.00%	865	100.00%
AGE DISTRIBUTION CHANGE - 1990 TO 2000						
	WISCONSIN		POLK COUNTY		CENTURIA	
	NUMBER	% CHANGE	NUMBER	% CHANGE	NUMBER	% CHANGE
Under 10	-15,209	-2.11%	-149	-2.76%	-7	-5.43%
10 to 19	109,393	13.50%	1,276	19.82%	17	12.78%
20 to 29	-73,539	-10.64%	-172	-4.44%	8	6.72%
30 to 39	-2,868	-0.36%	263	4.45%	10	7.94%
40 to 49	242,347	28.92%	2,437	36.53%	59	45.74%
50 to 59	164,330	27.98%	1,839	37.78%	11	14.86%
60 to 69	-17,070	-4.41%	442	12.39%	0	0.00%
70 to 79	25,457	7.96%	277	9.95%	-19	-40.43%
80 and over	39,065	19.48%	333	18.28%	-4	-7.84%
TOTAL	471,906	8.80%	6,546	15.84%	75	8.67%

Source: U.S. Census

Table 1.9**EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER**

YEAR: 2000	WI	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
Total:	3,475,878		27,725		554	
No schooling completed	22,861	0.66%	54	0.19%	0	0.00%
Nursery to 4th grade	8,253	0.24%	27	0.10%	0	0.00%
5th and 6th grade	22,882	0.66%	67	0.24%	0	0.00%
7th and 8th grade	132,129	3.80%	1,175	4.24%	10	1.81%
9th grade	56,538	1.63%	396	1.43%	12	2.17%
10th grade	87,059	2.50%	694	2.50%	25	4.51%
11th grade	88,558	2.55%	735	2.65%	14	2.53%
12th grade, no diploma	100,137	2.88%	763	2.75%	33	5.96%
High school graduate (includes equivalency)	1,201,813	34.58%	11,395	41.10%	260	46.93%
Some college, less than 1 year	252,132	7.25%	2,259	8.15%	58	10.47%
Some college, 1 or more years, no degree	463,532	13.34%	3,822	13.79%	61	11.01%
Associate degree	260,711	7.50%	2,022	7.29%	44	7.94%
Bachelor's degree	530,268	15.26%	2,965	10.69%	20	3.61%
Master's degree	168,563	4.85%	886	3.20%	15	2.71%
Professional school degree	54,005	1.55%	407	1.47%	2	0.36%
Doctorate degree	26,437	0.76%	58	0.21%	1	0.18%

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Table 1.10

HOUSEHOLD INCOME IN 1999						
	WISCONSIN	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
Median Household Income	\$43,791		\$41,183		\$32,560	
Total Households:	2086304		16305		303	
Less than \$10,000	148964	7.14%	1291	7.92%	39	12.87%
\$10,000 to \$14,999	121366	5.82%	1017	6.24%	11	3.63%
\$15,000 to \$19,999	127169	6.10%	1037	6.36%	12	3.96%
\$20,000 to \$24,999	137728	6.60%	1132	6.94%	15	4.95%
\$25,000 to \$29,999	136502	6.54%	1098	6.73%	28	9.24%
\$30,000 to \$34,999	139531	6.69%	1208	7.41%	22	7.26%
\$35,000 to \$39,999	129719	6.22%	1054	6.46%	24	7.92%
\$40,000 to \$44,999	129319	6.20%	1150	7.05%	21	6.93%
\$45,000 to \$49,999	118711	5.69%	922	5.65%	22	7.26%
\$50,000 to \$59,999	220781	10.58%	1725	10.58%	34	11.22%
\$60,000 to \$74,999	253518	12.15%	1978	12.13%	41	13.53%
\$75,000 to \$99,999	226374	10.85%	1631	10.00%	28	9.24%
\$100,000 to \$124,999	94628	4.54%	615	3.77%	2	0.66%
\$125,000 to \$149,999	39091	1.87%	179	1.10%	3	0.99%
\$150,000 to \$199,999	30598	1.47%	131	0.80%	0	0.00%
\$200,000 or more	32305	1.55%	137	0.84%	1	0.33%

U.S. Census Bureau Census 2000

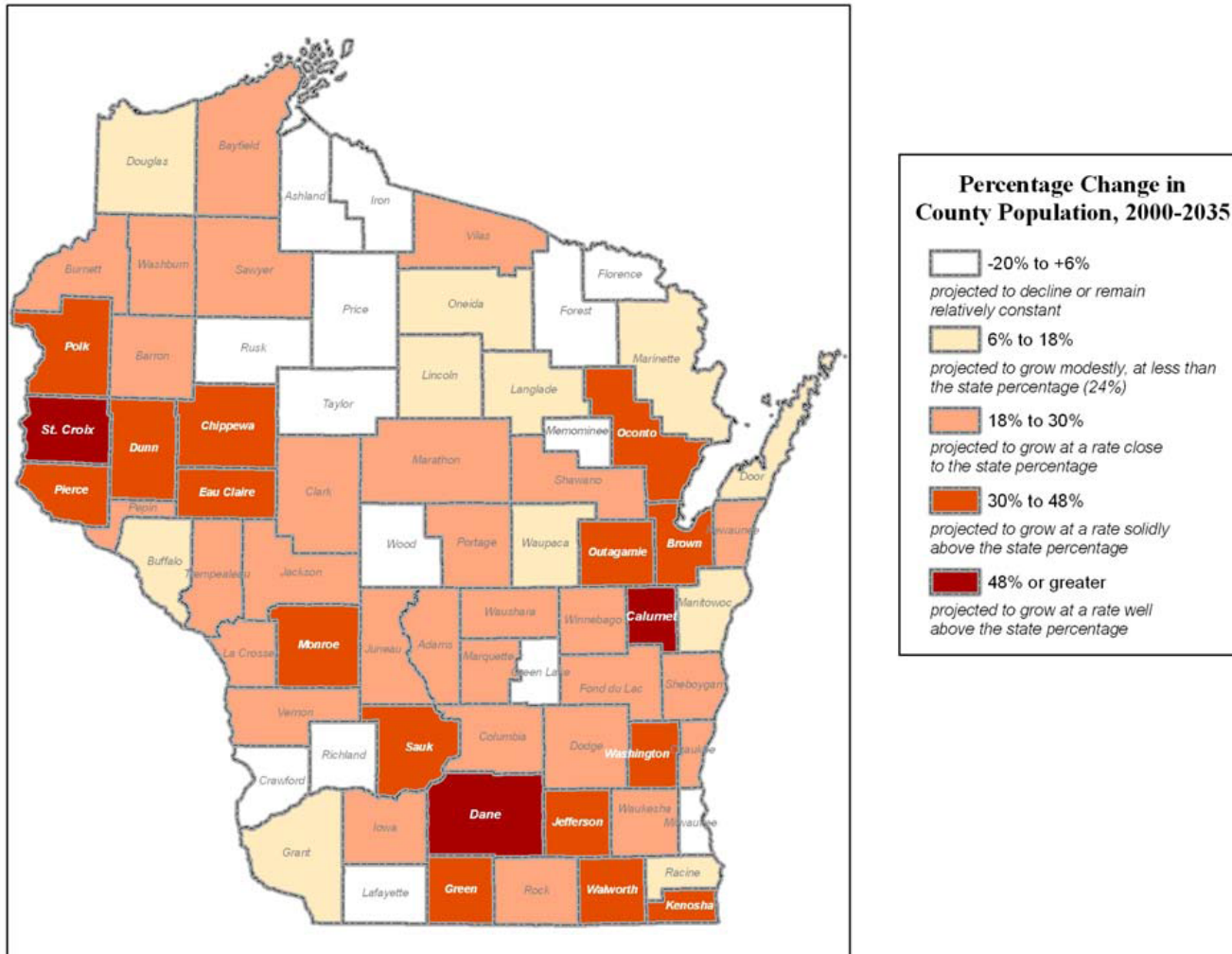
Table 1.11

POVERTY STATUS IN 1989 AND 1999 BY AGE

	1989				1999				1989 to 1999 CHANGE			
	POLK COUNTY		CENTURIA		POLK COUNTY		CENTURIA		POLK COUNTY		CENTURIA	
	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population	Number	% Change	Number	% Change
Total:	34,105		755		40,637		857		6,532	19.15%	102	13.51%
Income below poverty level:	4,032	11.82%	80	10.60%	2,888	7.11%	68	7.93%	1,144	-4.72%	12	-2.66%
Under 5 years	472	1.38%	17	2.25%	223	0.55%	8	0.93%	249	-0.84%	9	-1.32%
5 years	106	0.31%	0	0.00%	53	0.13%	4	0.47%	53	-0.18%	-4	0.47%
6 to 11 years	571	1.67%	6	0.79%	307	0.76%	3	0.35%	264	-0.92%	3	-0.44%
12 to 17 years	413	1.21%	2	0.26%	303	0.75%	12	1.40%	110	-0.47%	-10	1.14%
18 to 64 years	1,850	5.42%	30	3.97%	1,447	3.56%	23	2.68%	403	-1.86%	7	-1.29%
65 to 74 years	217	0.64%	6	0.79%	195	0.48%	4	0.47%	22	-0.16%	2	-0.33%
75 years and over	403	1.18%	19	2.52%	360	0.89%	14	1.63%	43	-0.30%	5	-0.88%
Income at or above poverty level:	30,073	88.18%	675	89.40%	37,749	92.89%	789	92.07%	7,676	25.52%	114	16.89%
Under 5 years	2,018	5.92%	49	6.49%	2,203	5.42%	55	6.42%	185	-0.50%	6	-0.07%
5 years	521	1.53%	18	2.38%	417	1.03%	8	0.93%	-104	-0.50%	-10	-1.45%
6 to 11 years	2,939	8.62%	77	10.20%	3,374	8.30%	77	8.98%	435	-0.31%	0	-1.21%
12 to 17 years	2,713	7.95%	57	7.55%	3,802	9.36%	75	8.75%	1,089	1.40%	18	1.20%
18 to 64 years	17,397	51.01%	384	50.86%	22,688	55.83%	469	54.73%	5,291	4.82%	85	3.86%
65 to 74 years	2,650	7.77%	40	5.30%	2,942	7.24%	54	6.30%	292	-0.53%	14	1.00%
75 years and over	1,835	5.38%	50	6.62%	2,323	5.72%	51	5.95%	488	0.34%	1	-0.67%

Data Set: Census 2000, Census 1990 (Summary File 3)

Figure 1.12
Wisconsin County Growth Rates, 2000-2035



Source: Wisconsin Dept of Administration Population Projections 2000-2035

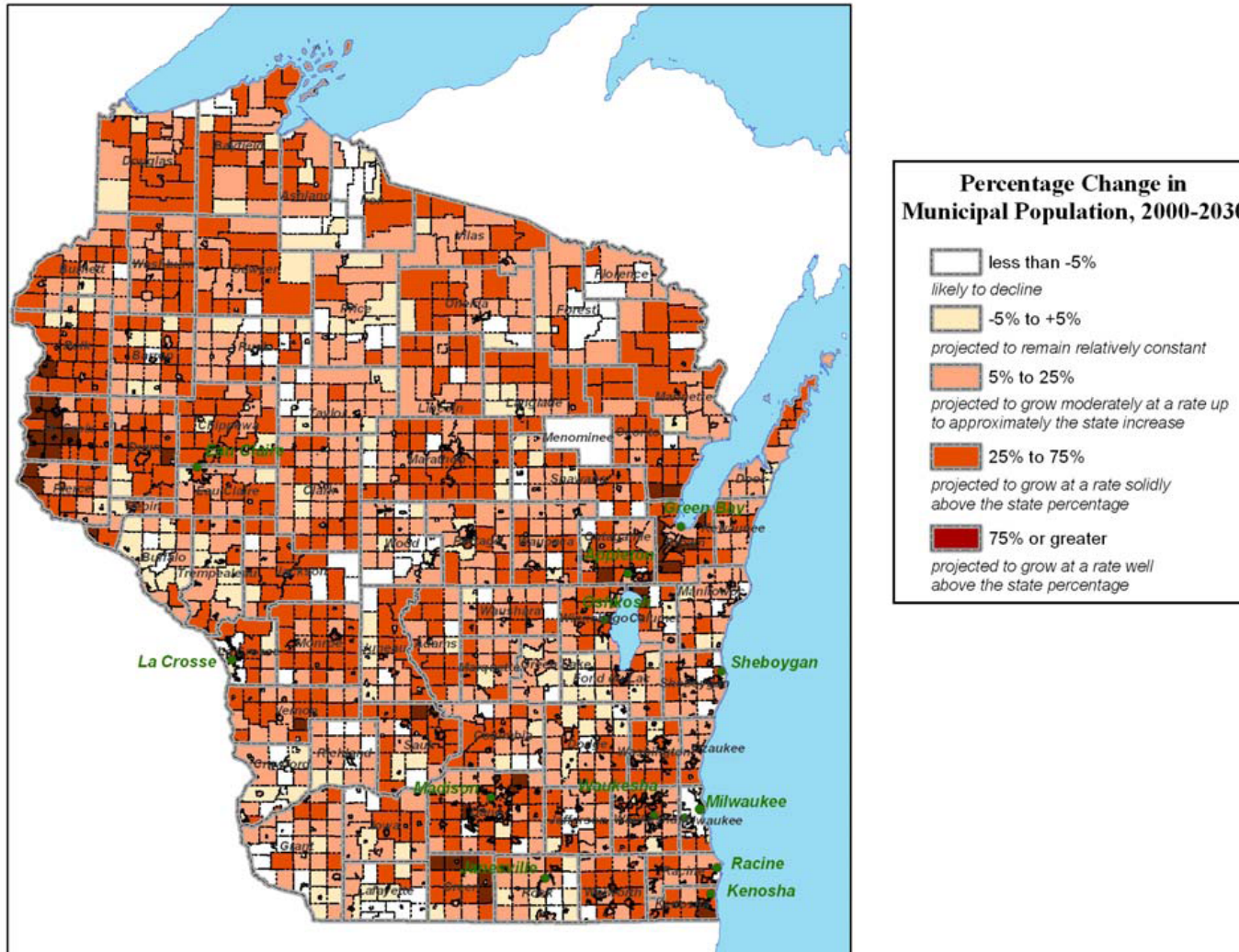
Table 1.13
Ten Counties with Greatest Percent Change in Population, 2000-2035

County	Census 2000	Projection 2035	Number Change	Percentage Change
SAINT CROIX	63,155	148,043	84,888	134%
CALUMET	40,631	71,227	30,596	75%
DANE	426,526	653,876	227,350	53%
PIERCE	36,804	54,094	17,290	47%
POLK	41,319	60,640	19,321	47%
SAUK	55,225	80,563	25,338	46%
WALWORTH	92,013	132,941	40,928	45%
WASHINGTON	117,496	169,159	51,663	44%
OCONTO	35,652	51,037	15,385	43%
KENOSHA	149,577	213,077	63,500	42%

Source: Wisconsin Dept of Administration Population Projections 2000-2035

Maps 1-3, 1-4, and 1-5, along with Table 1.13 show that Polk County is tied for 4th fastest growing county as a percentage of its population. It is expected that some of this population increase will be felt by the Village of Centuria. As shown by Map 1-5, the Village of Centuria is currently projected to grow by 42.3% or 366 from 2000 - 2035. Growth pressure has been coming from the Twin Cities area of Minnesota especially over the past few decades. The current economic downturn has slowed this pressure, but it is expected that once the economy turns around that the pressure will also come back. Trends are something that the Village should remain aware of and make plans for coming development.

Figure 1.14 Projected Percentage Change in Municipal Population, 2000-2030













Source: Wisconsin Dept of Administration Population Projections 2000-2035

MAP 1-5 PROJECTED POPULATION CHANGE 2000-2030

Polk County Wisconsin



State of Wisconsin

-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP

0 1.5 3 6 Miles







Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

BURNETT COUNTY

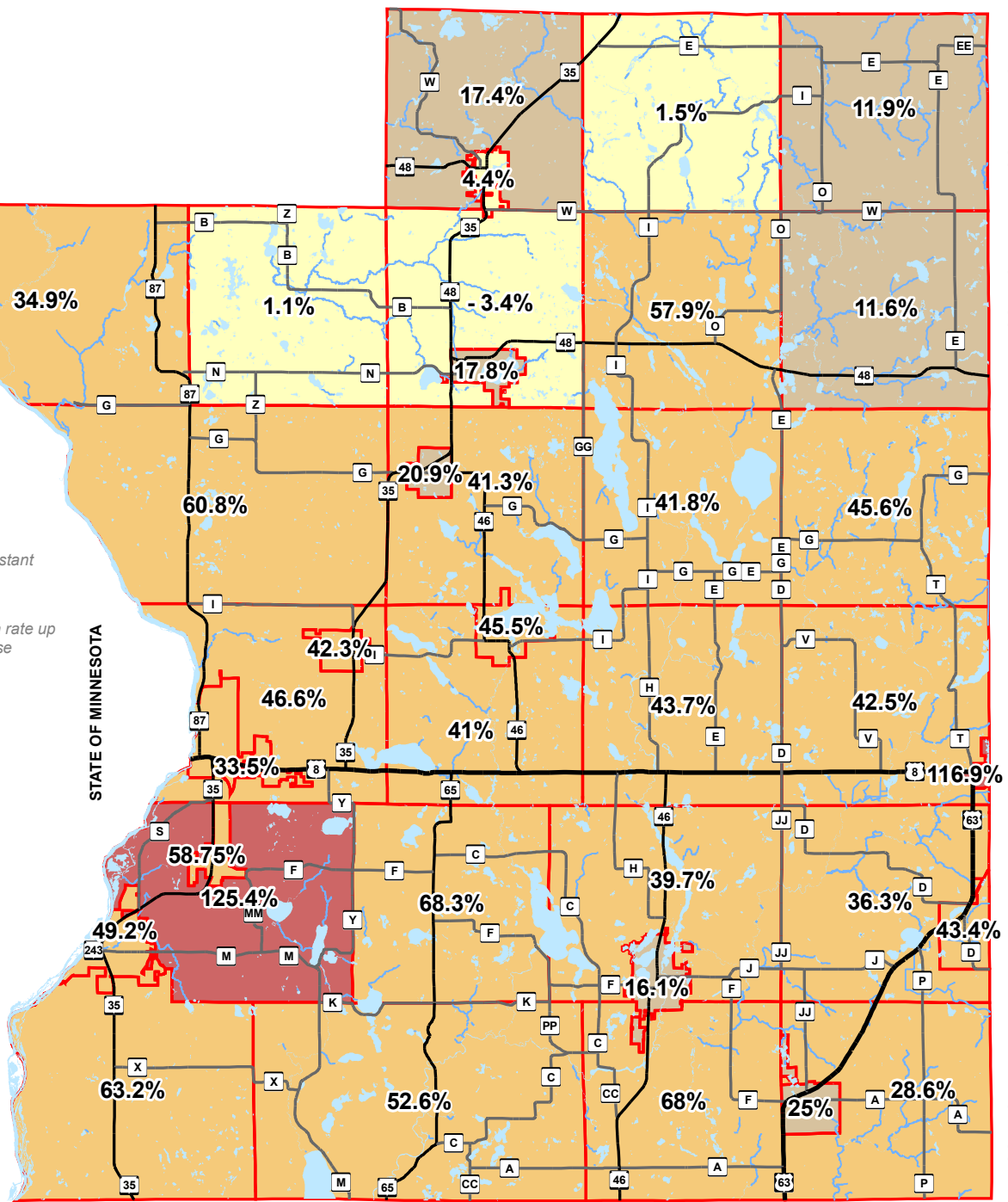
BURNETT COUNTY
BARRON COUNTY

-  -5% to 5%
projected to remain relatively constant
-  5.1% to 25%
projected to grow moderately at a rate up to approximately the state increase
-  25% to 75%
projected to grow at a rate solidly above the state percentage
-  75% or greater
projected to grow at a rate well above the state percentage

Projected percentage change in municipal population, 2000-2030.

Data Source:
Wisconsin Dept. of Administration

Please note:
116.9% population change for the Village of Turtle Lake represents that portion located within Polk County.



BARRON COUNTY

ST CROIX COUNTY

ST CROIX COUNTY

1.3 **SWOT ANALYSIS**

<p>Strengths</p> <ul style="list-style-type: none"> ▪ Access to Hwy 35 ▪ Gandy Dancer Trail runs through the Village ▪ Recreational Opportunities ▪ Parks System ▪ Location ▪ Proximity to Twin Cities 	<p>Weaknesses</p> <ul style="list-style-type: none"> ▪ Close to other areas with services ▪ No significant feature to draw people to the Village ▪ Lack of financial resources for development ▪ Land owners who are not Village residents
<p>Opportunities</p> <ul style="list-style-type: none"> ▪ Capture 35 frontage better ▪ Utilize Gandy Dancer to bring in visitors ▪ Develop businesses that feed off of use of the Gandy Dancer Trail ▪ Professional Offices 	<p>Threats</p> <ul style="list-style-type: none"> ▪ City of St. Croix Falls growth

Survey Results

5. What do you feel is the single biggest issue facing Centuria over the next several years?

Of the 83 respondents, 40 felt that the biggest issue facing Centuria is attracting and/or retaining businesses and industry. Other responses included high taxes (11), appearance of homes or downtown (9), drugs/crime (9), controlling growth (8).

One of the biggest issues and opportunities available to the Village of Centuria is to capture new businesses and industries in their industrial park and revitalizing the downtown area.

1.4 OVERALL GOALS

Housing Goal: *Maintain existing housing stock in the Village*

Transportation Goal: *Maintain existing transportation network*

Utilities and Community Facilities Goal: *Maintain the amount and quality of existing utilities and community facilities.*

Agricultural, Natural, and Cultural Resources Goal: *Maintain and enhance the natural resources in the Village of Centuria*

Economic Development Goal: *Continue to pursue and retain businesses and industries in the Village's industrial park*

Intergovernmental Cooperation Goal: *Maintain existing intergovernmental cooperation agreements*

Land Use Goal: *Maintain and enhance the small town character of the Village of Centuria*

Overarching Goal is for the Village of Centuria to remain a Village with small-town character

ELEMENT 2: HOUSING

Housing is a vital aspect to quality of life for residents in any area. Ensuring there is affordable housing for all income levels is vital public service. In order to address the necessary requirements of the Village of Centuria for the comprehensive planning legislation, the following will be addressed:

- 2.1 EXISTING CONDITIONS**
- 2.2 ASSESSMENT OF FUTURE NEEDS**
- 2.3 EXISTING HOUSING PROGRAMS**
- 2.4 GOALS AND OBJECTIVES**

2.1 EXISTING CONDITIONS

The Village of Centuria straddles State Hwy 35 and has housing development on either side of the highway. The vast majority of housing currently resides on the west side of the highway. Between 2000 and 2007, there were 27 houses built in the Village of Centuria. According to Table 2.1, about 55% of the homes in Centuria were built before 1960. Nearly half of that total were built before 1940.

TABLE 2.1
YEAR STRUCTURE BUILT

	WI	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
Total Structures:	2321144		21129		360	
Built 1999 to March 2000	50735	2.19%	806	3.81%	7	1.94%
Built 1995 to 1998	170219	7.33%	1860	8.80%	15	4.17%
Built 1990 to 1994	168838	7.27%	1804	8.54%	4	1.11%
Built 1980 to 1989	249789	10.76%	2990	14.15%	31	8.61%
Built 1970 to 1979	391349	16.86%	3870	18.32%	85	23.61%
Built 1960 to 1969	276188	11.90%	2211	10.46%	20	5.56%
Built 1950 to 1959	291948	12.58%	1862	8.81%	73	20.28%
Built 1940 to 1949	178914	7.71%	1374	6.50%	52	14.44%
Built 1939 or earlier	543164	23.40%	4352	20.60%	73	20.28%

U.S. Census Bureau Census 2000

With so many homes being quite old, the condition, energy efficiency and maintenance could become an issue for a large percentage of homes in Centuria. This could lead to more dilapidation and blight in the community, as well as affecting the affordability of homes, especially if energy prices continue to rise. Currently, there are homes that are in poor condition. One factor blamed for the condition of homes within the Village are absentee landlords/landowners. have become a problem in proper upkeep and maintenance of properties in the Village. The Plan Commission would like to research any grant funding or additional means out there that helps fix up dilapidated homes. A Community Development Block Grant from the U.S. Housing and Urban Development (HUD) was issued to a part of the Village and has improved some of those areas.

The current sewer system in the Village is based on gravity flow, so any major additional upgrades must include lift stations that cost \$100,000 or more. This could be a limiting factor for future development. Water can be run anywhere, but not sewer. The Village has no plans to expand sewer and water infrastructure at the present time. The cost of additional infrastructure is one reason why the Plan Commission indicated its preference for encouraging new residential on vacant or existing land that has sewer and water access.

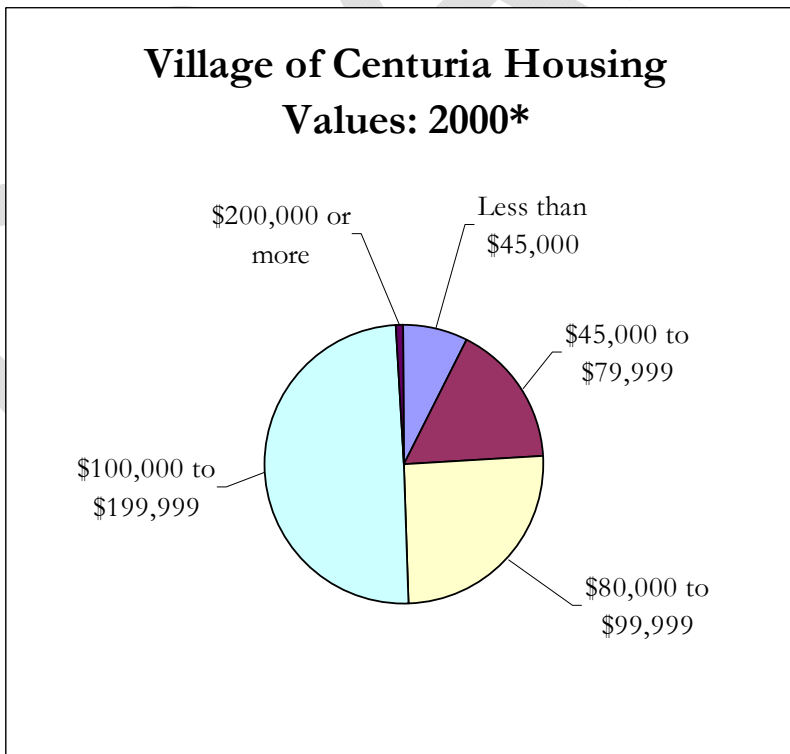
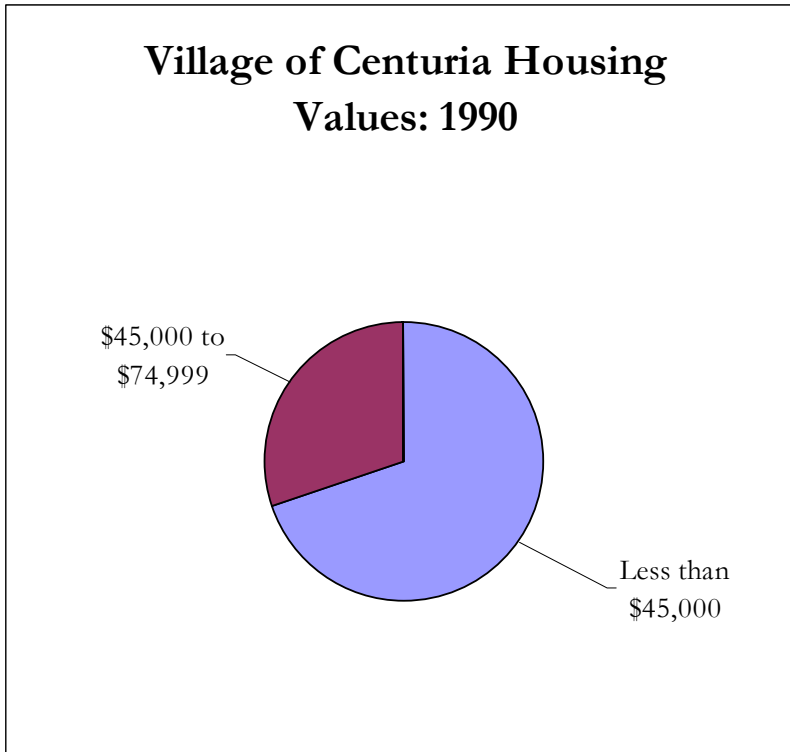
Table 2.2 indicates the value of homes in the Village. Centuria has a modest housing stock. As noted in the table in 1990, there were no properties valued at more the \$100,000 and in 2000 no properties valued at over \$200,000. The median house price in the village in 2000 was \$88,800 which makes the Village of Centuria overall an affordable place to live in terms of housing prices.

Table 2.2

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS						
1990						
	WISCONSIN	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
Median value	\$62,500		\$53,600		\$43,400	
Total Owner-Occupied	916,708		5,596		163	
Less than \$15,000	8,501	0.93%	77	1.38%	5	3.07%
\$15,000 to \$19,999	10,237	1.12%	108	1.93%	2	1.23%
\$20,000 to \$24,999	18,526	2.02%	195	3.48%	2	1.23%
\$25,000 to \$29,999	28,496	3.11%	328	5.86%	13	7.98%
\$30,000 to \$34,999	41,877	4.57%	404	7.22%	22	13.50%
\$35,000 to \$39,999	52,011	5.67%	429	7.67%	20	12.27%
\$40,000 to \$44,999	61,670	6.73%	469	8.38%	26	15.95%
\$45,000 to \$49,999	65,879	7.19%	463	8.27%	25	15.34%
\$50,000 to \$59,999	140,021	15.27%	902	16.12%	32	19.63%
\$60,000 to \$74,999	187,076	20.41%	1,068	19.09%	14	8.59%
\$75,000 to \$99,999	165,066	18.01%	730	13.05%	2	1.23%
\$100,000 to \$124,999	62,665	6.84%	208	3.72%	0	0.00%
\$125,000 to \$149,999	32,627	3.56%	109	1.95%	0	0.00%
\$150,000 to \$174,999	16,058	1.75%	51	0.91%	0	0.00%
\$175,000 to \$199,999	8,602	0.94%	29	0.52%	0	0.00%
\$200,000 to \$249,999	8,327	0.91%	18	0.32%	0	0.00%
\$250,000 to \$299,999	3,959	0.43%	2	0.04%	0	0.00%
\$300,000 to \$399,999	3,082	0.34%	5	0.09%	0	0.00%
\$400,000 to \$499,999	1,018	0.11%	0	0.00%	0	0.00%
\$500,000 or more	1,010	0.11%	1	0.02%	0	0.00%
2000						
	WISCONSIN	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
Median Value	\$112,200		\$100,200		\$88,800	
Total Owner-Occupied	1,122,467		7,642		212	
Less than \$10,000	1,142	0.10%	6	0.08%	0	0.00%
\$10,000 to \$14,999	1,523	0.14%	9	0.12%	3	1.42%
\$15,000 to \$19,999	2,855	0.25%	24	0.31%	0	0.00%
\$20,000 to \$24,999	4,262	0.38%	26	0.34%	4	1.89%
\$25,000 to \$29,999	6,411	0.57%	52	0.68%	5	2.36%
\$30,000 to \$34,999	9,683	0.86%	84	1.10%	4	1.89%
\$35,000 to \$39,999	13,708	1.22%	118	1.54%	7	3.30%
\$40,000 to \$49,999	33,866	3.02%	324	4.24%	17	8.02%
\$50,000 to \$59,999	46,456	4.14%	364	4.76%	11	5.19%
\$60,000 to \$69,999	64,280	5.73%	483	6.32%	20	9.43%
\$70,000 to \$79,999	82,130	7.32%	658	8.61%	34	16.04%
\$80,000 to \$89,999	102,431	9.13%	840	10.99%	40	18.87%
\$90,000 to \$99,999	101,596	9.05%	825	10.80%	32	15.09%
\$100,000 to \$124,999	185,960	16.57%	1,251	16.37%	18	8.49%
\$125,000 to \$149,999	158,033	14.08%	936	12.25%	15	7.08%
\$150,000 to \$174,999	106,516	9.49%	542	7.09%	0	0.00%
\$175,000 to \$199,999	67,003	5.97%	346	4.53%	2	0.94%
\$200,000 to \$249,999	62,223	5.54%	345	4.51%	0	0.00%
\$250,000 to \$299,999	32,940	2.93%	232	3.04%	0	0.00%
\$300,000 to \$399,999	22,602	2.01%	114	1.49%	0	0.00%
\$400,000 to \$499,999	7,905	0.70%	25	0.33%	0	0.00%
\$500,000 to \$749,999	5,676	0.51%	19	0.25%	0	0.00%
\$750,000 to \$999,999	1,677	0.15%	15	0.20%	0	0.00%
\$1,000,000 or more	1,589	0.14%	4	0.05%	0	0.00%

Source: U.S. Census

Graph 2.1



* Adjusted to 1990 dollars. Actual ranges are as follows: 'less than \$45,000' equals less than \$46,199; '\$45,000 to \$79,999' equals \$46,200 to \$79,199; '\$80,000 to \$99,999' equals \$79,200 to \$105,599; '\$100,000 to \$199,999' equals \$105,600 to \$197,999; '\$200,000 or more' equals \$198,000 or more.

TABLE 2.3: UNITS IN STRUCTURE

	WI	% OF TOTAL	POLK	% OF TOTAL	CENTURIA	% OF TOTAL
1990						
1 Unit, Detached	1,342,230	65.29%	13,979	75.31%	223	69.25%
1 Unit, Attached	50,380	2.45%	135	0.73%	3	0.93%
2 Units	197,659	9.61%	420	2.26%	11	3.42%
3 or 4 Units	79,562	3.87%	220	1.19%	6	1.86%
5 to 9 Units	81,331	3.96%	265	1.43%	18	5.59%
10 to 19 Units	67,222	3.27%	341	1.84%	16	4.97%
20 to 49 Units	65,203	3.17%	325	1.75%	0	0.00%
50 or more Units	42,860	2.08%	0	0.00%	0	0.00%
Mobile Home or Trailer	101,149	4.92%	2,497	13.45%	33	10.25%
Boat, RV, van, etc.	28,178	1.37%	380	2.05%	12	3.73%
Total Units	2,055,774		18,562		322	
2000						
1 Unit, Detached	1,531,612	74.50%	16,485	88.81%	252	78.26%
1 Unit, Attached	77,795	3.78%	316	1.70%	2	0.62%
2 Units	190,889	9.29%	454	2.45%	17	5.28%
3 or 4 Units	91,047	4.43%	336	1.81%	10	3.11%
5 to 9 Units	106,680	5.19%	418	2.25%	15	4.66%
10 to 19 Units	75,456	3.67%	382	2.06%	15	4.66%
20 to 49 Units	80,528	3.92%	443	2.39%	2	0.62%
50 or more Units	62,969	3.06%	7	0.04%	0	0.00%
Mobile Home or Trailer	101,465	4.94%	2,068	11.14%	47	14.60%
Boat, RV, van, etc.	2,703	0.13%	220	1.19%	0	0.00%
Total Units	2,321,144		21,129		360	
1990 to 2000 CHANGE						
1 Unit, Detached	189,382	9.21%	2,506	13.50%	29	9.01%
1 Unit, Attached	27,415	1.33%	181	0.98%	-1	-0.31%
2 Units	-6,770	-0.33%	34	0.18%	6	1.86%
3 or 4 Units	11,485	0.56%	116	0.62%	4	1.24%
5 to 9 Units	25,349	1.23%	153	0.82%	-3	-0.93%
10 to 19 Units	8,234	0.40%	41	0.22%	-1	-0.31%
20 to 49 Units	15,325	0.75%	118	0.64%	2	0.62%
50 or more Units	20,109	0.98%	7	0.04%	0	0.00%
Mobile Home or Trailer	316	0.02%	-429	-2.31%	14	4.35%
Boat, RV, van, etc.	-25,475	-1.24%	-160	-0.86%	-12	-3.73%
Total Units	265,370	12.91%	2,567	13.83%	38	11.80%

source: U.S. Census.

Table 2.3 lists the types of housing in the Village of Centuria in 1990 and 2000 according to census information. The Village increased its housing stock by about 12% in that decade timeframe. As one might expect, the Village has a higher proportion of multi-family housing as compared to Polk County. Typically, incorporated areas have higher amounts of multi-family housing stock.

Table 2.4 Housing Characteristics – 1980 to 2000

Village of Centuria	1980	1990	2000
Total Housing Units	302	322	361
Total Seasonal	0	5	1
Total Vacant	26	24	18
Total Occupied Units	276	298	343
Owner Occupied Units	193	200	254
Renter Occupied Units	83	98	89
Single Family Units	225	226	254
Multi-Family Units	48	51	59
Mobile Homes	29	45	47

Source: U.S. Census

The Village of Centuria has roughly 75% of its housing as owner-occupied and 25% of its housing as renter-occupied. According to Table 2.4, all of the single-family houses in the Village are owner-occupied in 2000. The Village also had only one seasonal unit within its borders. This is quite different from most other places in Polk County as it has a larger component of seasonal homes along surface waters.

Applicable Survey Results

11. Which one of the following statements best reflects your opinion on the amount of new housing development in the Village?

44% of total respondents responded that Centuria should try to promote a greater amount of new housing development. 29% of respondents feel that the amount of new housing development should be limited and 26% should have no role in deciding how much new housing development occurs. The groups diverging from this opinion are those that are retired and those that rent. The largest percentage for those that are retired was 41% for limiting new housing. The largest percentage for those that rent was 46% for the Village having no role in deciding.

13. What types of new development are appropriate for the Village of Centuria?

Housing Development

51% of total respondents want single-family homes, 24% want senior/retirement housing and 12% want duplexes.

Survey Question #13 listed above indicates a preference for single-family residential development.

2.2 ASSESSMENT OF FUTURE NEEDS

Currently, the supply of housing in the Village of Centuria is adequate. According to the projections, Centuria is expected to grow by 230 people in the next 10 years. Some of this increase can be absorbed by the existing vacant properties, while the remaining increase will be met with new residential development. In order to keep Centuria an affordable Village to live in it should encouraged to have new residential development occur on or as close as possible to existing sewer and water lines to minimize the cost of expanding the infrastructure. The Village currently has adequate land area to absorb the expected population increase, unless the new residents will be looking for sizable acreage to go along with their place of residence.

Another issue facing the Village and Polk County is the trend shown in Table 1.8 of an increasing aging population. Note in Table 1.8 the significant changes in Polk County in the 40-59 year age groups. In the course of the 20 year span of this plan, this age group will reach retirement and services will need to be provided for a larger population of retired people. Question #13 in the survey indicated that nearly $\frac{1}{4}$ of the respondents felt that senior living was a desired type of housing. This could be an opportunity for the Village and one that could be planned for in the next 20 years.

2.3 EXISTING HOUSING PROGRAMS

HUD

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

Rural Development –United States Department of Agriculture

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

Wisconsin Housing and Economic Development Authority (WHEDA)

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

West CAP

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

Movin' Out

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

Habitat for Humanity

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

Housing Authority of Polk County

Provides low-income families and the elderly with housing.

Community Development Block Grants (CDBG)

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

Low Income Energy Assistance Program (LIEAP)

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

Housing Cost Reduction Initiative (HCRI)

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

2.4 **GOALS AND OBJECTIVES**

Goal 1: *Maintain existing housing stock in the Village*

Objective: *Research housing programs that assist in the maintenance and upkeep of properties, such as the Community Development Block Grant Program.*

Goal 2: *Ensure that adequate supplies of low and moderate income housing are available in the Village.*

Goal 3: *Coordinate new residential housing development along existing water and sewer lines or where significant upgrades to these utilities, such as lift stations, are not needed.*

ELEMENT 3: TRANSPORTATION

- 3.1 EXISTING CONDITIONS**
- 3.2 ROAD CLASSIFICATIONS**
- 3.3 PLANNED IMPROVEMENTS**
- 3.4 GOALS AND OBJECTIVES**

3.1 EXISTING CONDITIONS

Highways

State Highway 35 runs north-south through the Village. There are also portions of County Road I within Village Limits. See Map 3.1 for general transportation routes in and around the Village of Centuria.

Transit

There are no existing transit opportunities or infrastructure in the Village. There is no perceived demand for transit, nor is it feasible for the population size of the village and its rather large distance to large metropolitan areas. It was mentioned, though, a few times in the resident survey that there was no transit service available for those without cars.

Transportation Facilities for the Disabled

The residents of the Village utilize the County Care-a-Van program which provides rides to disabled residents to doctor visits, etc. Elderly populations can utilize the services of buses and vans provided by the Polk County Aging Department. The Village would like to look into opportunities to partner with other government entities to make sure that the transportation needs of the aforementioned populations are met.

Bicycles

The Gandy Dance State Trail runs through the Village and provides an alternative means of transportation to local destinations such as Luck, Frederic, and St. Croix Falls. The trail extends all the way to Superior, WI, which translates into 98 miles of trail open to multiple uses, such as: biking, hiking, walking, snowshoeing, cross-country skiing, and snowmobiles throughout its entirety.



Gandy Dancer State Trail in Centuria

Walking

As stated above, the Gandy Dancer State Trail provides opportunities to walk to other communities or just for recreation. The Village has sidewalks along most of its streets and would like to add additional sidewalks to get pedestrian traffic off of its streets. The resident survey mentioned the need for additional sidewalks and repair to existing sidewalks as a priority for the Village.

Rail

Currently there is no rail service that comes to the Village of Centuria. The Gandy Dancer State Trail is currently developed on old railroad grade in which the rail company still retains its rights. This could mean that rail service could potentially come back to the Village of Centuria at some point in the future. Currently, though, the demand is low, population is low, and the economics of re-laying a rail is cost prohibitive.

Air

There are no air transportation facilities with the Village of Centuria. There are four area airports that afford the residents of Centuria air transportation, they are: Osceola Municipal Airport, Amery Municipal Airport, Burnett County Airport in Siren, and Minneapolis/St. Paul International Airport.

Trucking

There are no truck transportation facilities within the Village. The Village does have a seasonal weight limit on their roads.

Water

There are no water transportation opportunities within the Village. Surrounding communities have only recreational opportunities for water transportation.

3.2 ROAD CLASSIFICATIONS

The Wisconsin Dept. of Transportation classifies roads based on their function. Below is a listing of the different classification types and the amount of roads in the Town of Beaver in those same classifications. Functional road classifications

for rural areas include principle/minor arterials, major collectors, minor collectors-urban, and minor collectors-rural, and local roads. Table 3.4 and Map 3-4 detail the road classifications and locations for roads in the Village of Centuria.

Principle arterials serve interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.

Minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements.

Major collectors provide service to moderate sized communities and links traffic to nearby larger population centers.

Minor collectors collect traffic from local roads, linking them to all remaining smaller communities. All developed areas should be within a reasonable distance of collector roads.

Local roads provide access for travel over relatively short distances. All roads not classified as arterials or collectors are classified as local roads.

Table 3.4

Road Classification	Number of Miles
Principle/Minor Arterials	~1.33 miles
Major Collectors	~0.25 miles
Minor Collectors-Urban	~0.83 miles
Minor Collectors-Rural	~0.05 miles
Local Roads	~10.3 miles

3.3 PLANNED IMPROVEMENTS

The Village currently has a 5-year plan for transportation, but at present, it is not economically feasible. Adjustments to this plan need to be made in order to meet the needs of the Village while being fiscally responsible.

The following four pages detail the road maintenance and improvement plans for Polk County and the State of Wisconsin that are in the vicinity of the Village of Centuria. The Village of Centuria is not part of any rail plans, airport master plans, rural area transportation plans, urban area transportation plans, transportation corridor plans, or county highway functional and jurisdictional studies.

TABLE 3.1: PROPOSED SIX YEAR ROAD PLAN (Includes 5% Cost Increase per Year)
Polk County Highway Department

Date Developed: February 2007
 Latest Revision Date: 9/4/07

			2007 Construction Budget	\$ 2,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2007	N1	6.660	Dirt work	91,266.00
	N1(2)	1.600	Pulverize/pave end section	266,000.00
	A1 (1)	3.290	Pulverize/pave (Actual Cost)	401,202.00
	F5	0.680	Intersection/pave (Actual Cost)	165,000.00
	K1	n/a	Culvert replacement	60,000.00
	F5.1	0.400	Contribution to Village of Dresser	50,000.00
	H1	n/a	Culverts/ditching	200,000.00
	K2	1.966	Chipseal (Actual Cost)	29,442.00
	K2.1	1.844	Chipseal (Actual Cost)	25,457.00
	V1	6.890	Chipseal (Actual Cost)	80,009.00
	D3	6.080	Chipseal (Actual Cost)	60,725.00
	Y2	3.770	Wedge/Overlay (Actual Cost)	404,660.00
	Z1	2.080	Ultra-thin Overlay (Actual Cost)	96,851.00
Total Road Miles		35.260	Total Estimated Cost	\$1,930,612.00
			Budget Balance	\$86,813.00

2008 Budget Year			Construction Budget - 2007	\$ 2,017,425.00
			Budget Increase	500,000.00
			Proposed 2008 Budget	\$ 2,517,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2008	A1 (2)	3.030	Pulverize & overlay	400,000.00
	X1 (1) (CTH M - 230th)	2.900	Pulverize/Pave (CHIP = \$159,885.00)	435,000.00
	N1	6.660	20% STP Match + E.03 to E-1 update	395,000.00
	Z2	0.530	Safety enhancement project	150,000.00
	F5.1	0.400	Contribution to Village of Dresser	86,000.00
	JJ3, MM & I2	12.850	Chipseal	167,050.00
	H1	n/a	Intersections	200,000.00
	I6	4.410	Ultra-thin overlay	220,500.00
	G3	5.470	Ultra-thin overlay	291,944.00
	T1	2.840	Ultra-thin overlay	151,577.00
Total Road Miles		39.090	Total Estimated Cost	\$2,497,071.00
			Budget Balance	\$20,354.00

2009 Budget Year			2008 Construction Budget	\$ 2,517,425.00
			Budget Increase	250,000.00
			Proposed 2009 Budget	\$ 2,767,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2009	X1 (2)	3.214	Pulverize/Pave (CHIP-D = \$170,668)	506,205.00
	P1	3.000	Pulverize/pave & culverts	550,000.00
	I7	2.700	Ultra-thin overlay	135,000.00
	I3	1.300	Box culvert/ultra-thin overlay (20% Grant Match)	200,000.00
	B1/C1/C2/CC1/PP	20.640	Chipseal	303,009.00
	I3	4.390	Ultra-thin overlay	219,500.00
	H1	3.100	Pulverize/pave/ditching	600,383.00
	T2	2.290	Ultra-thin overlay	122,222.00
	A1.1	0.290	Mill/pave	134,900.00
Total Road Miles		40.924	Total Estimated Cost	\$2,771,219.00
			Budget Balance	(\$3,794.00)

2010 Budget Year			2009 Construction Budget	\$ 2,767,425.00
			Budget Increase	250,000.00
			Proposed 2010 Budget	\$ 3,017,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2010	I6	n/a	Culvert Replacement (Straight River)	100,000.00
	J1	5.340	Pave (3-1/2-inch Overlay)	725,550.00
	CC2	2.470	Pulverize/pave	408,000.00
	W1	3.970	Pulverize/pave	655,000.00
	M3/M2	6.400	20% STP Match	498,200.00
	O2/E2	8.710	Chipseal	133,000.00
	I5/I4	8.140	Chipseal	122,000.00
	F1	7.020	Ultra-thin overlay	393,000.00
Total Road Miles		42.050	Total Estimated Cost	3,034,750.00
			Budget Balance	(\$17,325.00)

2011 Budget Year			2010 Construction Budget	\$ 3,017,425.00
			Budget Increase	250,000.00
			Proposed 2011 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2011	I1	5.600	Pulverize/pave	970,000.00
	C3	8.270	Ultra-thin overlay	463,000.00
	EE1	2.080	Pulverize/pave	384,800.00
	Y1	3.970	20% STP Match	300,000.00
	S1	4.610	Ultra-thin overlay	270,900.00
	F2/F3/F4/F4.1	13.450	Chipseal	204,750.00
	E4/E3/E6	16.890	Chipseal	257,250.00
	E1	6.140	Culverts/prep work	150,000.00
	H1	1.730	Pave	245,000.00
Total Road Miles		62.740	Total Estimated Cost	\$3,245,700.00
			Budget Balance	\$21,725.00

2012 Budget Year			2011 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2012 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2012	O1	5.790	Culverts/Ditching	150,000.00
	T1/T2/T3	7.730	Chipseal	117,600.00
	N1/Y2	11.990	Chipseal	193,000.00
	GG1	5.940	Overlay (2-1/2" cold mix)	950,000.00
	W2	5.270	Pulverize/Pave	869,000.00
	E1	6.140	Pulverize/Pave (2.5")	982,400.00
Total Road Miles		42.860	Total Estimated Cost	\$3,262,000.00
			Budget Balance	\$5,425.00

2013 Budget Year			2012 Construction Budget	\$ 3,267,425.00
			Budget Increase	-
			Proposed 2013 Budget	\$ 3,267,425.00
Year	Road / Segment	Miles	Proposed Project	Estimated Cost
2013	A3/A2	9.450	Ultra-thin overlay	532,000.00
	O1	5.790	Pulverize/Pave	973,000.00
	A1	6.320	Chipseal	101,000.00
	D2	9.160	Ultra-thin overlay	542,000.00
	W4	7.070	20% STP Match	2,000,000.00
Total Road Miles		37.790	Total Estimated Cost	\$4,148,000.00
			Budget Balance	(\$880,575.00)

OTHER PROJECTS

- F2 Bridge at Wapogasset
- B2 Bridge in Atlas
- X1 Arch culvert
- K1 Bridge/safety enhancement
- H2 Bridge

WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=86 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
063	PIERCE	RED WING - ELLSWORTH ROAD	0.03	\$1,000,000- \$1,999,999	10-13	BRRPL	Replace the existing USH 63 bridge (B-47-011) and approaches over the Burlington Northern Railroad. Also, construct south abutment to convert to a pier for a possible extension of the structure by one span to allow for constr
065	PIERCE	ELLSWORTH - RIVER FALLS	10.54	\$4,000,000- \$4,999,999	2009	RESURF	Pulverize and relay the existing asphalt and resurface, reshoulder, with some culvert repair and ditch cleaning and riprap on the Branch of the Goose Creek Bridge (B-47-0005).
065	PIERCE	RIVER FALLS - ROBERTS ROAD	0.66	\$500,000- \$749,999	10-13	PVRPLA	Mill and relay the existing asphalt and repave with new asphalt, construct a roundabout at Cemetery Road.
065	PIERCE	V ELLSWORTH, NORTH MAPLE STREET	0.20	\$100,000- \$249,999	10-13	RDMTN	Road maintenance on STH 65, in the Village of Ellsworth from Main Street to Cairns Street.
128	PIERCE	ELMWOOD - STH 64	7.14	\$250,000- \$449,999	2009	RDMTN	Roadway maintenance preservation, chip seal, crack fill and wedge roadway.
128	PIERCE	ELMWOOD - STH 64	0.00	\$2,000,000- \$2,999,999	10-13	RESURF	Bridge rehabilitation redecking the Lost Creek bridge (B-47-0020).
008	POLK	ST CROIX FALLS - TURTLE LAKE	9.27	\$2,000,000- \$2,999,999	10-13	RESURF	Resurface existing roadway.
008	POLK	ST CROIX FALLS - TURTLE LAKE	0.00	LESS THAN \$100,000	10-13	BRSHRM	Remove lead paint and repaint the steel bridge components.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.03	\$750,000- \$999,999	10-13	BRRHB	Bridge rehabilitation, Concrete overlay on the existing bridge deck.
008	POLK	ST CROIX FALLS - TURTLE LAKE ROAD	0.10	\$2,000,000- \$2,999,999	10-13	RECST	Reconstruct 208th Street intersection with USH 8 for installation of permanent signals with east and westbound protected left turn lanes with raised concrete medians and a dedicated right turn lane at the intersection. Minor
035	POLK	LUCK - SIREN	6.83	\$750,000- \$999,999	2009	RDMTN	Roadway Maintenance, mill and relay existing pavement, and repave with an additional 2 inches of blacktop

WISCONSIN
 2008 - 2013 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
 March 6, 2008 SNAPSHOT

----- REGION=Northwest PAGE=87 -----

HWY	COUNTY	PROJECT TITLE	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
046	POLK	AMERY - BALSAM LAKE ROAD	3.53	\$1,000,000-\$1,999,999	2008	PVRPLA	Pulverize and overlay the roadway.
046	POLK	C AMERY, KELLAR AVENUE	0.05	\$250,000-\$449,999	2008	RECOND	Reconditioning the Griffin Street and Kellar Avenue intersection in Amery. The STH 46 intersection will be reconfigured and signalized.
063	POLK	CLEAR LAKE - CUMBERLAND	0.05	LESS THAN \$100,000	10-13	BRRPL	Replace the culvert on the Napodoggen Creek.
087	POLK	ST CROIX FALLS - GRANTSBURG	13.89	\$2,000,000-\$2,999,999	10-13	RESURF	Mill and resurface roadway, pave 3 foot of the 6 foot shoulder, Replace existing beam guard and culvert pipes.
243	POLK	ST CROIX RIVER - OSCEOLA ROAD	0.22	\$100,000-\$249,999	10-13	RESURF	Resurfacing deficient pavement.
008	RUSK	C LADYSMITH,E 3RD ST & EDGEWOOD AVE	0.57	\$1,000,000-\$1,999,999	10-13	PVRPLA	Replace deteriorating pavement.
008	RUSK	LADYSMITH - HAWKINS ROAD	10.17	\$750,000-\$999,999	2008	RDMTN	Maintenance preservation 12 foot driving lane rut filling.
008	RUSK	LADYSMITH - HAWKINS ROAD	11.17	\$1,000,000-\$1,999,999	2008	RDMTN	Preventative maintenance mill 2 inches to remove rutting and resurface with 2 inches asphaltic pavement.
008	RUSK	STH 27 INTERSECTION(C OF LADYSMITH)	0.00	\$100,000-\$249,999	10-13	RECST	Reconstruct the current intersection.
040	RUSK	ISLAND LAKE - BRUCE ROAD	13.23	\$3,000,000-\$3,999,999	10-13	RESURF	Resurface existing pavement.
073	RUSK	HANNIBAL - INGRAM	9.46	\$1,000,000-\$1,999,999	10-13	RDMTN	Resurface with a maintenance overlay.
073	RUSK	HANNIBAL - INGRAM ROAD	9.46	\$250,000-\$449,999	2008	RDMTN	Preventative maintenance, chip seal, wedge and crack filling on STH 73, from the south county line to USH 8.
027	SAWYER	HAYWARD - BRULE	0.00	\$250,000-\$449,999	2009	BRRHB	Bridge rehabilitataion, replace the existing bridge deck on STH 27 (B-57-0011) over the Totagatic River.
027	SAWYER	NW REGION: REGULATIONS & STUDIES-GENERAL-TRAF	3.66	\$1,000,000-\$1,999,999	10-13	RDMTN	PROGRAM DESCRIPTION NEEDED.

3.4 GOALS AND OBJECTIVES

Goal 1: Maintain existing transportation network

Objectives:

- 1) *Utilize cost-effective measures to ensure a functioning transportation network within the Village*
- 2) *Prioritize road work needs so the most pressing repairs are tackled first*
- 3) *Continue to develop and find funding for the 5-year road plans developed by the Village*

Goal 2: Collaborate with surrounding government agencies to maintain and enhance transportation services for disabled residents and others who do not have access to their own transportation

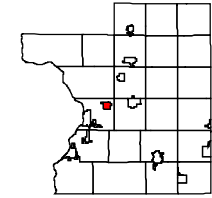
Goal 3: Repair existing and create new sidewalks within village

Objectives:










- 1) *Consider requiring new developments to install sidewalks when they develop new residences*
- 2) *Prioritize sidewalk improvement needs to address the most needed improvements first*

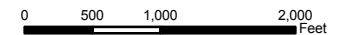
MAP 3-1 GENERAL ROAD MAP

Village of Centuria
Polk County
Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY

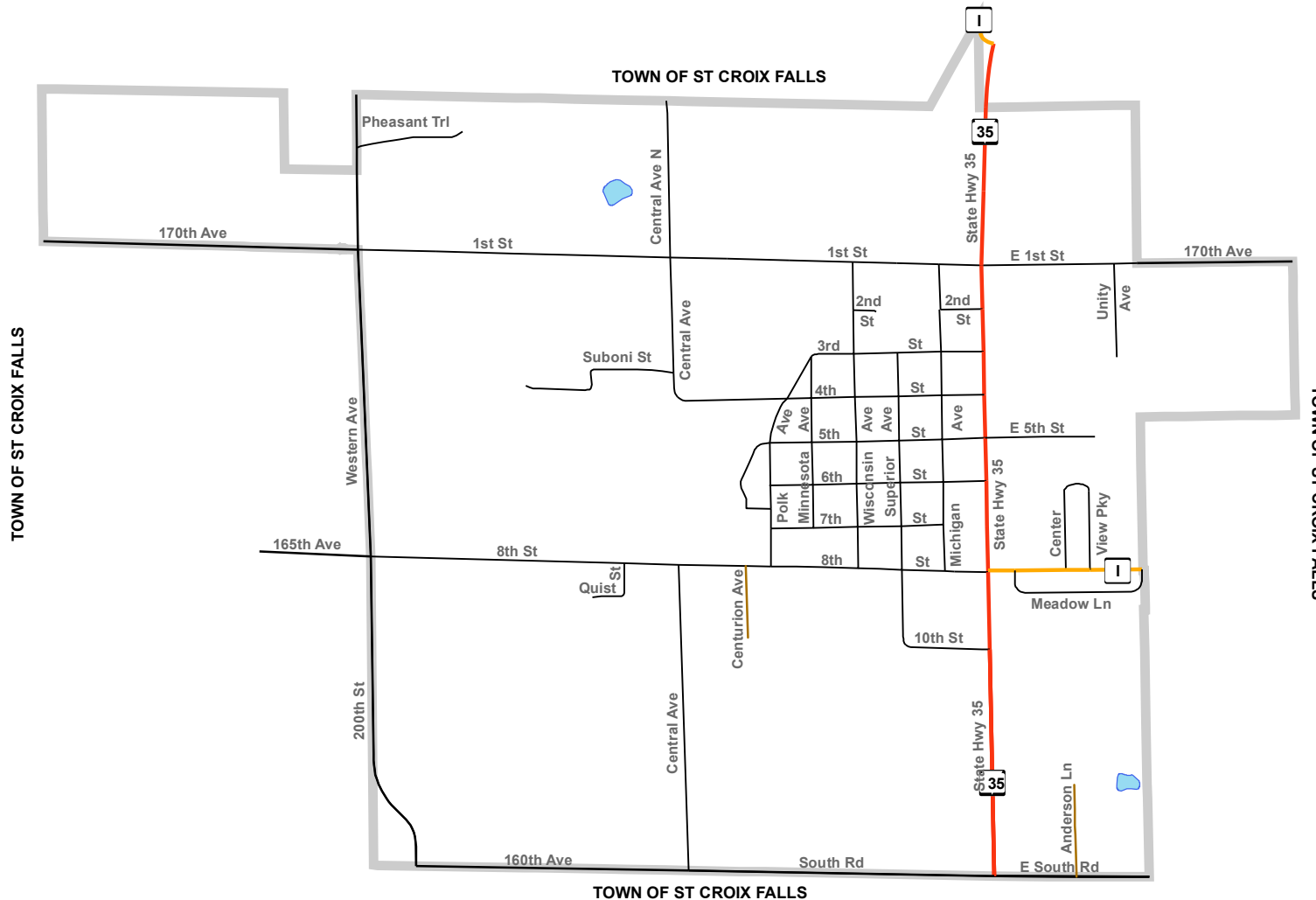


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Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
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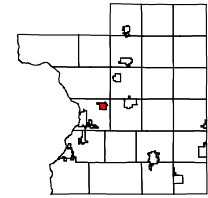
11/21/08

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MAP 3-2 TRAFFIC COUNTS

Village of Centuria
Polk County
Wisconsin



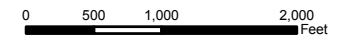
Polk County

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

Average Annual Daily Traffic Count Site

2006 9999

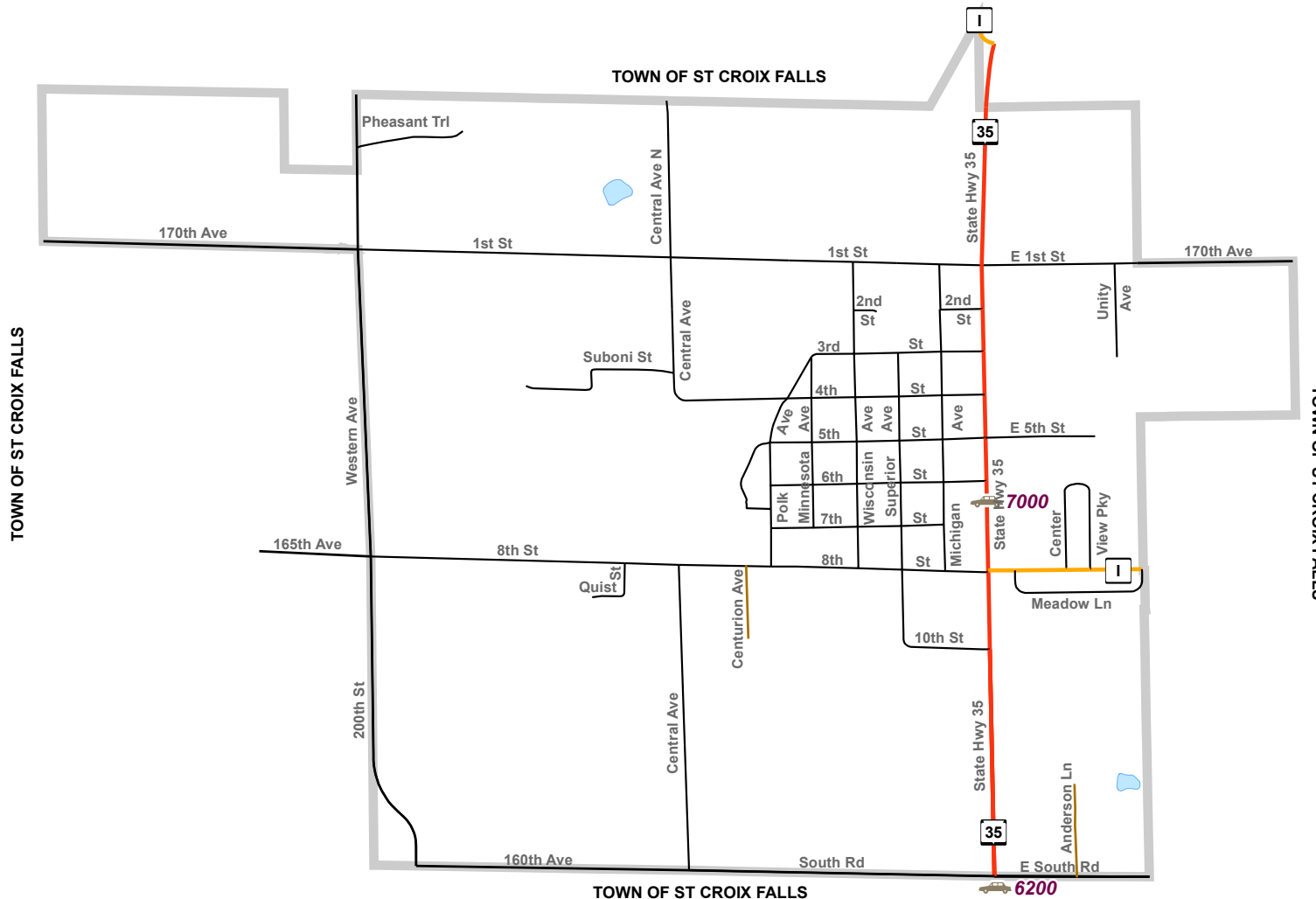
Average Annual Daily Traffic Counts:
Source: WDOT



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Balsam Lake, WI 54810
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Fax: 715.485.9246
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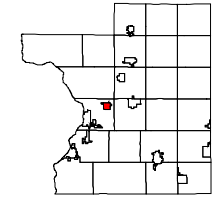


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MAP 3-3 SHERIFF ACCIDENT REPORT

Village of Centuria
Polk County
Wisconsin



Polk County

TRAFFIC ACCIDENTS BY YEAR & TYPE

- △ 2004
- 2005
- 2006
- ◇ 2007
- ☆ 2008
- PROPERTY DAMAGE
- PERSONAL INJURY

Source:
Polk County Sheriff's Department

- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

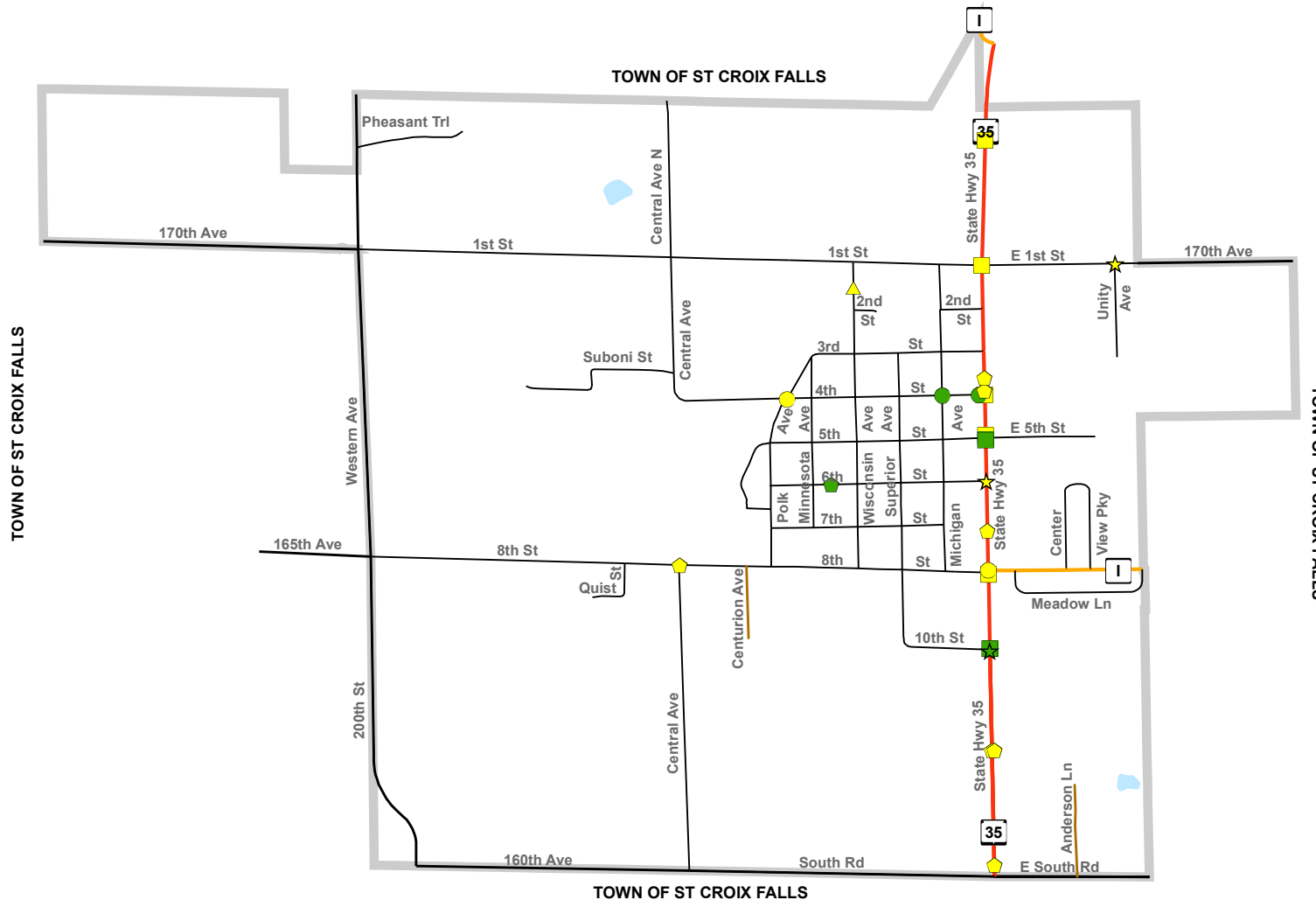
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Feet



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Balsam Lake, WI 54810
Ph: 715.485.9279
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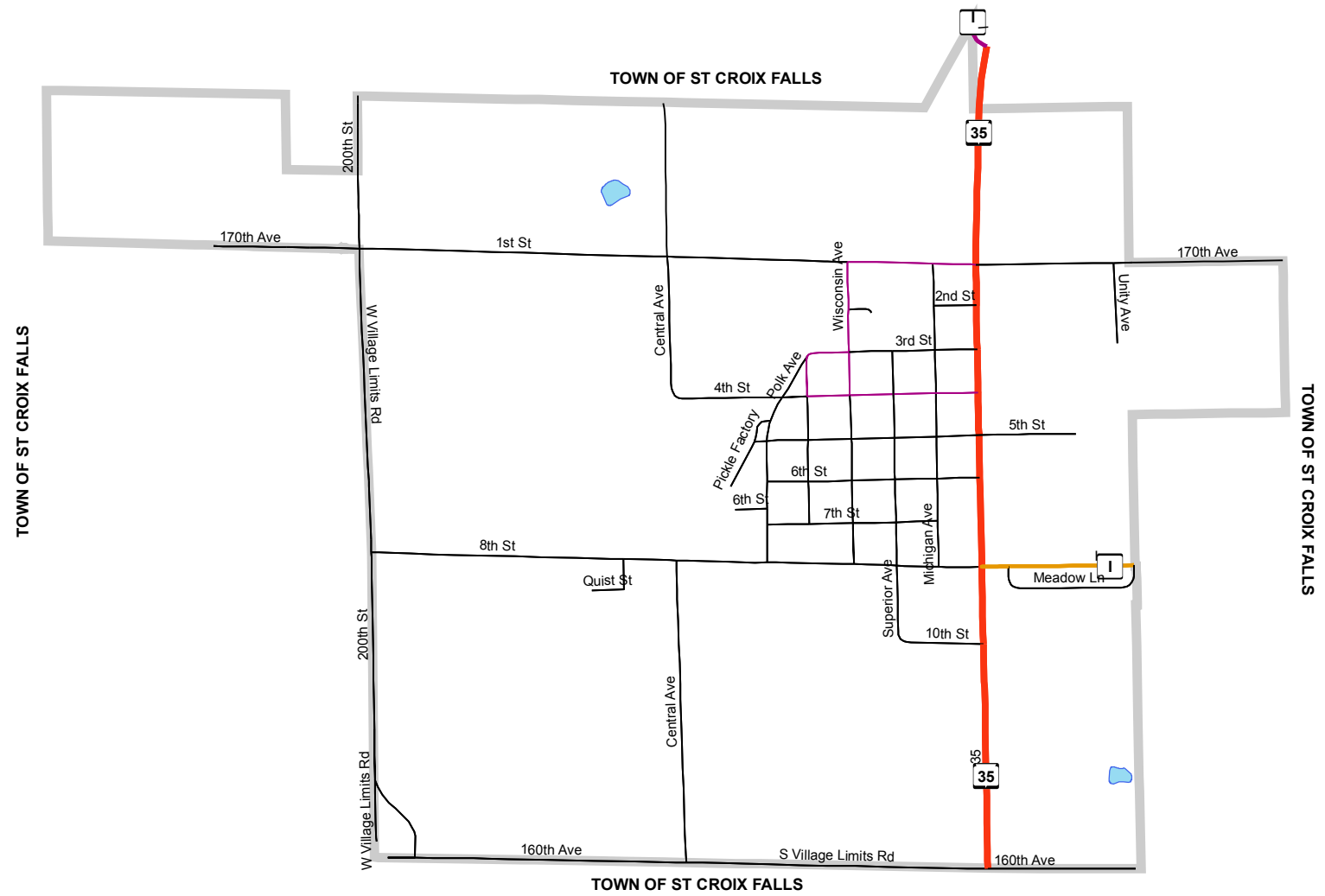
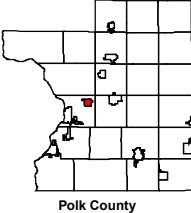


MAP 3-4

ROADS CLASSIFICATION

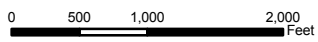
Village of Centuria

Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- HYDRO BODY
- VILLAGE BOUNDARY
- PRINCIPAL OR MINOR ARTERIAL
Approximate Total Miles 1.33
- MAJOR COLLECTOR
Approximate Total Miles .25
- MINOR COLLECTOR - RURAL
Approximate Total Miles .05
- MINOR COLLECTOR - URBAN
Approximate Total Miles .83
- LOCAL
Approximate Total Miles 10.30

Road Centerline Source:
Wisconsin Department of Transportation

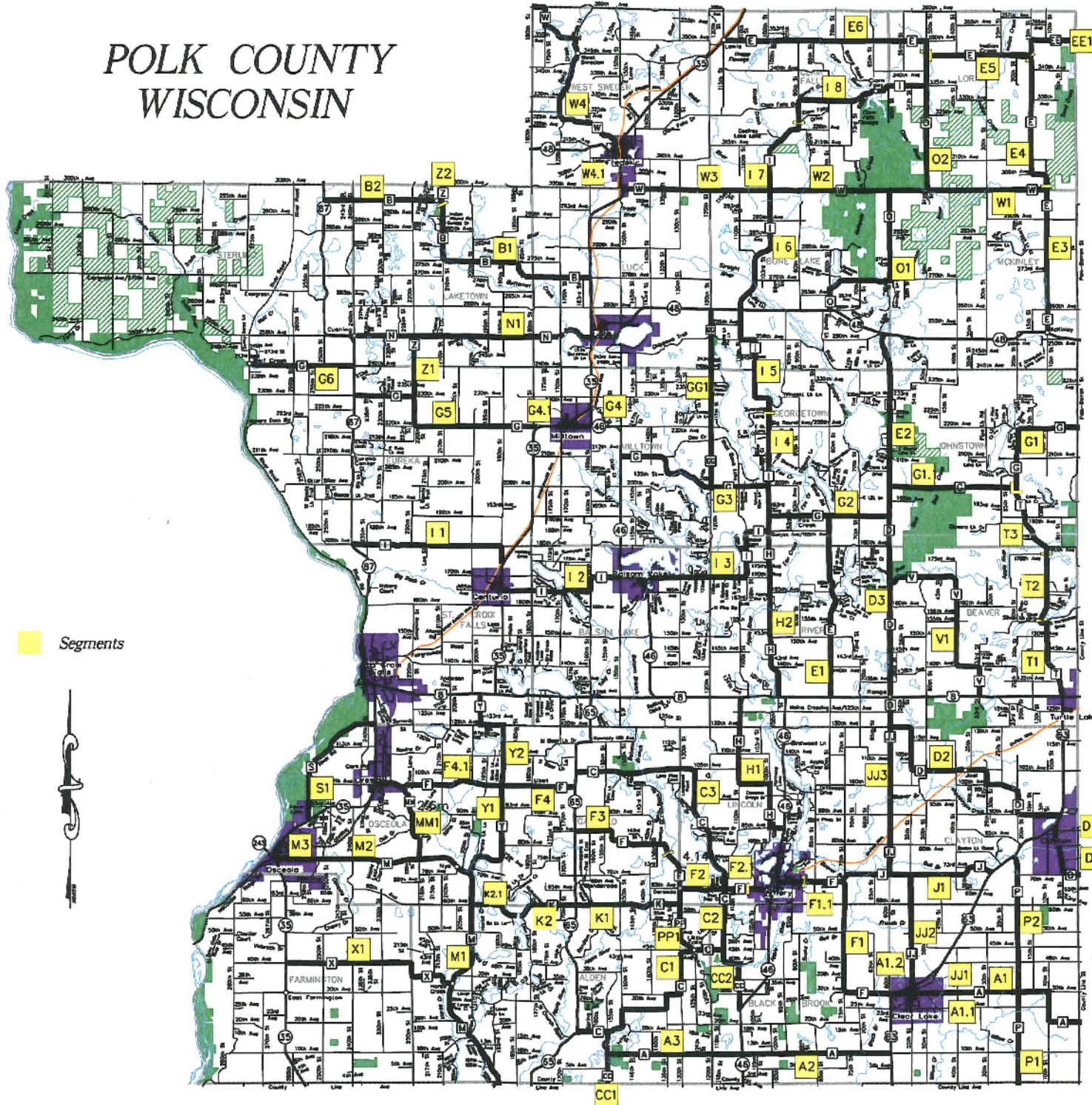


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Ph: 715.485.9279
Fax: 715.485.9246
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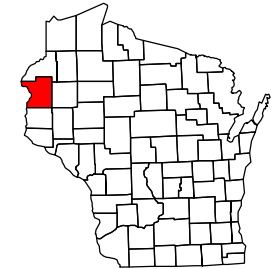
POLK COUNTY WISCONSIN



Segments



MAP 3-5 COUNTY ROAD SEGMENTS



0 1.5 3 6 Miles



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12/23/08

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ELEMENT 4: UTILITIES AND COMMUNITY FACILITIES

In order to meet the requirements of the State of Wisconsin for the comprehensive planning legislation, the following will be addressed:

4.1 EXISTING CONDITIONS

4.2 GOALS AND OBJECTIVES

4.1 EXISTING CONDITIONS

Utilities and community facilities are services typically available to residents of a Village. While there is much variety in the amount, quality, type, and cost of these amenities, some are essential for today's life. These facilities are provided in a number of ways; private, Village-owned, county and state-owned and federally-owned. With the volatility of cost of community services today, flexibility in how these services are delivered and paid for becomes mandatory. The Village should remain flexible and open to options for service providing and payment of those services. The existing conditions of these utilities and community facilities are detailed below:

Sanitary Sewer

Sewer service in Village is adequate for current population and there is room for additional capacity. The Village's system is a gravity-fed system. Due to the flat-landed nature of the Village, significant expansion of the sanitary sewer system would require lift stations being installed. These lift stations would be quite expensive and therefore new development should be encouraged to locate along or close to existing sewer lines. Map 4-4 shows the service area for the Village's sanitary sewer service.

Storm Water Management

Any improvements to the storm water management have been based on proposed developments. The current system is a pipe system with drains cuts in the curb and gutter.

Water Supply

The Village has two wells which have adequate water supply for now and the future. Water quality of those two wells is in good order. The service area for the Village's water system is shown on Map 4-5. Below is a gorgeous picture of the water tower located behind Village Hall.



Solid Waste Disposal

Currently, there is a 5 year contract with Allied Waste to service the residents of the village. The commercial entities in the Village contract their own solid waste disposal, usually through Waste Management or Watermans.

On-Site Wastewater Technology

All development within the village is hooked up to the sanitary sewer, so there are no septic tanks.

Recycling Facilities

Polk County has its recycling center on Highway 8 just east of St. Croix Falls, as well as numerous satellite locations throughout the county. Part of the residential contract for solid waste pick up is curbside pick up of recyclables.

Parks

There are several parks within the Village limits and they provide many amenities, such as: volleyball, playgrounds, basketball courts, horseshoe pits, and baseball fields.



Photo courtesy of the Village of Centuria's website

The resident survey indicated that a skate park might be desirable in the community. At present, the Park Board is looking into the idea of having a skating rink again in the winter. The Gandy Dancer State Trail runs through the west side of town. Here is more on the Gandy Dancer:

Gandy Dancer State Trail

This 98-mile, interstate trail crosses into Minnesota and then back again into Wisconsin on its way from St. Croix Falls to its connection with the Saunders State Trail just south of Superior.



DNR Photo

In Wisconsin the trail is maintained and managed by Polk, Burnett, and Douglas counties. The Minnesota DNR manages the section of the Gandy Dancer trail in Minnesota.

Built on a former railroad corridor, the trail is named for the work crews who laid the railroad tracks. The crews used tools made by the Gandy Tool Company of Chicago. The crews were known to work by keeping their voices and the movement of their feet and tools in harmony. This manner of work led the crews to become known as "Gandy Dancers."

The Gandy Dancer State Trail is divided into a northern segment and a southern segment. Trail uses for the two segments are also divided. Most of the year the southern segment allows only non-motorized recreation on the trail, while the northern segment offers motorized recreation year-round.

Southern Segment

This segment of the Gandy Dancer trail begins in St. Croix Falls, near Interstate State Park. This segment travels for 47 miles in Wisconsin through the communities of Centuria, Milltown, Luck, Frederic, Siren and Webster, ending in the town of Danbury at the Minnesota border.



Deep blue skies and brilliant colors highlight the trail in Autumn.
DNR Photo

The southern segment is surfaced with crushed limestone. A small section of the trail near the Polk County Information Center is paved with asphalt. The trail tread is suitable for walking, biking, snowshoeing and cross-country skiing. Snowmobiles are allowed on this segment from December to March provided there is at least six inches of snow covering the trail. All-terrain vehicles are not permitted on the southern segment at any time. Governor Knowles State Forest and Crex Meadows Wildlife Area are near the trail. Camping is available at Governor Knowles State Forest and Interstate State Park, as well as at several private campgrounds along the trail. The western end of the Ice Age National Scenic Trail is also at Interstate State Park. Historical points of interest along the southern segment include Forts Folle Avoine and a restored railroad depot and museum in Frederic. Forts Folle Avoine Historical Park is 2.5 miles west of the trail just off of County Highway U, about halfway between Danbury and Webster. The park is a reconstruction of a fur trading post and sits on the banks of the Yellow River at the same site of the original fort.

The southern segment of the Gandy Dancer trail ends just outside Danbury. Here a 520-foot trestle crosses the St. Croix National Scenic Riverway into Minnesota.

Telecommunication Facilities

There is a new cell phone tower in the village that used to be a T-Mobile tower, but now is a STB Communications tower. The community is supplied telecommunication services by Lakeland Telecommunications and Centurytel Communications.

Power Plants and Transmission Lines

The Village owns the local power utility.

Cemeteries

All cemetery facilities are located outside the Village limits.

Health Care facilities

The Village does not currently have its own health care facilities. There are however, a number of options for health care in the area, including: Unity Clinic in Balsam Lake, Frederic Clinic, Burnett Medical Center in Grantsburg, St. Croix Falls Regional Medical Center, and Amery Regional Medical Center.

Table 4.1 – Clinics and Hospitals in Polk County

Location	Facility Name	Approx. Capacity
Amery	Amery Regional Medical Center	25 beds
Big Round Lake	Big Round Lake Clinic (St. Croix Chipp.)	
Clear Lake	Clear Lake Clinic	
Frederic	Frederic Regional Medical Clinic	
Luck	Luck Medical Clinic	
Osceola	Ladd Memorial Hospital	23 beds
St. Croix Falls	St. Croix Regional Medical Center	25 beds
Balsam Lake	Unity Clinic	

source: Polk County Natural Hazards Mitigation Plan, Wisconsin Department of Health Services

The demographics of Polk County indicate a growing number of seniors living in the county. The need for assisted living, retirement centers, and nursing homes is growing in Polk County. As the “Baby Boomer” generation reaches the ages where these types of services are needed, the demand will grow. Centuria currently has two such facilities; Aurora Residential Alternatives and Sophie’s Manor Assisted Living. Table 4.2 lists the Assisted Living Facilities available in Polk County.

Table 4.2 – Assisted Living Facilities in Polk County

City	Facility Type	Facility Name	Capacity or # of Beds
AMERY	Nursing Home	GOLDEN AGE MANOR	114
	Nursing Home	WILLOW RIDGE HEALTHCARE FACILITIES LLC	83
	CBRF	RIVERBEND	11
	Resid. Care Apt. Complex	AMERY ASSTD LIV -RIVER BEND	26
	Resid. Care Apt. Complex	EVERGREEN VILLAGE	8
BALSAM LAKE	CBRF	AURORA RESIDENTIAL ALTERNATIVES INC #066	5
CENTURIA	Adult Family Home	AURORA RESIDENTIAL ALTERNATIVES INC #034	4
	CBRF	SOPHIES MANOR ASSISTED LIVING II INC	20
CLEAR LAKE	Adult Family Home	ROSEWOOD ADULT FAMILY HOME	4
	CBRF	CLEAR LAKE MANOR	8
FREDERIC	Nursing Home	FREDERIC NURSING AND REHABILITATION COMMUNITY	50
	Adult Family Home	VAUGHAN/SORENSEN AFH	4
	CBRF	COMFORTS OF HOME - FREDERIC	20
LUCK	Adult Day Care	PATRICIAS	6
	Nursing Home	UNITED PIONEER HOME	75
MILLTOWN	Adult Family Home	ANGELS IN WAITING	4
OSCEOLA	Nursing Home	L O SIMENSTAD NURSING CARE UNIT	40
	Adult Family Home	MORNING GLORY - COMMUNITY HOMESTEAD	4
ST CROIX FALLS	Nursing Home	GOOD SAMARITAN SOCIETY-ST. CROIX VALLEY	91
	CBRF	COMFORTS OF HOME - ST CROIX II	16
	CBRF	COMFORTS OF HOME-ST CROIX FALLS I	15
	Resid. Care Apt. Complex	ST CROIX VALLEY GOOD SAM APT COMPLEX	8

source: Wisconsin Department of Health Services, July 2008.

Child Care Facilities

In today's world, it is more and more common that both parents work and there are single parent families. This translates into a greater need for childcare facilities for children while their parents are at work. There are 3 licensed daycare facilities within the Village of Centuria. Table 4.3 lists the licensed child care facilities in Polk County. In addition, there are numerous unlicensed child care operations in the county that provide services for children.

Table 4.3 – Licensed Child Care Facilities in Polk County

City	Day Care Name	Capacity
AMERY	COZY CARE DAY CARE	8
	GROWING YEARS	8
	MARIANN'S LITTLE LAMBS	8
	SHERRY'S DAY CARE	8
	TENDER TIMES CHILD CARE	8
BALSAM LAKE	BALSAM LAKE CESA #11 HEAD START	34
	KIDS QUEST	8
	STACY'S LICENSED DAY CARE	8
CENTURIA	CUDDLE BUGS CHILD CARE	8
	LIGHTHOUSE FAMILY CHILD CARE	8
	SANDY'S FAMILY DAY CARE	8
CLEAR LAKE	LITTLE LAMBS CHRISTIAN DC CTR LLC	30
CUSHING	BECKY'S HOUSE FAMILY DAY CARE	8
	GENE'S JUMPSTART PROGRAM	8
	KID'S CORNER CHILDCARE	8
DRESSER	COUNTRY CARE	8
	QUALLE BEAR DAYCARE	42
FREDERIC	CHRISTY JENSEN'S DAYCARE	8
	COUNTRY WONDERLAND FAMILY DAY CARE	8
	LINDAS FAM CHILD CARE	8
LUCK	ABC EXPRESS PRESCHOOL	24
	BRENDA'S KIDDIE KARE	8
	TAMMY'S FAMILY DAY CARE	8
MILLTOWN	LIL' RASCALS PLAYHOUSE	8
OSCEOLA	ABOVE ALL BEGINNINGS CHILD CARE INC	91
	BUSY BEE'S CHILD CARE CTR	29
	CORINNE'S DAY CARE	8
	GRACE FOR KIDS	8
	HILLTOP DAY CARE	8
ST CROIX FALLS	BETHIE'S BUSY BEES	8
	BIG HUGS CHILD CARE CENTER	32
	KIDS VIEW DAY CARE	44
	THE LITTLE SCHOOL	8
TURTLE LAKE	DAR'S BUSY BODIES DAY CARE	8
	ROCHELLE'S LITTLE TYKES DAYCARE	8

source: Wisconsin Department of Children & Families, July 2008.

Police

At present, current staffing needs for a possible additional officer are being reviewed. There are discussions of a part-time officer or a potential officer who would share time with the Village and Polk County. Staffing for police service is based on need. The service areas of the various Police Departments within Polk County are shown on Map 4-5.

Fire

Currently, the Village has a municipal volunteer fire department. The service areas for the various fire departments throughout Polk County are shown on Map 4-6.



Village of Centuria Municipal Building

Rescue

The rescue service provided to the Village of Centuria is a municipal volunteer rescue service. The service areas for the various first responder rescue services throughout Polk County are shown on Map 4-7. In addition, there are numerous hospitals that serve the area and the service area of these hospitals are shown on Map 4-8.

Libraries

There is a Village library in town. They provide internet access and a variety of other services, including being part of the MORE system, which is a network of interlibrary resource sharing in the state.



Centuria Public Library

Schools

The Village of Centuria is part of the Unity School District. Map 4-2 shows the school districts within Polk County. The Unity School District covers children of grades K-12. WITC also has campuses in Rice Lake and New Richmond. WITC offers technical degrees and many continuing education opportunities. There are several 4-year college institutions within a 75 mile radius of the Village of Centuria.

Other Government Facilities

The Village has an American Legion Post within its limits. In addition, the Wisconsin Department of Natural Resources built a rest stop with restroom facilities, vending machines, and bicycle racks on the Gandy Dancer State Trail



Rest Stop Along Gandy Dancer in Centuria

The resident survey asked the citizens of Centuria to rank local services within the Village, here are their responses:

7. Rate the following local services in Centuria:

		Highest response	2 nd highest response	3 rd highest response			
		Don't Know	Very Good	Good	Average	Poor	Very Poor
A	Ambulance Service	31%	22%	37%	10%	0%	0%
B	Fire Protection	22%	29%	33%	14%	0%	2%
C	Garbage Collection	2%	22%	50%	15%	5%	6%
D	Municipal Water System	10%	19%	29%	23%	9%	11%
E	Park and Recreation Facilities	4%	26%	38%	22%	7%	3%
F	Police Protection	4%	29%	37%	25%	4%	2%
G	Public Library	13%	24%	36%	21%	5%	1%
H	Public School System	16%	29%	28%	24%	3%	1%
I	Recycling Programs	5%	28%	36%	21%	6%	5%
J	Sanitary Sewer Service	19%	25%	30%	22%	3%	2%
K	Senior housing	30%	19%	24%	23%	2%	1%
L	Senior Services (e.g. transportation)	52%	10%	17%	15%	2%	4%
M	Snow Removal	1%	34%	38%	16%	7%	5%
N	Storm Water Management	29%	11%	25%	20%	10%	5%
O	Street and Road Maintenance	1%	15%	32%	33%	12%	8%
P	Sidewalks	9%	8%	25%	28%	21%	10%
Q	Youth programs	38%	2%	5%	15%	26%	15%

Survey Question #8: Please share any additional comments you have about *Community Facilities and Services*.

Wide variety of responses. Highest responses were about the need for activities for the youth (5) and the need for improved water infrastructure (5).

The above responses give an idea as to what the citizens of the Village think are the services in need of the most improvement and thus could be list which prioritizes activities within the village. It is up to the Village how it would like to proceed with this information but it does give insight as to where the Village could improve its quality of service to its residents. As any unit of government must do, the Village must find the right balance between providing services and paying for them, usually through taxes.

4.2 GOALS AND OBJECTIVES

Goal 1: Maintain the amount and quality of existing utilities and community facilities.

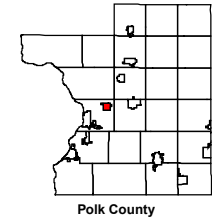
Objective:

- 1) *Use a needs assessment to determine when and where to expand or improve utilities and communities facilities*
- 2) *Assess and determine staffing needs for Police Dept.*

Goal 2: Develop a Parks and Recreation Plan

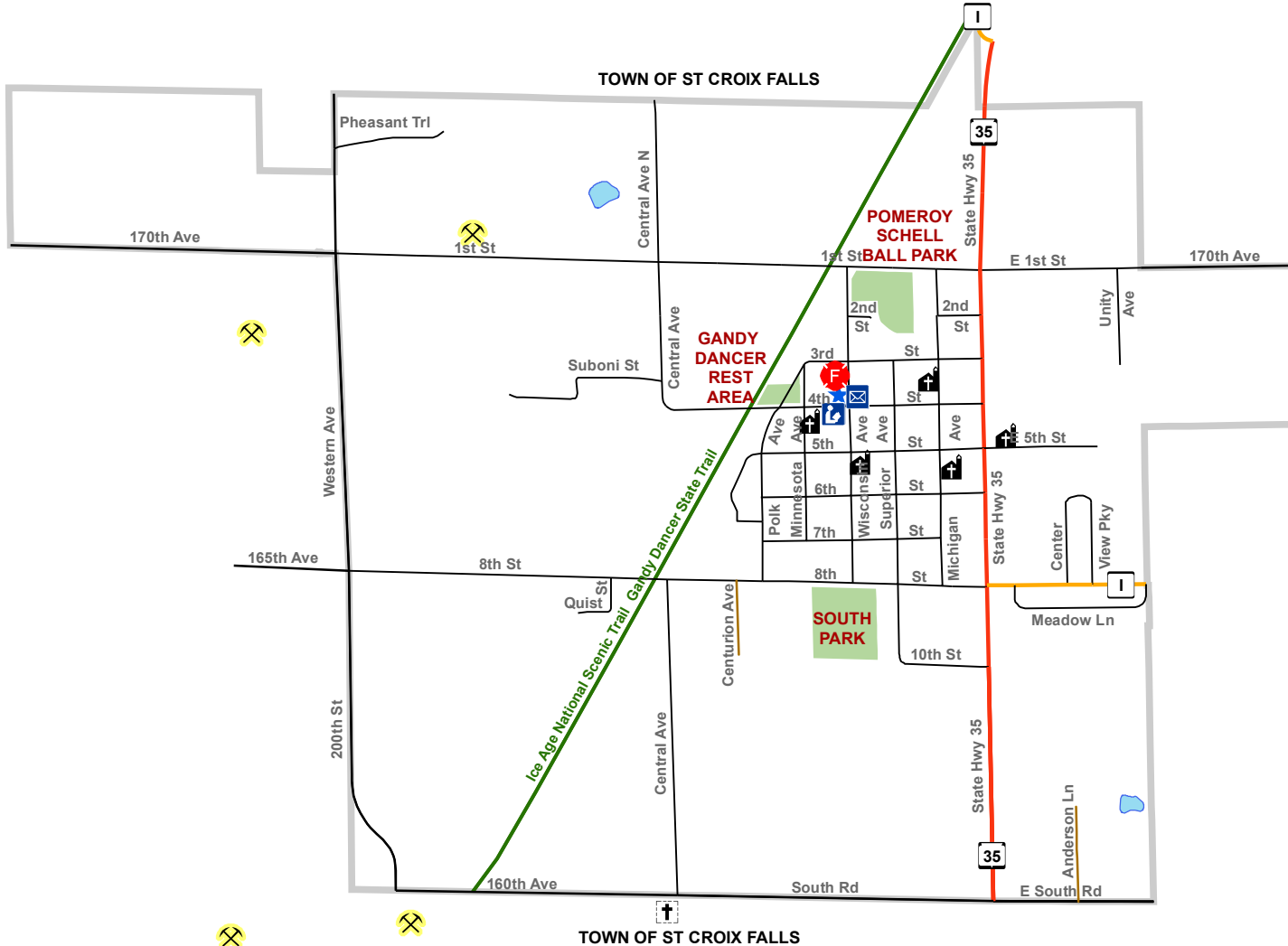
MAP 4-1 COMMUNITY FACILITIES


















Village of Centuria Polk County Wisconsin

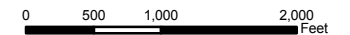


TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS



-  CEMETERY
-  CHURCH
-  FIRE HALL
-  GRAVEL PIT
-  LIBRARY
-  POST OFFICE
-  VILLAGE HALL
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  TRAIL
-  HYDRO BODY
-  PARK
-  VILLAGE BOUNDARY



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MAP 4-2 SCHOOL DISTRICTS

Polk County
Wisconsin



State of Wisconsin

- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO BODY

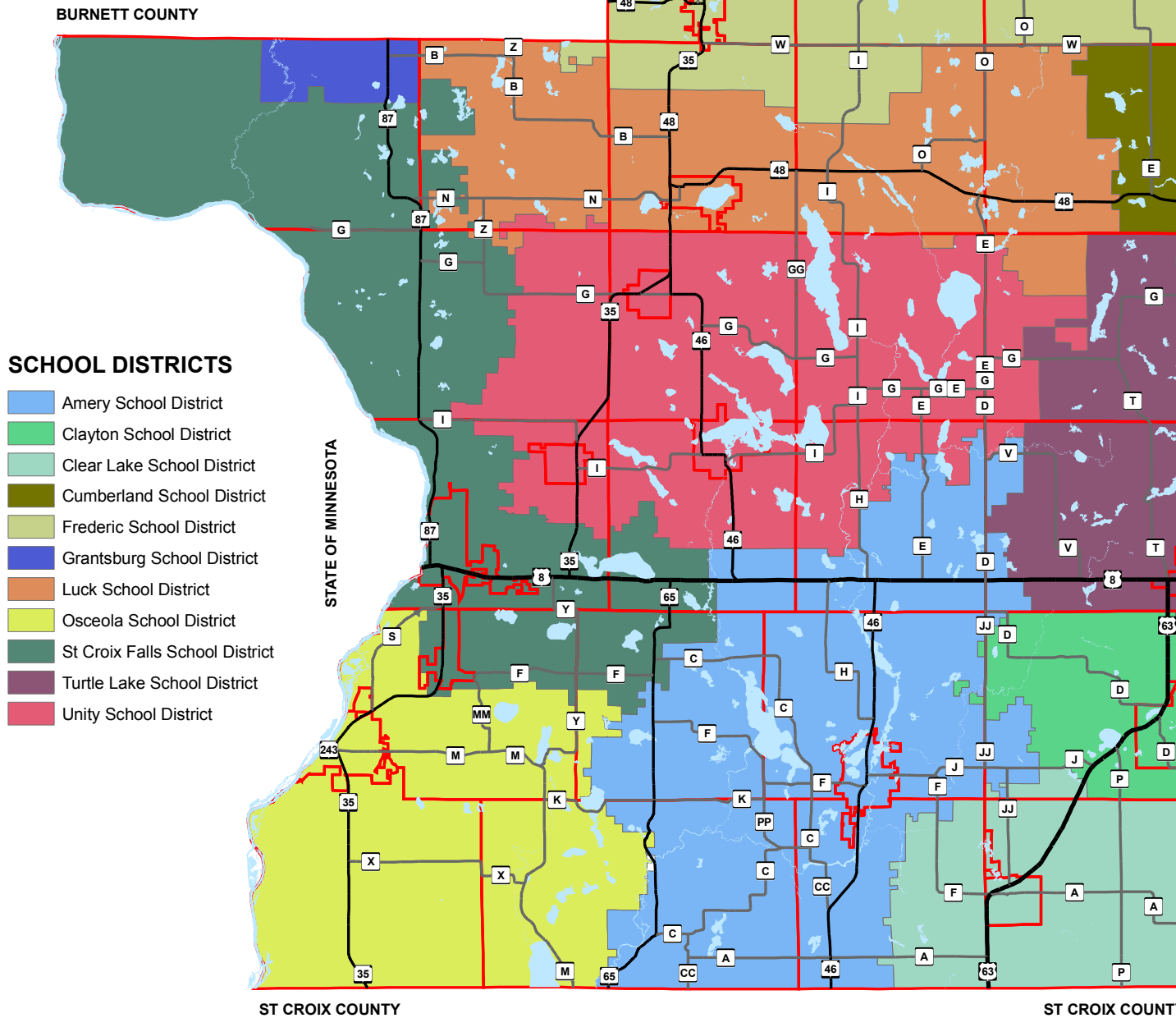
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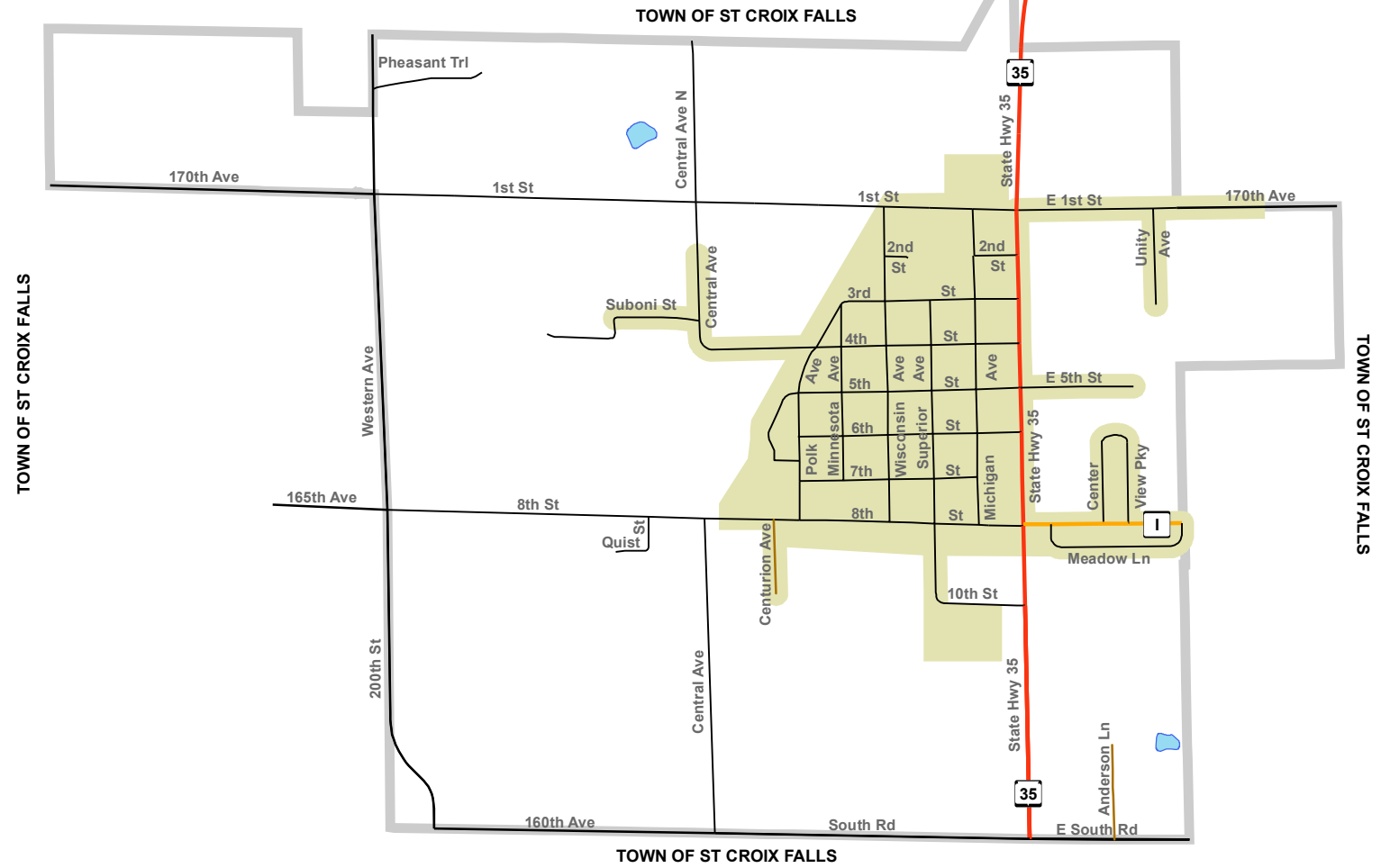
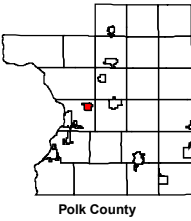
BURNETT COUNTY BARRON COUNTY











BARRON COUNTY

ST CROIX COUNTY

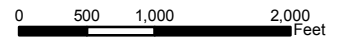
ST CROIX COUNTY

MAP 0-0 SEWER SERVICE AREA Village of Centuria Polk County Wisconsin



-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO BODY
-  SEWER SERVICE AREA
-  VILLAGE BOUNDARY

Sewer Service Area Data Source:
Village of Centuria



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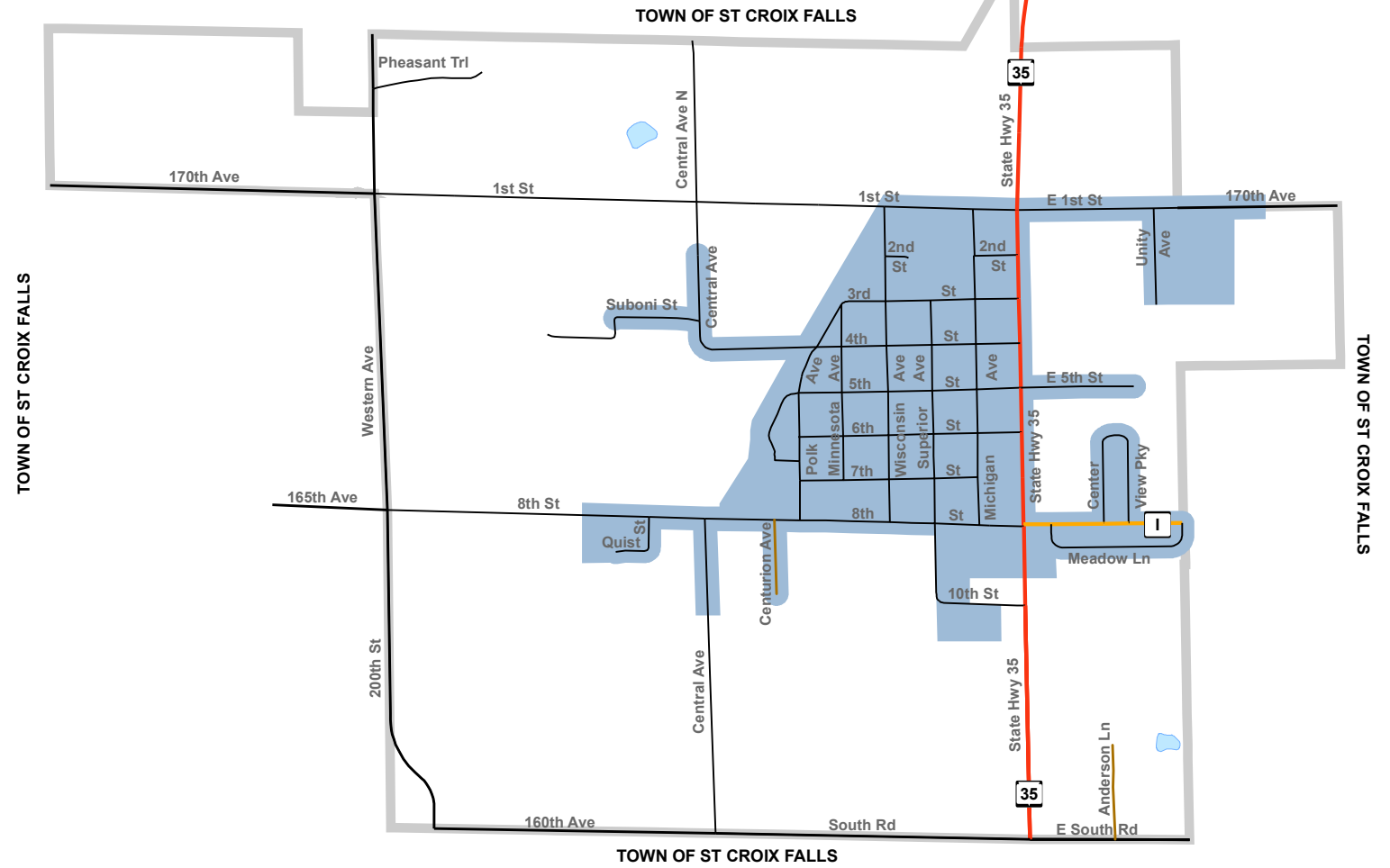
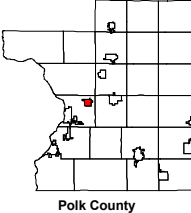
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MAP 0-0

WATER SERVICE AREA

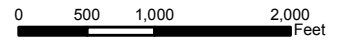
Village of Centuria

Polk County Wisconsin



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- WATER SERVICE AREA
- VILLAGE BOUNDARY

Water Service Area Data Source:
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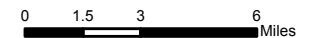
MAP 0-0 LAW EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

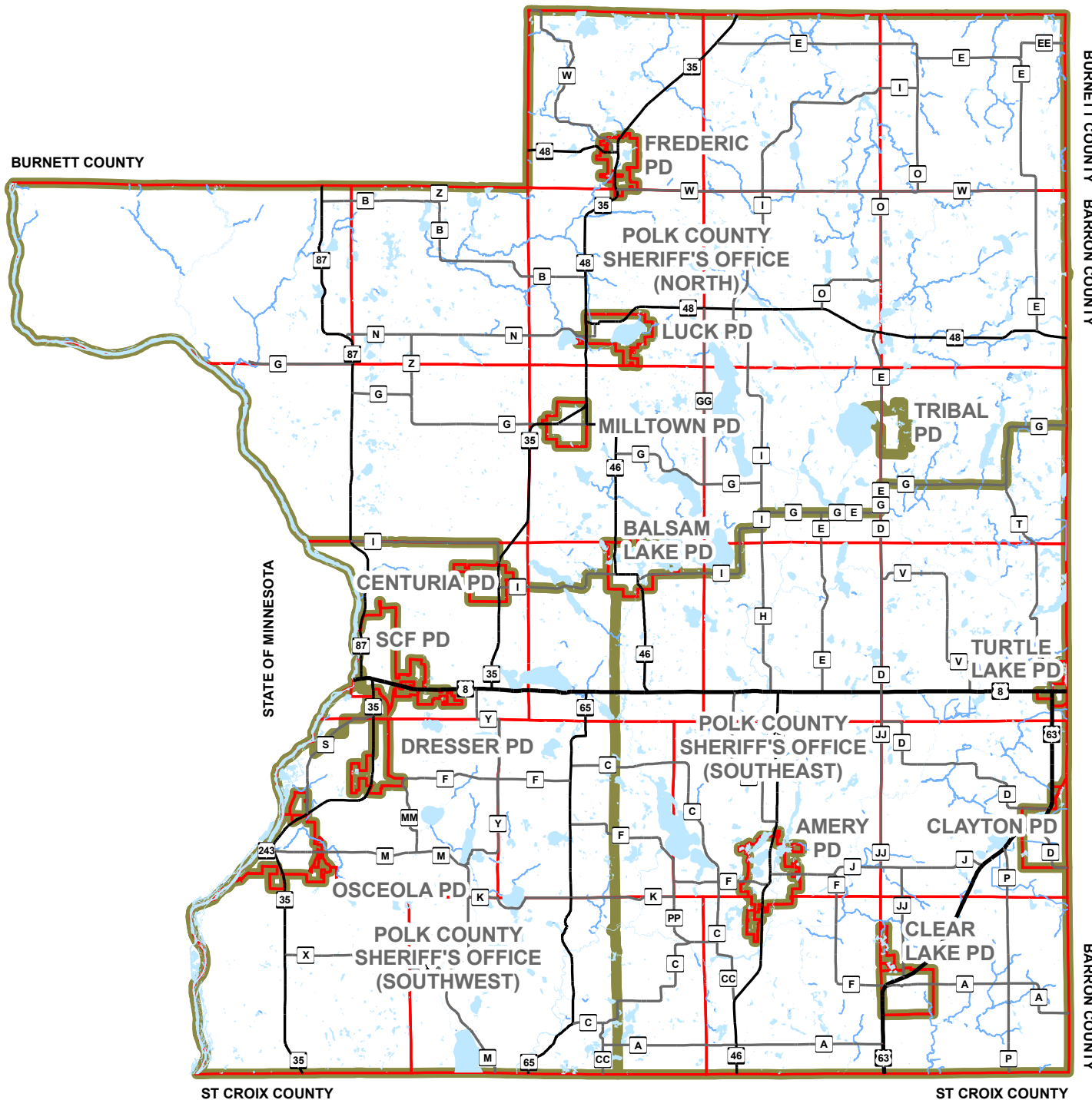
- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO STREAM
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP
- LAW ESZ



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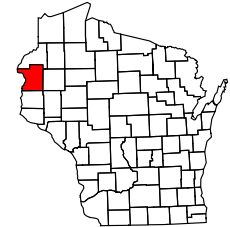


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





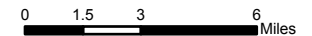
MAP 0-0 FIRE EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

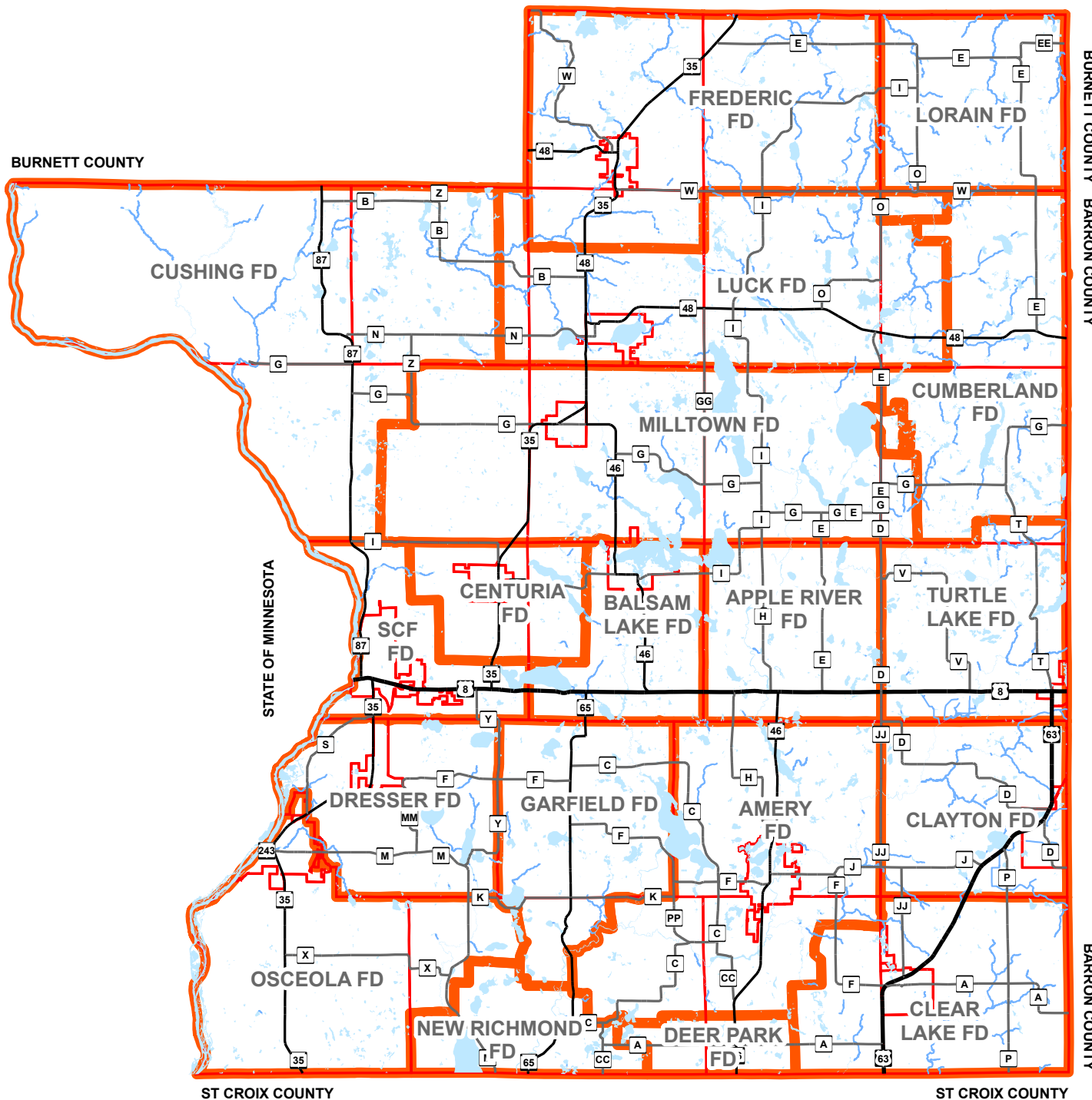
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-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
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BURNETT COUNTY BARRON COUNTY

BARRON COUNTY

ST CROIX COUNTY












ST CROIX COUNTY

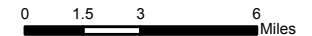
MAP 0-0 MEDICAL EMERGENCY SERVICE ZONES

Polk County
Wisconsin



State of Wisconsin

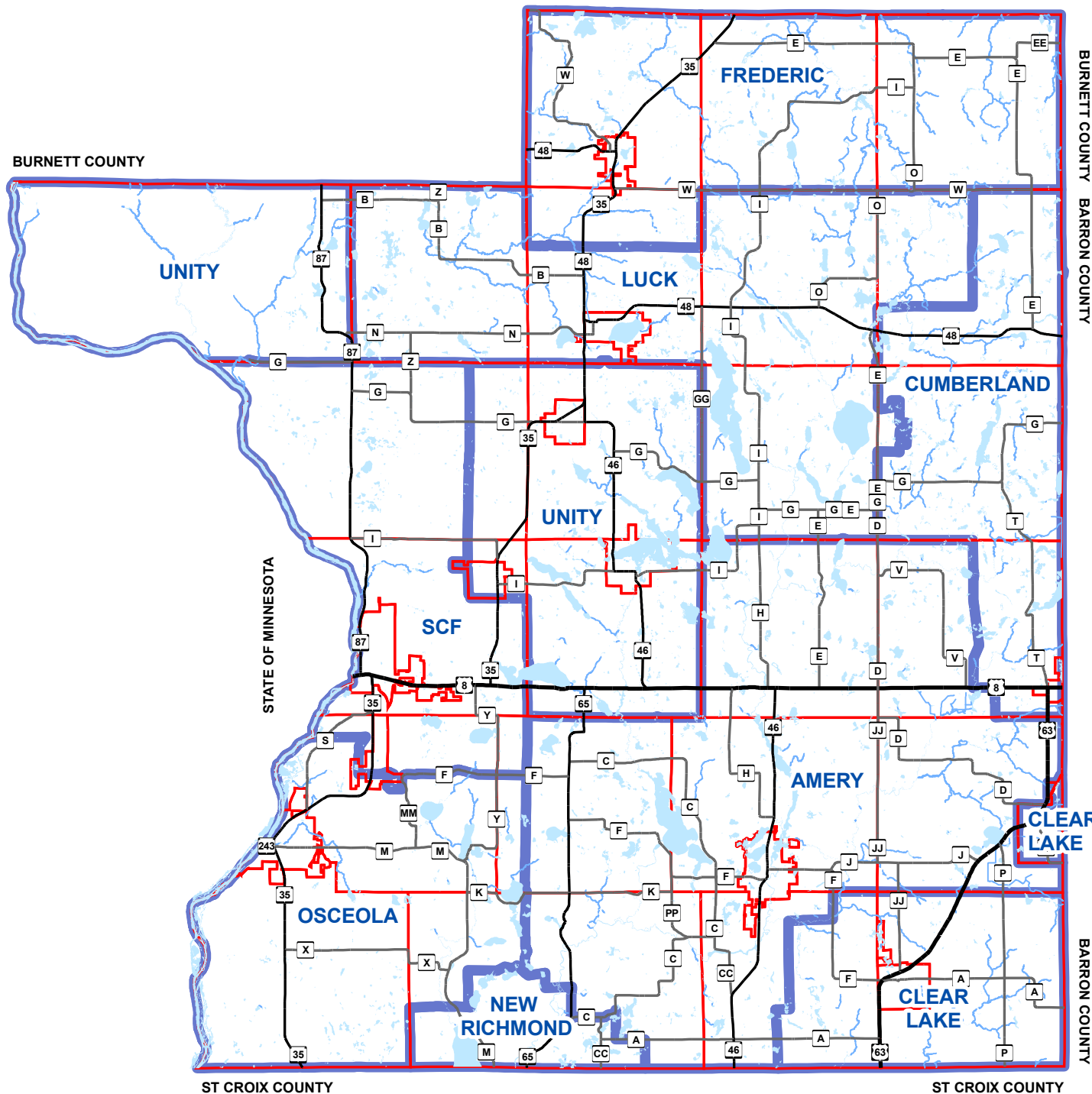
-  US HIGHWAY SHIELD
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  US HIGHWAY
-  STATE HIGHWAY
-  COUNTY ROAD
-  HYDRO STREAM
-  HYDRO BODY
-  CITY/VILLAGE
-  TOWNSHIP
-  MEDICAL ESZ



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Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us



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ELEMENT 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

The three parts to this element are aspects of a community that can contribute to the overall quality of life for its residents. In order to address the agricultural, natural, and cultural resources of the Village of Centuria, the following will be covered.

- 5.1 BACKGROUND**
- 5.2 AGRICULTURAL RESOURCES**
- 5.3 NATURAL RESOURCES**
- 5.4 CULTURAL RESOURCES**
- 5.5 GOALS AND OBJECTIVES**

5.1 BACKGROUND

The location of the Village of Centuria affords its residents easy access to high quality agricultural, natural and cultural resources. Some of the best farmland in Polk County exists in and around the Centuria area. The natural resources especially were why this area was settled in the first place. When the first European settlers came to this area, an abundance of forests, wildlife, and water existed that was beyond their wildest imagination.

5.2 AGRICULTURAL RESOURCES

Productive agricultural lands are vital to a community's ability to provide food for its population. In many areas, especially rural ones like Polk County, agriculture is one of the primary economic drivers. Ensuring that these lands are there for the future is vital to an area's ability to grow food locally, maintain its quality of life, maintain one of its largest economic base, and have land to grow fuel in the new bio-economy. The main way that the Village of Centuria can ensure that prime agricultural lands in the area are there for the future is to work with surrounding towns to prioritize where development will go and work to place new developments away from the best agricultural lands.



Productive Agriculture Areas

There are only a few productive agricultural areas left in the Village limits. The Village limits cover a small area, so those areas that are left are small and will more than likely be consumed by residential or commercial development in the future. If the Village would like to see quality agricultural lands (of which there are many just outside Village limits) maintained in agricultural use, the Village should work with adjacent units of government to help direct development away from these areas. Map 5-2 shows the areas with prime agricultural soils within the Village of Centuria.

5.3 NATURAL RESOURCES

Surface Waters

There are no surface water resources within the boundaries of the Village of Centuria. There are numerous surface water resources in the area, such as the St. Croix River, Balsam Lake, Long Lake, and Deer Lake, to name a few. The Village maintains a boat landing on Long Lake which is pictured below.



Photo Courtesy of the Village of Centuria's website

Groundwater

Groundwater is the single source for drinking water and household use water within the Village. Clean groundwater water is vital to the health of the Village's residents and their quality of life. Currently, the Village is finalizing its groundwater protection plan. Refer to this plan for issues related to groundwater. No nitrate pollution problems currently exist in the Village's groundwater supplies. Iron and Manganese, however, do occur in the Village's groundwater supply.

Wetlands and floodplains

No wetlands or floodplains exist in the Village of Centuria according to the Wisconsin Dept. of Natural Resources (WDNR) and the Federal Emergency Management Agency (FEMA). However, the WDNR show that there are areas in the Village that have wetland indicators. The Wetland Indicators Map shows soils mapped by the USDA Natural Resources Conservation Service in the drainage classes of somewhat poorly, poorly and very poorly drained soils. Soils mapped within these drainage classes are soil types typically found within areas designated as wetlands. Therefore, this map layer can be used to identify potential wetlands. Map 5-3 shows the locations of these wetland indicators in the Village of Centuria.

The Village of Centuria has no reported floodplains within its limits.

Forests

No forestry resources exist in the Village of Centuria boundaries. There are, however, numerous acres in Governor Knowles State Forest, County Forest, or other forest programs in Polk County.

Wildlife Habitat

There is no designated wildlife habitat with the Village of Centuria. Again, because Polk County is rural, most of its area is suitable for wildlife habitat of bears to grouse to turkeys to deer. In Polk County, there is also the Straight Lake Wildlife Area, McKenzie Creek State Wildlife Area, Joel Marsh State Wildlife Area, Rice Beds Creek State Wildlife Area, Loon Lake State Wildlife Area, and Balsam Branch Wildlife Area.

Environmentally Sensitive Areas and Endangered/Threatened Species

There are no identified environmentally sensitive areas or endangered/threatened species in the Village of Centuria. According to the WDNR, the following environmentally sensitive areas and endangered/threatened species exist in the Town of St. Croix Falls, which completely surrounds the Village. Map 5-10 and Table 5.1 show the locations of these areas and species according to the Wisconsin Department of Natural Resources. Here is how to read Table 5.1:

St: Wisconsin State Status - Protection category designated by the Wisconsin DNR. END = endangered; THR = threatened; SC = Special Concern. Special Concern species are those species about which some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species before they become threatened or endangered.

Fed: Federal protection status designated by the Office of Endangered Species, U.S. Fish and Wildlife Service indicating the status of a species in the United States. LE = listed endangered; LT = listed threatened; LE-LT = listed endangered in part of its range, threatened in another part; XN = nonessential experimental population(s) in part of its range; LT,PD = listed threatened, proposed for de-listing; C = candidate for future listing.

WDNR and federal regulations regarding Special Concern species range from full protection to no protection. The current categories and their respective level of protection are as follows: SC/P = fully protected; SC/N = no laws regulating use, possession, or harvesting; SC/H = take regulated by establishment of open closed seasons; SC/FL = Federally protected as endangered or threatened, but not so designated by state WDNR; SC/M = fully protected by federal and state laws under the Migratory Bird Act.

TABLE 5.1 NATURAL HERITAGE INVENTORY

Scientific Name	Common Name	State Status	Federal Status	State Rank	Federal Rank	Group
<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish~
<i>Adlumia fungosa</i>	Climbing Fumitory	SC		S2	G4	Plant
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Attaneuria ruralis</i>	A Common Stonefly	SC/N		S1?	G4	Stonefly~
Bedrock glade	Bedrock Glade	NA		S3	G2	Community
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
<i>Carex assiniboensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Dryopteris fragrans</i> var. <i>remotiu</i>	Fragrant Fern	SC		S3	G5T3T5	Plant
<i>Elatine triandra</i>	Longstem Water-wort	SC		S1	G5	Plant~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
Moist cliff	Moist Cliff	NA		S4	GNR	Community
<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
Northern dry-mesic forest	Northern Dry-mesic Forest	NA		S3	G4	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
<i>Pediomelum argophyllum</i>	Silvery Scurf Pea	SC		S1	G5	Plant
<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
Southern dry forest	Southern Dry Forest	NA		S3	G4	Community
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
<i>Woodsia oregana</i> var. <i>cathcarti</i>	Oregon Woodsia (Tetraploid)	SC		S1	G5T5	Plant~

Source: Wisconsin Dept of Natural Resources

Mineral Resources

There is only one known gravel pit location within the Village of Centuria. Map 5-8 shows the location of this mine site as well as other sites in close vicinity. Maps 5-9 and 5-10 indicate where, according to soils maps, there are likely deposits of sand and gravel. Due to proximity to residential locations and the fact that the Village is an incorporated entity, development of additional mining operations, especially large-scale operations, is unlikely.

5.4 CULTURAL RESOURCES

At the November 12th meeting with the plan commission, the following places and sites were mentioned as historically or culturally significant.

- The old school property
- Water tower
- Old brick buildings on Main St.
- Wizard Customs
- Strandburg Auto (used to be a cannery)



Historic Centuria Public School Building

According to the Wisconsin Historical Society, no buildings or places have been designated within the Village of Centuria.

The plan commission also felt that the Village should continue to participate in the downtown facade loan program to improve the aesthetics of the buildings

downtown and to keep their community character. Also there was a preference mentioned to avoid cookie-cutter type housing developments in the Village. The plan commission would like to see buildings and homes that fit with the Village of Centuria's small-town character.

5.5 **GOALS AND OBJECTIVES**

Goal 1: *Maintain and enhance the natural resources in the Village of Centuria*

Goal 2: *Maintain and enhance the recreational opportunities within the Village of Centuria.*

Objectives:

- 1) *Research grant funding options*
- 2) *Investigate feasibility of a campground along the Gandy Dancer State Trail*
- 3) *Maintain the public access on Long Lake*
- 4) *Develop a parks and recreation plan*

Goal 2: *Preserve the existing cultural resources in the Village of Centuria*

Objectives:

- 1) *Research programs and grants*
- 2) *Encourage the reuse of existing commercial buildings*

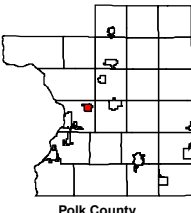
MAP 5-1

2008










AERIAL PHOTO

Village of Centuria

Polk County Wisconsin



Polk County

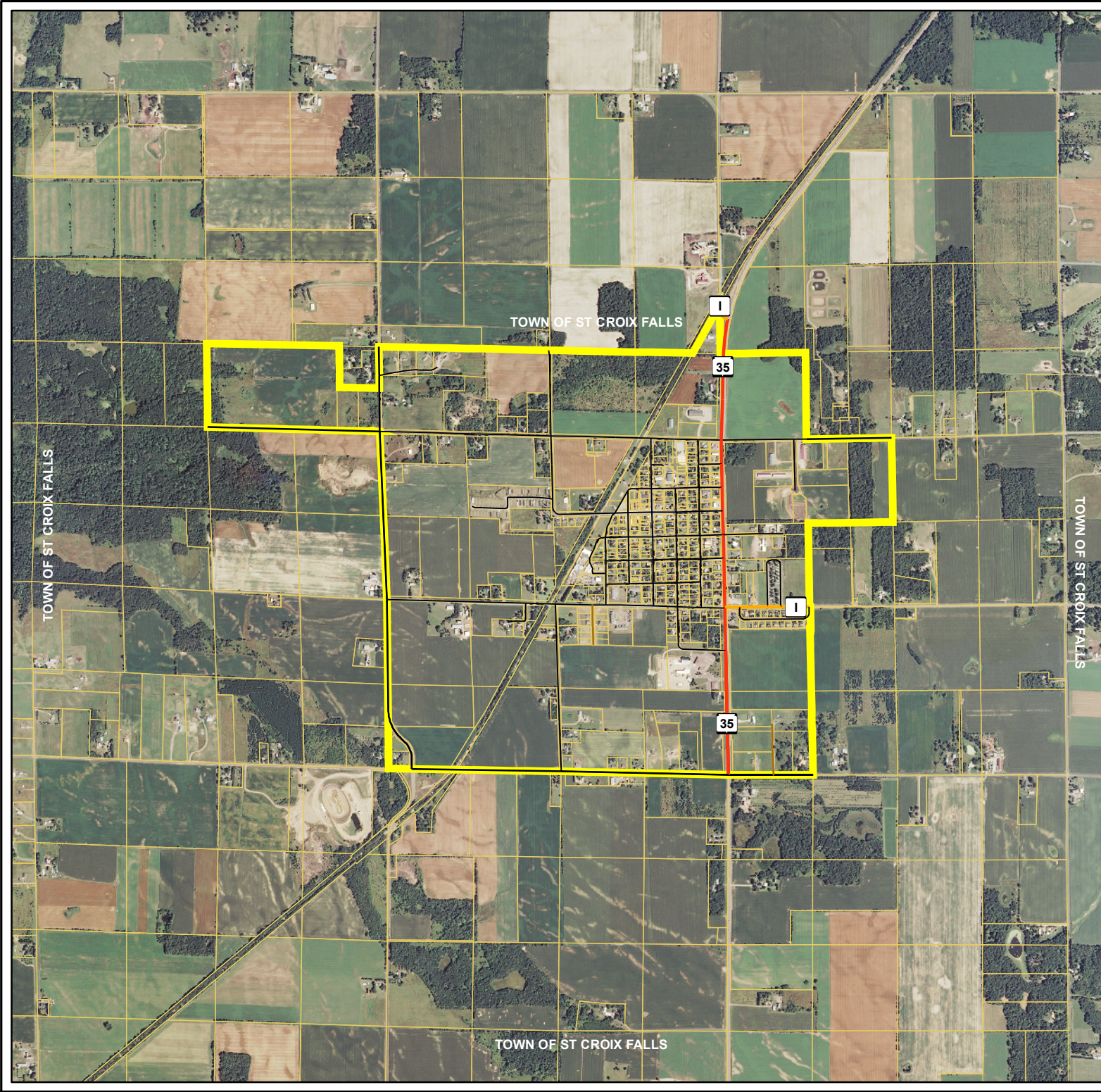
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-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  PARCELS
-  VILLAGE BOUNDARY



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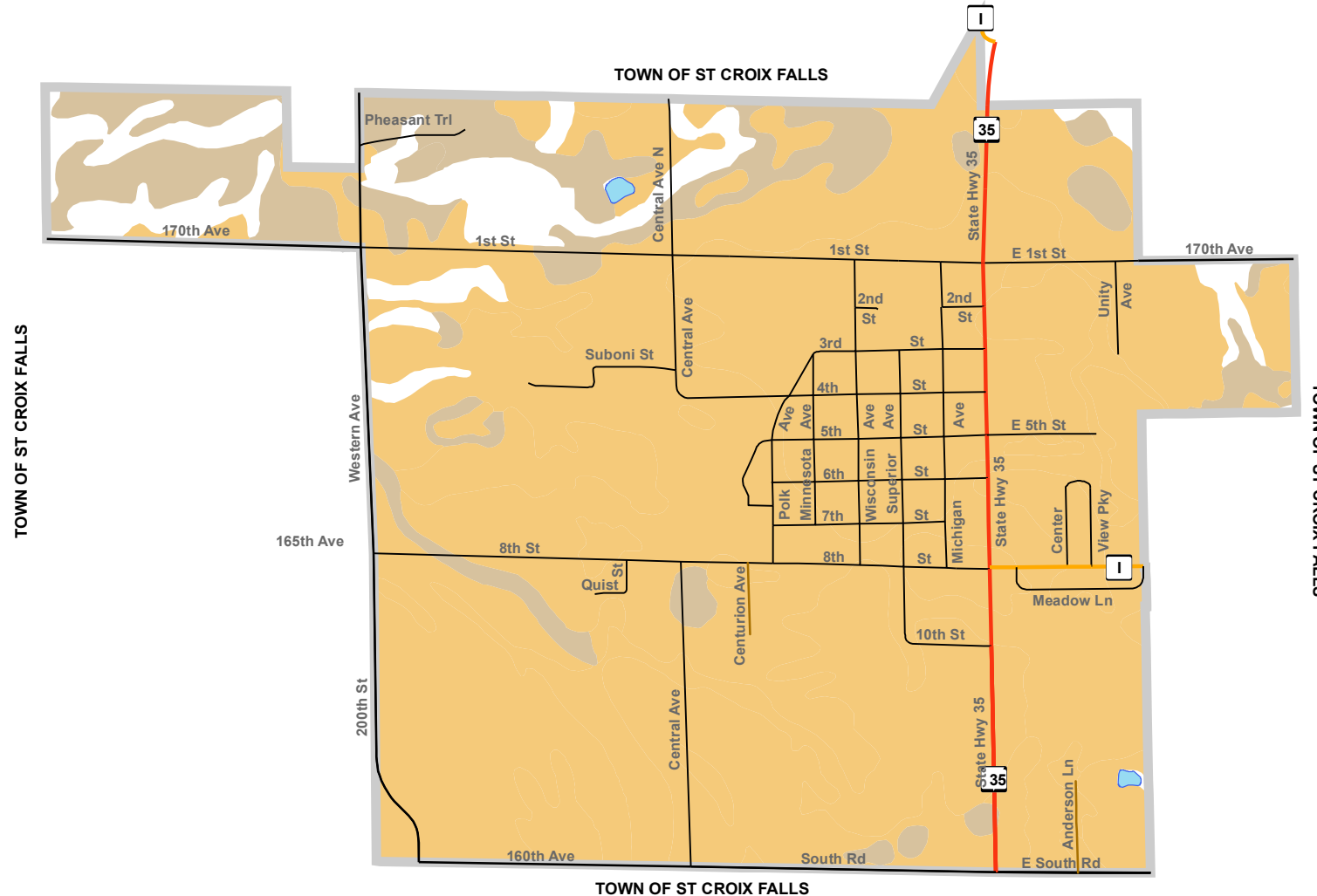
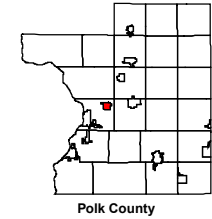


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MAP 5-2 PRIME AGRICULTURAL SOILS

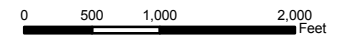
Village of Centuria
Polk County
Wisconsin



Soils Class

- II Source: Natural Resources Conservation Service (NRCS)
- III Soil Survey Geographic (SSURGO) Database

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



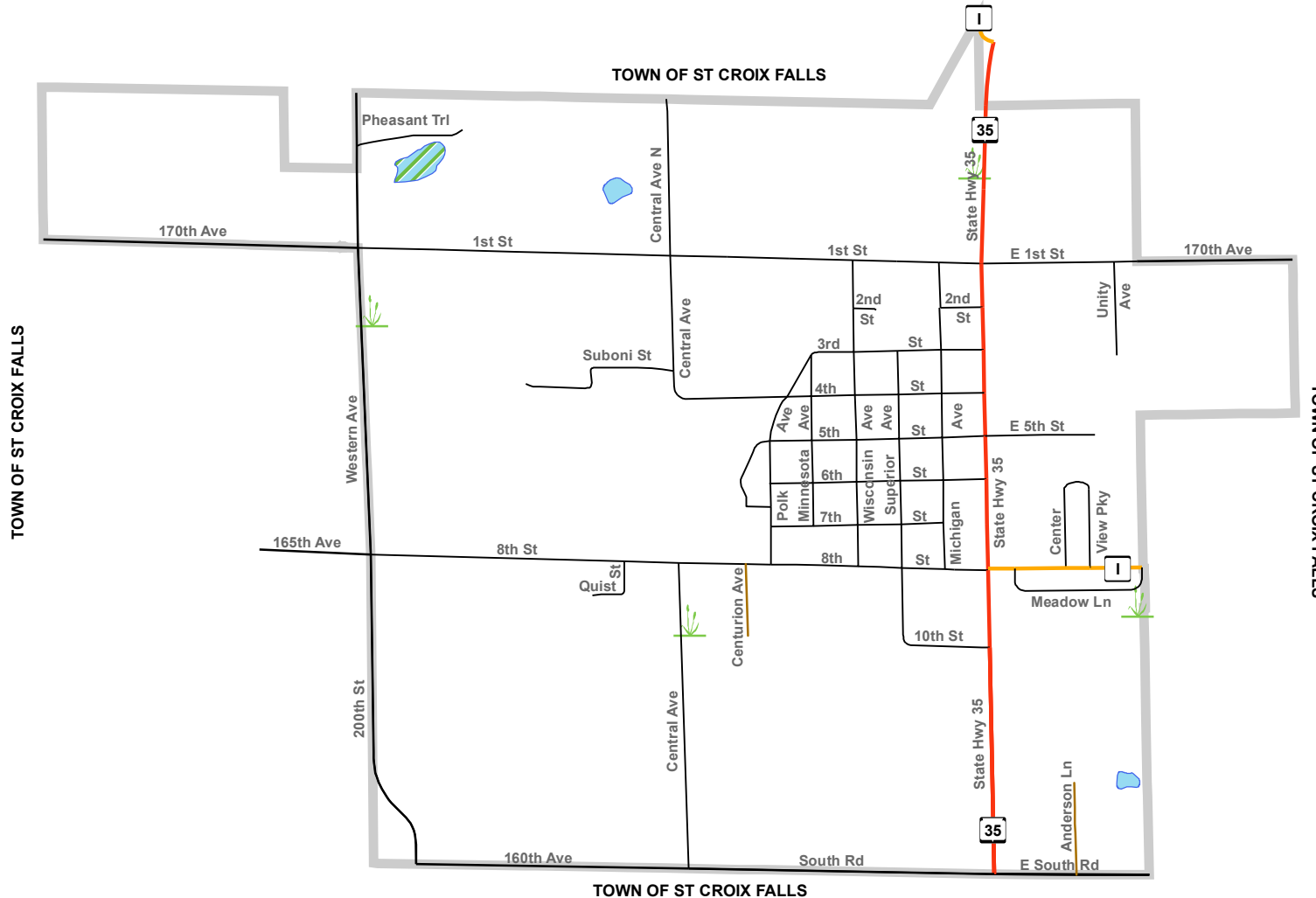
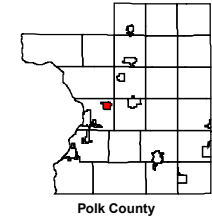
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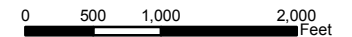
MAP 0-0 WETLAND INDICATORS

Village of Centuria Polk County Wisconsin

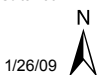


- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- DNR WETLAND POINTS
- WETLAND INDICATOR SOILS
- HYDRO BODY
- VILLAGE BOUNDARY

Wetland Data Source:
Wisconsin DNR



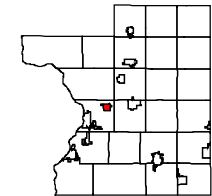
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MAP 0-0 DEPTH TO GROUNDWATER TABLE

Village of Centuria
Polk County
Wisconsin



Polk County

DEPTH TO GROUNDWATER

 GREATER THAN 50 FEET

Groundwater Data Source:
Wisconsin Dept. of Natural Resources

 STATE HIGHWAY SHIELD

 COUNTY ROAD SHIELD

 STATE HIGHWAY

 COUNTY ROAD

 TOWNSHIP ROAD

 VILLAGE ROAD

 PRIVATE ROAD

 HYDRO BODY

 VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

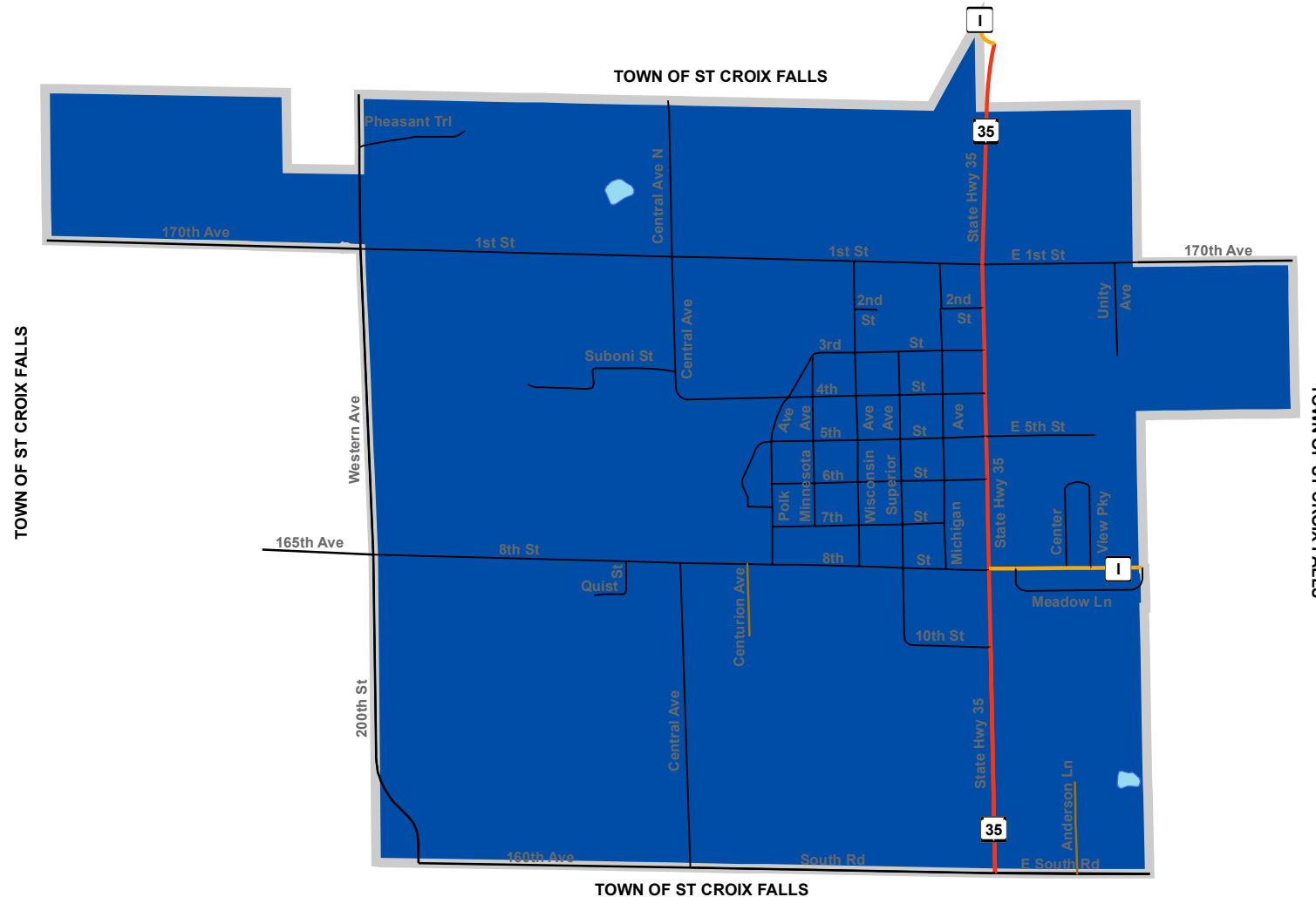


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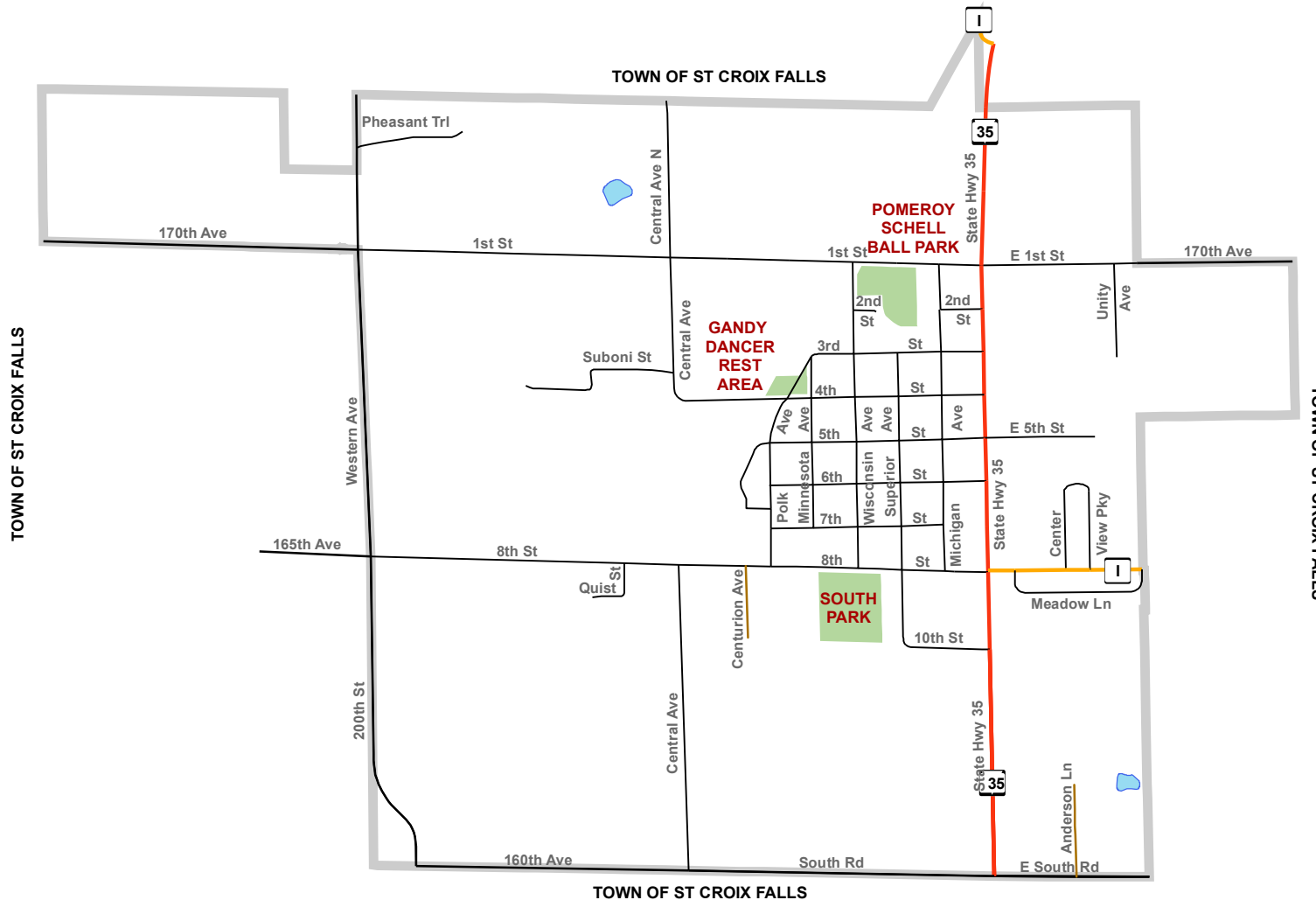
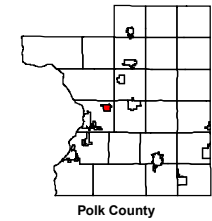
4/23/09











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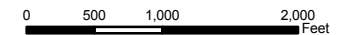


MAP 0-0 PARKS

Village of Centuria
Polk County
Wisconsin



-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO BODY
-  PARK
-  VILLAGE BOUNDARY



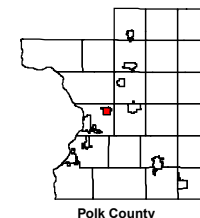
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MAP 0-0 GEOLOGY

Village of Centuria Polk County Wisconsin



Polk County

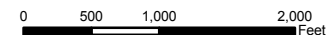
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- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

MAJOR LITH

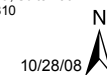
- SANDSTONE
- SAND & GRAVEL MINING

MAJOR LITH: A specific lithologic name for the most abundant rock type in a unit.

MINERAL RESOURCES DATA SYSTEM: This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

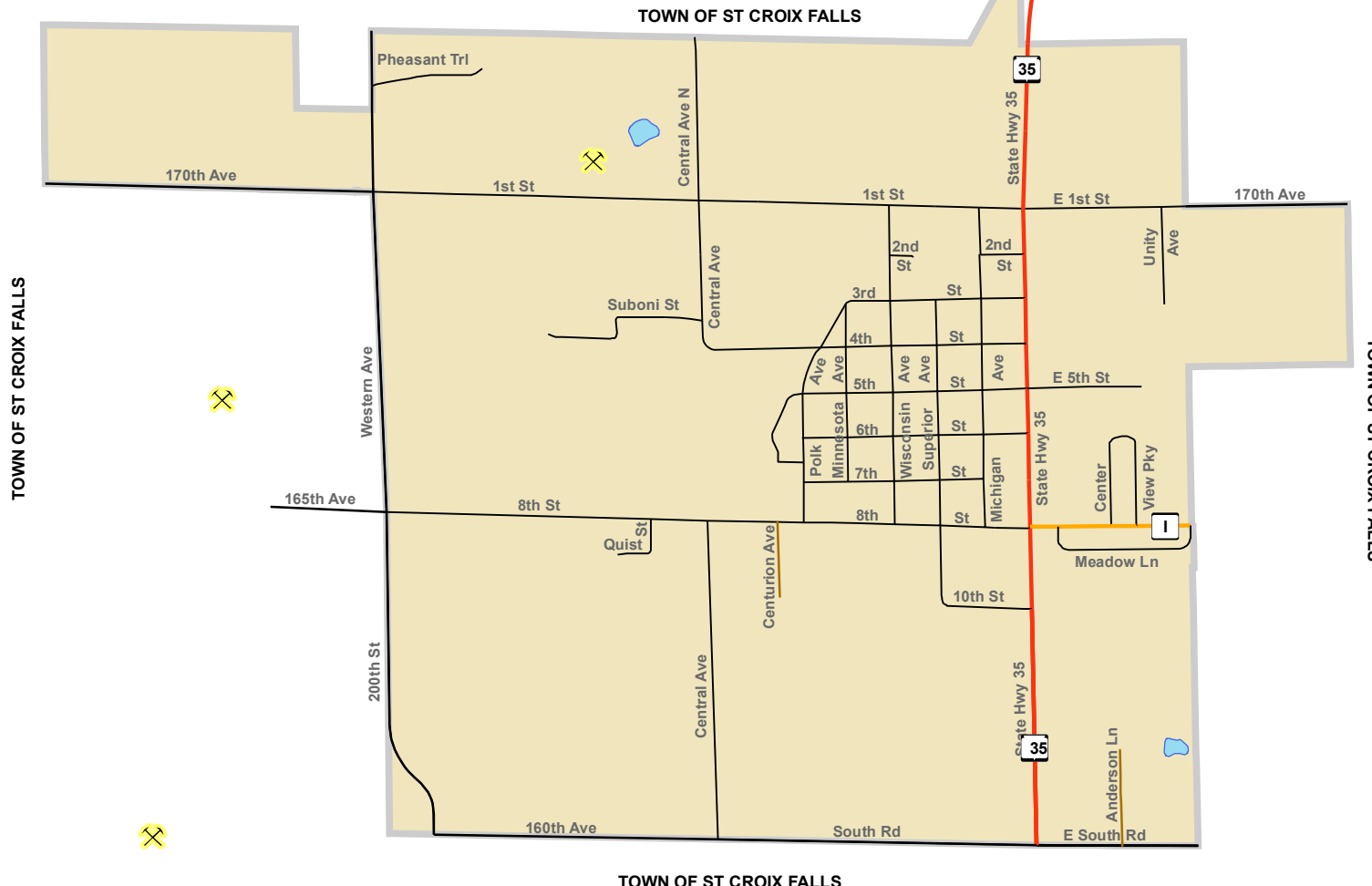


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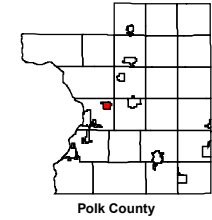
TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS

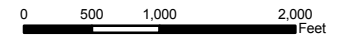
MAP 0-0 MINING & GRAVEL PIT

Village of Centuria Polk County Wisconsin



- SAND & GRAVEL
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

Mining & Gravel Pit Data Source:
U.S. Geological Survey

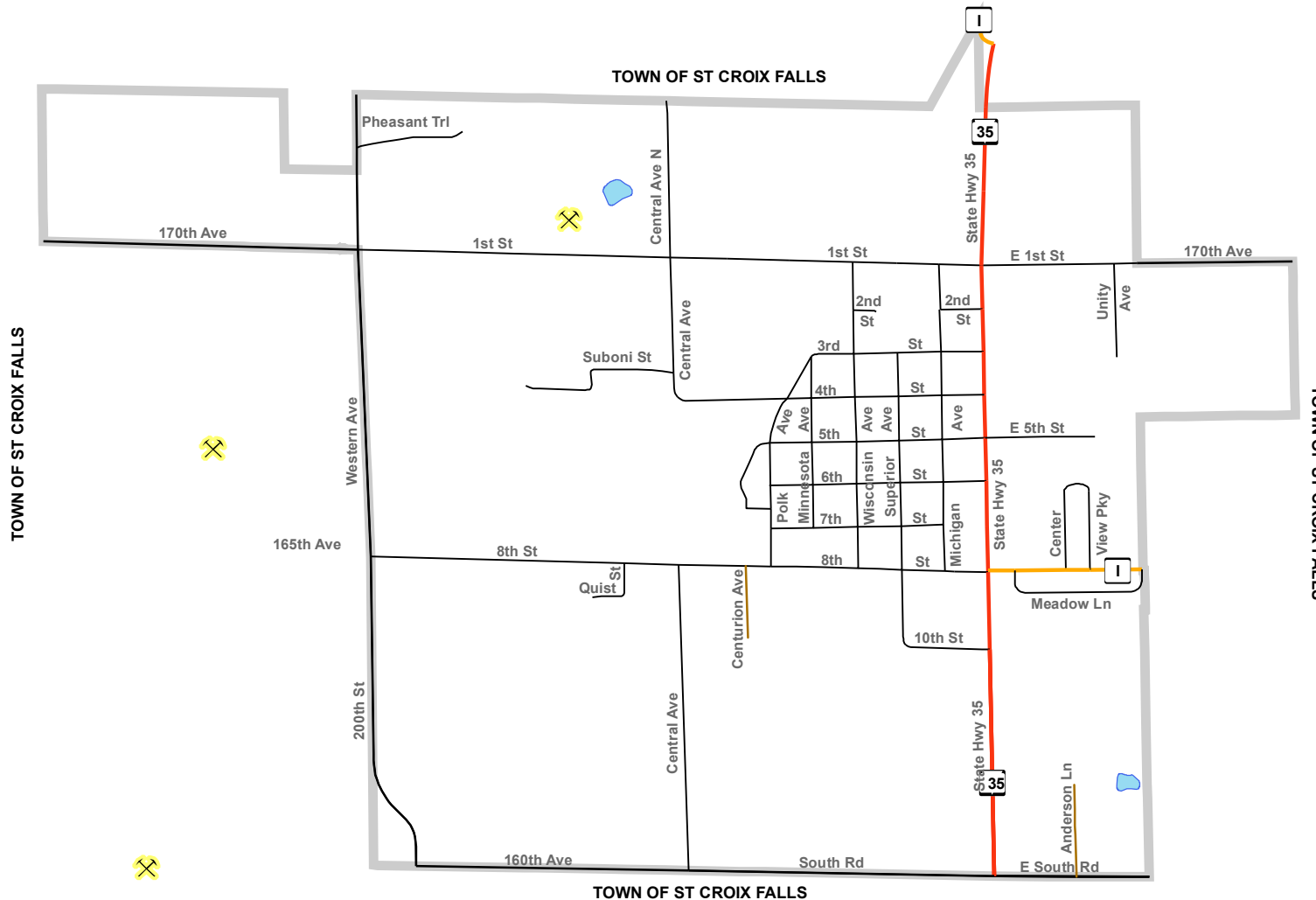


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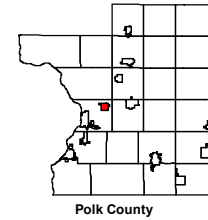
11/17/08

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MAP 0-0 PROBABLE GRAVEL DEPOSITS










Village of Centuria
Polk County
Wisconsin

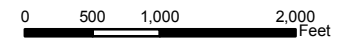


Soils Class

-  IMPROBABLE
-  PROBABLE

Source:
Natural Resources Conservation Service
(NRCS)
Soil Survey Geographic
(SSURGO) Database

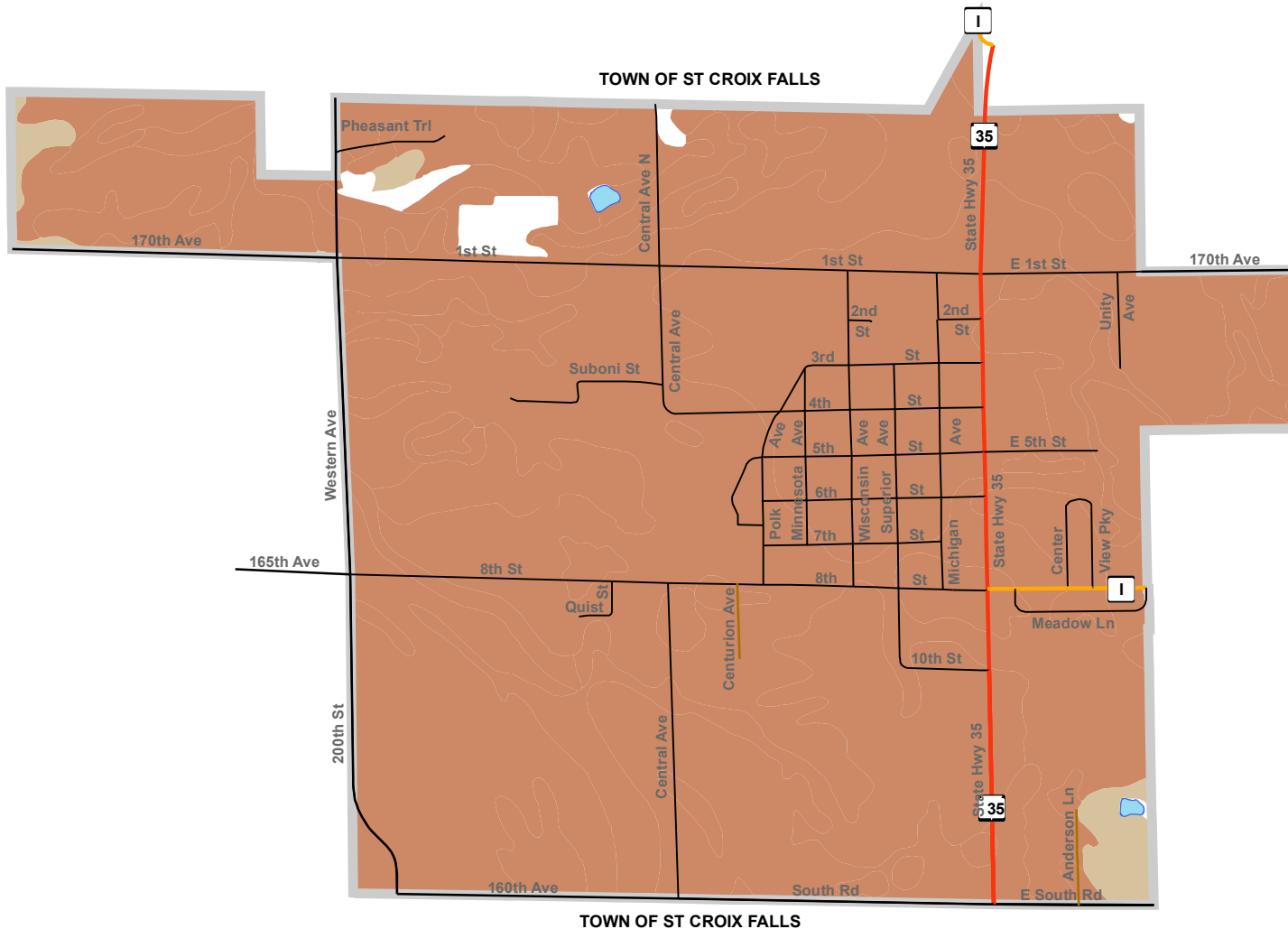
-  STATE HIGHWAY SHIELD
-  COUNTY ROAD SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  HYDRO BODY
-  VILLAGE BOUNDARY



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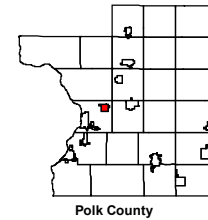


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MAP 0-0 PROBABLE SAND DEPOSITS

Village of Centuria
Polk County
Wisconsin



Polk County

Soils Class

- IMPROBABLE
- PROBABLE

Source:
Natural Resources Conservation Service
(NRCS)
Soil Survey Geographic
(SSURGO) Database

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

0 500 1,000 2,000
Feet

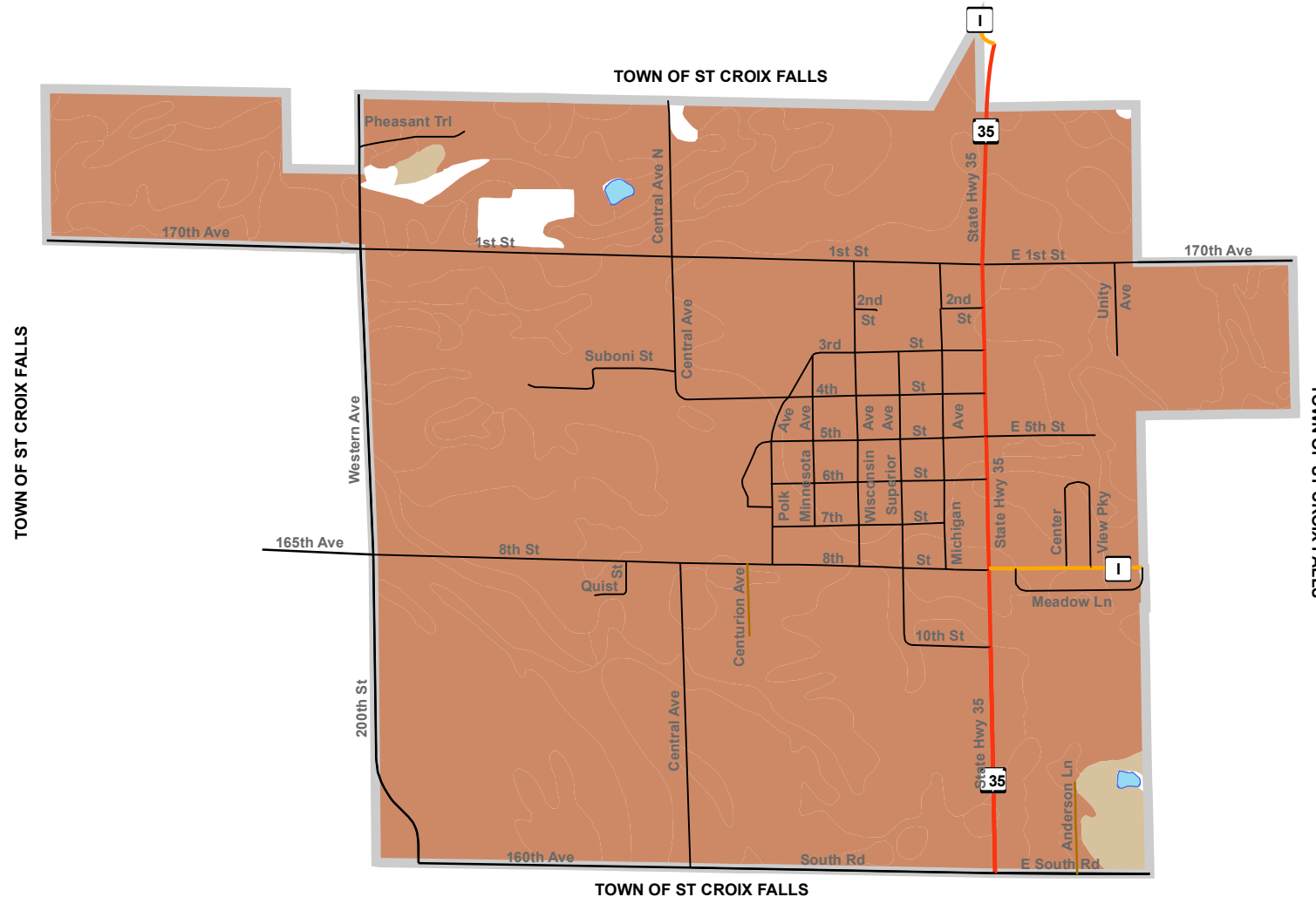


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12/18/08

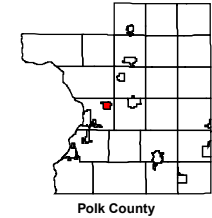
This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



MAP 0-0

ENDANGERED RESOURCES

Village of Centuria Polk County Wisconsin



ENDANGERED RESOURCES

TOWNSHIP OCCURRENCES

Endangered Resources Data Source:
Wisconsin Department of Natural Resources
Natural Heritage Inventory 10/01/2008

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

0 500 1,000 2,000 Feet



Created by:
Polk County Land Information Department
Geographic Information Systems Division
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810
Ph: 715.485.9279
Fax: 715.485.9246
www.co.polk.wi.us

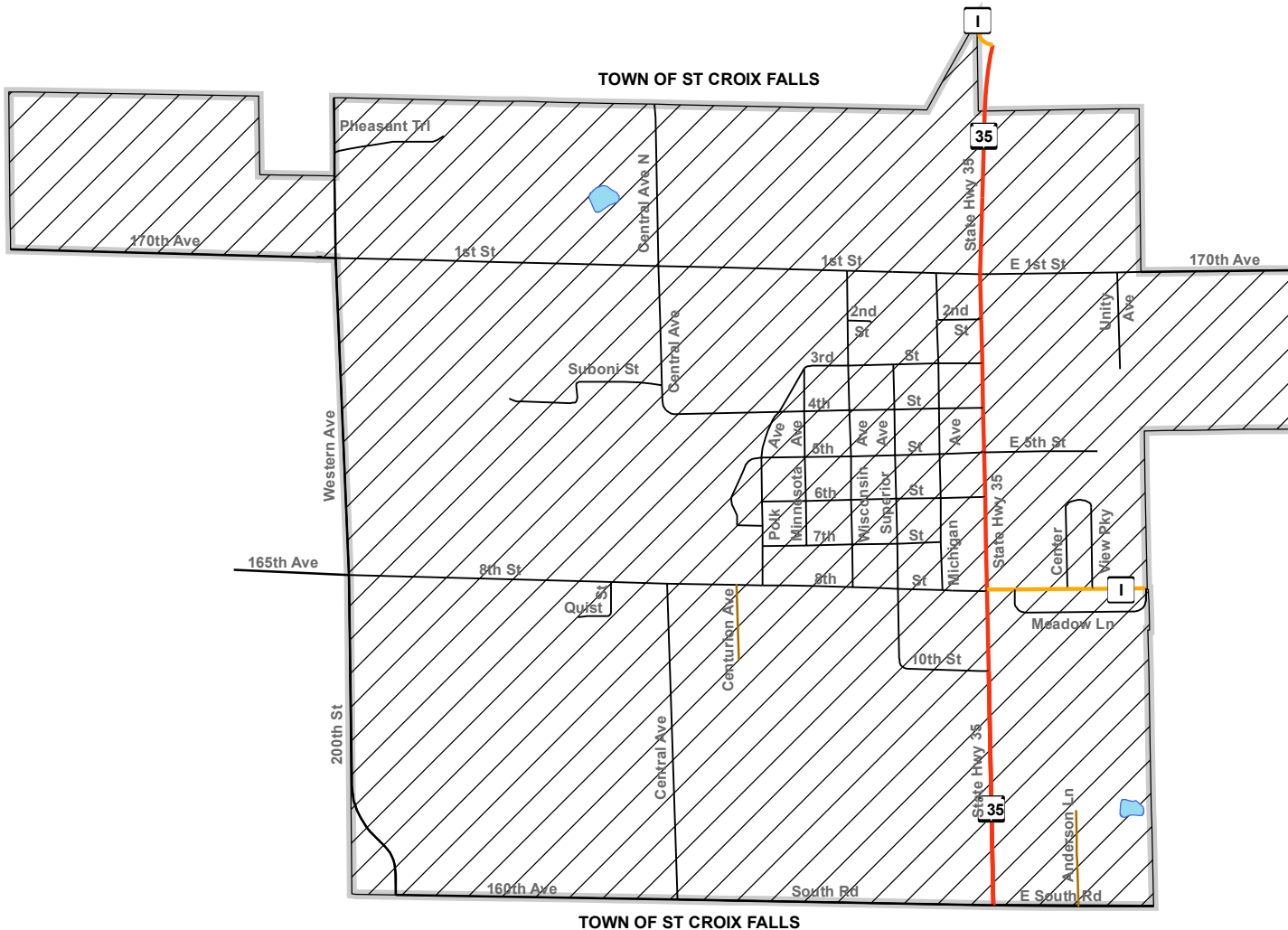


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This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Hatched pattern indicates one or more occurrences reported only at the St Croix Falls township level.

ELEMENT 6: ECONOMIC DEVELOPMENT

- 6.1 BACKGROUND**
- 6.2 DESIRED ECONOMIC DEVELOPMENT**
- 6.3 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**
- 6.4 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES**
- 6.5 SITES FOR DEVELOPMENT AND REDEVELOPMENT**
- 6.6 CURRENT ECONOMIC DEVELOPMENT PROGRAMS**
- 6.6 GOALS AND OBJECTIVES**

6.1 BACKGROUND

The Village of Centuria has had a rich and varied history in terms of economic development. Around the turn of the 20th century, the Village was thriving. The railroad had just arrived and the area was a main source of raw materials.

The Village has gone through many changes economically over the years. Currently, due to a number of circumstances the downtown has many vacant buildings. Also, former commercial buildings are now rental residential properties. The Village has good frontage on State Hwy 35. There have been issues with the Wisconsin Dept. of Transportation regarding the signage available for use by the Village on State Hwy 35 to direct traffic to their downtown district.

One of the assets mentioned by the Plan Commission is the park and access to the Gandy Dancer State Trail at the end of the downtown. Additional advertising and ways to capture traffic on State Hwy 35 and on the Gandy Dancer are two of the brighter economic development options for the Village of Centuria. Another major opportunity for the Village of Centuria is to fully utilize its industrial park. Adding industry and commercial ventures to the community typically adds employment opportunities and takes some of the tax burden off of the residential properties.

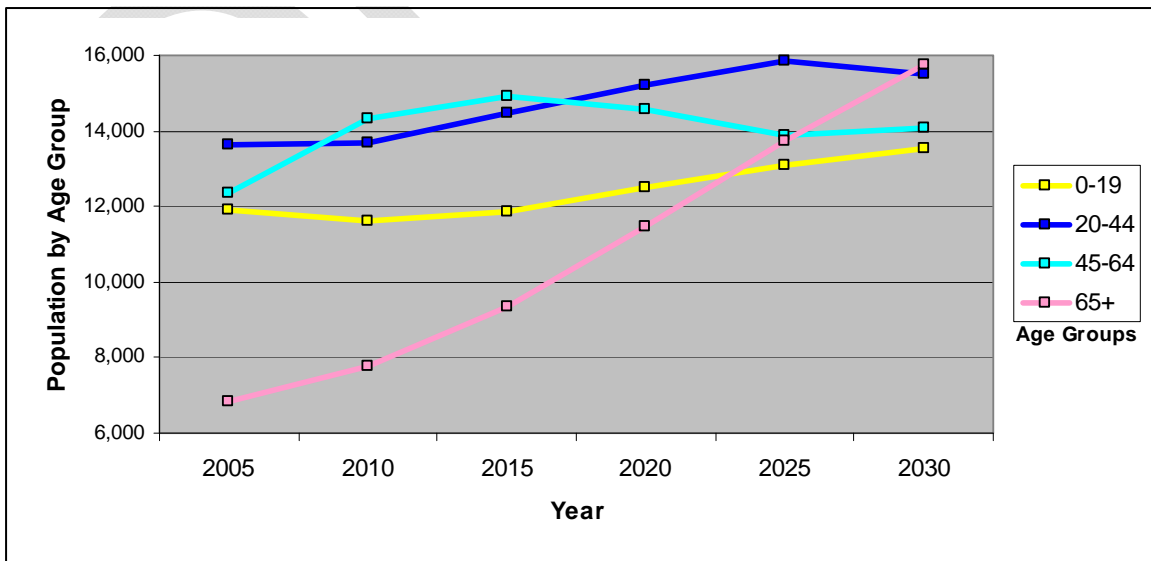
Table 6.1 – Polk County Educational Attainment

Educational Attainment (residents 25 years or older)	Polk County			Twin Cities MSA 2000	Wisconsin 2000 %
	1990 %	2000 %	90 to '00 % Change		
Less than high school diploma	22.0	14.1	-35.9	9.4	15.0
High school graduate	43.2	41.1	-4.9	9.1	34.6
Some college, no degree	16.2	21.9	35.2	24.2	20.6
Associate degree	7.2	7.3	1.4	7.7	7.5
Bachelor’s degree or higher	11.4	15.6	36.8	33.3	22.5
High school graduate or higher	78.0	85.9	10.1	90.6	85.1

source: U.S. Census Bureau, 1990, 2000.

Table 6.1 indicates the educational attainment of Polk County compared to the rest of the State of Wisconsin and the Twin Cities metro. Table 1.9 also indicates that the Village of Centuria, along with Polk County, has substantially less citizens who have earned a Bachelor’s Degree. There are a variety of reasons for this which could include: jobs in the area do not require a degree, those with such degrees have relocated to areas where they can use their degree for employment, and there is no location in Polk County that offers a Bachelor’s Degree.

Figure 6.2 – Polk County Age/Labor Force Projection (2005-2030)



source: Wisconsin Department of Administration, 2008

Table 6.2 indicates the age of the labor force over the time period of this comprehensive plan. The most dramatic feature of the data is the massive increase in the number of people in the workforce that will be over 65 by 2030. This can mean several things, one that there will be vacancies for younger generations if the 65+ age group retires and two, that social services may be stressed due to the number of people that could be retired in the area.

6.2 DESIRED ECONOMIC DEVELOPMENT

The Village of Centuria has indicated through their Plan Commission as well as through the resident survey that attracting more businesses and industries is a huge factor for the future of the Village. Here is a list of desired types of economic development that the Plan Commission developed"

- Grocery Store
- Additional gas station
- Professional Offices
- Community Center
- Campground
- Industries with little affect on sewer and water infrastructure

From the residents' survey:

13. What types of new development are appropriate for the Village of Centuria?

Commercial/Industrial Development

41% of total respondents want neighborhood shopping and offices, 17% want recreational and tourism-related businesses and 14% want restaurants/taverns/bars

Q29: From the following list, please identify the 3 most important things you feel the Village should pursue:

- a) Reduce Property Taxes*
- b) Increase affordable housing supply*
- c) Preserve green space*
- d) Improve roads*
- e) Minimize urban sprawl*
- f) Tourism promotion*
- g) Increase downtown commercial development*
- h) Sustainable community development*
- i) Increase Hwy 35 development*
- j) Improve downtown (parking, store variety, etc.)*
- k) Increase industrial park development*
- l) Preserve small town character*
- m) Build a new wastewater treatment plant*
- n) Other*

Answer:

- 1) *Reduce property taxes*
- 2) *Increase downtown commercial development*
- 3) *Increase industrial park development*
- 4) *Improve downtown (parking, store variety, etc.)*
- 5) *Preserve small town character*

Q30: If you could change one thing about Centuria, what would it be?

Answer: 2 most common answers were better aesthetics and more businesses downtown. A grocery store was mentioned 3rd most often.

Q14F: The Village should use standards for buildings and signs that make non-residential development fit in with the rural community character.

A vast majority either strongly agree or agree.

Targeting businesses and industries that are appropriate for the Village can help prioritize any incentives and get businesses and industries that the Village actually wants and can keep.

6.3 STRENGTHS IN ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES

Here is a list of strengths that the Plan Commission came up with:

- Industrial park
- Projected population growth
- Direct access to Highway 35
- Close proximity to county seat in Balsam Lake
- Building availability
- Free parking
- Village has their own emergency services departments
- Close proximity to health care services
- Close proximity to recreational opportunities (Gandy Dancer, State Parks, and St. Croix River)
- High quality school district

6.4 WEAKNESSES IN ATTRACTING/RETAINING BUSINESSES AND/OR INDUSTRIES

- Small Village
- Centuria is not an economically affluent community
- Lack of local retail
- Close proximity of larger-scale retail
- Lack of strong economic base to draw from

6.5 SITES FOR DEVELOPMENT AND REDEVELOPMENT

No environmentally contaminated sites are available for redevelopment. There were 3 such sites, according to the plan commission, see Table 6.1, all three of which have been remediated.

The Village has vacant commercial buildings that can be opened up for business quickly. It is the preference of the Village that businesses that are new or relocating to Centuria locate in the vacant downtown buildings first before locating anywhere else within the Village. The Village of Centuria has sites available in the Village's industrial park for new industrial development. There are opportunities as well along the State Highway 35 corridor for initial development and redevelopment of businesses.

Table 6.1 – Contaminated Sites in Polk County (open & closed)

Municipality or Nearest Post Office	Location	Activity	Status
BEAVER	YELLOW RIVER SUPPLY	LUST	OPEN
CENTURIA	CITGO GAS STATION	LUST	CLOSED
	POLK-BURNETT ELECTRIC COOP	LUST	CLOSED
	AT&T CENTURIA NWD	LUST	CLOSED
	CENTURY SCHOOL	LUST	CLOSED
	CLAM FALLS STORE	LUST	CLOSED
CLAM FALLS	CLAM FALLS STORE	LUST	CLOSED
CLAYTON	DANIEL ROTH	ERP	CLOSED
	CLAYTON SERVICE	LUST	CLOSED
	FOREMOST FARMS USA	LUST	CLOSED
	CLAYTON SCHOOL DIST	LUST	CLOSED
	CLAYTON VII	LUST	CLOSED
	HEINTZ OIL (FORMER ICO)	LUST	OPEN
	SALLY'S GAS STATION	LUST	OPEN
	WISCONSIN DAIRIES COOP	LUST	OPEN
CLEAR LAKE	FRANKLIN SIGNAL CORP	ERP	OPEN
	CLEAR LAKE CONOCO	LUST	CLOSED
	SOMSEN OIL CO	LUST	CLOSED
	AFP ADVANCED FOOD PRODUCTS LLC	LUST	CLOSED
	US POSTAL SERVICE	LUST	CLOSED
	COUNTRY SIDE AUTO (FORMER)	LUST	CLOSED
	CENTENNIAL APTS	LUST	CLOSED
	CLEAR LAKE CIRCLE C	LUST	CONDITIONALLY CLOSED
CUMBERLAND	JACKIES PUB	LUST	CLOSED
CUSHING	CUSHING COOPERATIVE SOCIETY	ERP	CLOSED
	CUSHING COOP	ERP	CLOSED
	CUSHING ELEMENTARY SCHOOL	LUST	CLOSED
	CUSHING CORNER	LUST	OPEN
	BAKERS SERVICE STATION	LUST	OPEN
DRESSER	F & A DAIRY	ERP	CLOSED
	DRESSER TRAP ROCK INC	ERP	OPEN
	DRESSER OIL CO (FORMER)	LUST	CLOSED
	DRESSER LUMBER & TIE	LUST	CLOSED
	TROLLHAUGEN SKI AREA	LUST	CLOSED
	DRESSER ELEMENTARY SCHOOL	LUST	CLOSED
	OSCEOLA TN HWY GARAGE	LUST	CLOSED
	DRESSER BAKERY	LUST	CLOSED
	LITTLE STORE	LUST	OPEN
	LITTLE STORE	LUST	OPEN
EAST FARMINGTON	CORKRAN, PAT RESIDENCE	LUST	CLOSED
	MORK, BRIAN PROPERTY	LUST	CLOSED
FARMINGTON	SELZLER GRAVEL PIT	ERP	CLOSED
	ST CROIX VALLEY AIRPORT	LUST	OPEN
	SMITH, GENE RESIDENCE	LUST	OPEN
	CLEVELAND, PATRICK	LUST	CLOSED
FREDERIC	NORTHWEST WISCONSIN ELECTRIC CO	ERP	CLOSED
	BAIR, SALLY PROPERTY	ERP	CLOSED
	STANDARD OIL BULK PLT (FORMER)	ERP	CLOSED
	RAY'S FIRESTONE STORE	ERP	OPEN
	MPM INC	ERP	OPEN
	FREDERIC FARMERS COOP EXCHANGE	ERP	OPEN
	CIRCLE C CONVENIENCE CTR	LUST	CLOSED
	FREDERIC FARMERS COOP EXCHANGE	LUST	CLOSED
	EARLY OIL CO	LUST	CLOSED
	FREDERIC FARMERS COOP EXCHANGE	LUST	CLOSED
	FREDERIC FARMERS COOP EXCHANGE	LUST	CLOSED
	CENTURY TELEPHONE	LUST	CLOSED
	LARSEN AUTO CENTER INC	LUST	CLOSED
	FREDERIC HIGH SCHOOL	LUST	CLOSED
BERNICKS	LUST	CLOSED	
EARLY OIL CO SERVICE STATION	LUST	CLOSED	

Source: Wisconsin RRTS

6.6 CURRENT ECONOMIC DEVELOPMENT PROGRAMS

U.S. Department of Commerce, Economic Development Administration (EDA)

US EPA Brownfields Program

USDA, Wisconsin Rural Development Programs

- Business and Industry Guaranteed Loans
- Community Facilities Direct Loans and Grants
- Community Facilities Guaranteed Loans
- Cooperative Development Technical Assistance
- Intermediary Relending Program
- Renewable Energy Systems and Energy Efficiency Improvement Grants
- Rural Business Opportunity Grants
- Rural Business Enterprise Grants
- Rural Cooperative Development Grants
- Rural Economic Development Loans and Grants
- Value-Added Producer Grants

Forward Wisconsin

Forward Wisconsin is a public-private state marketing and business recruitment organization. The purpose of this not-for-profit corporation is marketing outside of Wisconsin to attract new businesses, jobs and increased economic activity to the state. The Forward Wisconsin website lists buildings and properties available for sale or development throughout the state.

Momentum West

Momentum West is a regional economic development program for West Central Wisconsin which includes Dunn, Chippewa, Eau Claire, Polk, St. Croix, Barron, Clark, Rusk, Pierce, and Pepin Counties in Wisconsin. Sites listed in the program for the Village of Osceola are the Village of Osceola Industrial Park and L.O. Simenstad Airport.

The Regional Business Fund, Inc.

The Regional Business Fund, Inc., (RBF, Inc.) is a non-profit economic development corporation whose purpose is to promote business and economic development in west central Wisconsin. The RBF, Inc. offers loan funds to business that expand within the region, diversify the economy, add new technology and create quality jobs and capital investment in the region. Below are descriptions of loan programs available through the RBF, Inc.

1.) FACADE LOAN PROGRAM

The Downtown Facade Loan Program provides financial assistance to encourage property and business owners in core downtowns to revitalize downtown commercial buildings within towns, cities, and villages of west central Wisconsin. Eligible activities include: facade renovation; exterior lighting, doors, and graphics; signage, windows, and awnings; other facade or landscape improvements.

2.) BUSINESS REVOLVING LOAN FUND

The Business Revolving Loan Fund (RLF) is a flexible source of loan funds for commercial and industrial projects. The purpose is to encourage the creation of quality jobs and to increase the tax base. Eligible activities include: acquisition of equipment, machinery, furniture and fixtures, and new working capital.

3.) MICRO LOAN FUND

The Micro Loan Fund Program provides small loans to startup, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative to obtaining credit. Eligible activities include: new working capital; inventory purchases and supplies; acquisition of equipment, machinery, furniture and fixtures; leasehold improvements; building renovation and rehabilitation; real estate acquisition; natural disaster recovery.

4.) TECHNOLOGY ENTERPRISE FUND

The Technology Enterprise Fund (TEF) is a "quasi-equity", or a patient debt, revolving loan fund that provides creative financing to new and emerging technology companies. Any business engaged in the activities of research, development or manufacture of advanced products or materials for use in factory automation, biotechnology, chemicals, computer hardware, computer software, defense, energy, environmental, information, life sciences, manufacturing, medical, pharmaceuticals, photonics, robotics, subassemblies and components, test and measurement, telecommunications, and transportation. An extensive Chart of Qualified High-Technology Businesses will determine technology eligibility and can be viewed here. Eligible activities include: Working capital used in the research and development, testing, and/or commercialization of a product process or service and Equipment and other fixed asset purchases that are essential in the research and development of an innovative technology.

Polk County Economic Development Corp.

The purpose of the Polk County Economic Development Corporation is to encourage and promote economic development and capital investment in Polk County in order to create and retain jobs, enhance the county's tax base and facilitate positive, sustainable economic growth. The EDC website includes county and municipal economic profiles, facts and figures on the cost of living, taxes and population estimates.

Mainstreet Program

The Wisconsin Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program was established in 1987 to encourage and support the revitalization of downtowns in Wisconsin communities. Based on a model created by the National Trust for Historic Preservation, the Wisconsin Main Street Program advocates restoration of the historic character of downtown while pursuing traditional development strategies such as marketing, business recruitment and retention, real estate development, market analysis, and public improvements. The Program is based on the use of four elements:

- Organization involves building a Main Street framework that is well represented by civic groups, merchants, bankers, citizens, public officials, and chambers of commerce. Everyone must work together to renew downtown. A strong organization provides the stability to build and maintain a long-term effort.
- Design enhances the attractiveness of the business district. Historic building rehabilitations, street and alley clean-ups, colorful banners, landscaping and lighting all improve the physical image of the downtown as a quality place to shop, work, walk, invest in, and live. Design improvements result in a reinvestment of private and public dollars into the downtown.
- Economic Restructuring involves analyzing current market forces to develop long-term solutions. Recruiting new businesses, creatively converting unused space for new uses, and sharpening the competitiveness of Main Street's traditional merchants are examples of economic restructuring activities.
- Promotion creates excitement downtown. Street festivals, parades, retail events, and image development campaigns are some of the ways Main Street encourages consumer traffic in the downtown. Promotion involves marketing an enticing image to shoppers, investors, and visitors.

6.7 GOALS AND OBJECTIVES

Goal 1: Continue to pursue and retain businesses and industries in the Village's industrial park.

Objectives:

- 1) *Advertise and/or recruit businesses and industries to locate in the Village.*
- 2) *Work with the Wisconsin Dept. of Transportation to advertise Main Street effectively on State Highway 35.*
- 3) *Research programs and incentives to encourage businesses and industries to locate in the Village.*

Goal 2: Encourage businesses and professionals to locate in downtown offices

Objectives:

- 1) *Research and implement incentives to direct new businesses and professionals to downtown vacant buildings.*

ELEMENT 7: INTERGOVERNMENTAL COOPERATION

7.1 EXISTING AGREEMENTS

7.2 EXISTING OR POTENTIAL CONFLICTS

7.3 GOALS AND OBJECTIVES

7.1 EXISTING AGREEMENTS

One of the key elements to successful service delivery by a unit of government is cooperation with other units of government. The Village of Centuria is involved in many intergovernmental agreements, some official and others simply agreed upon by the participants. Some of the agreements include:

- Fire Departments: agreements with other units of government within Polk County for fire protection
- Equipment sharing with Milltown
- Cooperate with DNR on visitor center along Gandy Dancer
- Intergovernmental agreement with the State of Wisconsin and Polk County for the Comprehensive Planning Grant Program

7.2 EXISTING OR POTENTIAL CONFLICTS

- St. Croix Falls City growth issues and need for utility expansion are a potential conflict
- The extension and use of utilities to areas lake districts, surrounding towns, etc.

In order to resolve any existing or potential conflicts, the Village of Centuria should meet regularly with surrounding units of government in order to keep the lines of communication open and remain informed of the plans of adjacent communities.

7.3 INTERGOVERNMENTAL OPPORTUNITIES

The Plan Commission came up with a few ideas on ways intergovernmental cooperation could be an opportunity for the Village to seize on. 1st is to work cooperatively with surrounding communities, possible through Polk County Economic Development Corporation, to market the area to businesses rather than individual towns and villages. Another key idea was to continue to evaluate governmental service needs and obligations to see if consolidation or more collaboration on the part of governmental units could help by improving services provided and reducing costs.

7.4 GOALS AND OBJECTIVES

Goal 1: Maintain and evaluate existing intergovernmental cooperation agreements

DRAFT

ELEMENT 8: LAND USE

- 8.1 EXISTING CONDITIONS**
- 8.2 EXISTING OR POTENTIAL LAND USE CONFLICTS**
- 8.3 LAND VALUES, DEMAND, AND SUPPLY**
- 8.4 FUTURE LAND USE**
- 8.5 GOALS AND OBJECTIVES**

8.1 EXISTING CONDITIONS

Table 8.1 Historical and Existing Land Uses

Land Use	1987	1998	2007	% change '87-'07	% change '98-'07
Residential	72	109	181	151	66.1
Commercial	22	46	53	141	15.2
Industrial	2	0	13	100	13,000
Agricultural	669	562	503	-24.8	-10.5

Centuria

The Village of Centuria has 22 percent of its assessed land assessed as residential, six percent as commercial and less than two percent as manufacturing. About 61 percent of the Village is in agriculture, while just over 4 percent is undeveloped and almost 4 percent is forest. Between 1987 and 2007, improved residential parcels have increased by 10 percent while the amount of assessed residential land increased by 151 percent. The amount of assessed commercial land in the Village decreased by 64 percent during the same period, while manufacturing parcels and assessed acreage increased by 6 parcels and 111 acres, respectively.

Again, as mentioned several times previously in the plan, it should be encouraged that new development occur on or adjacent to existing infrastructure lines so as to reduce the need for infrastructure expansion.

8.2 EXISTING OR POTENTIAL LAND USE CONFLICTS

As mentioned previously in the plan, the growth of the City of St. Croix Falls is a potential conflict. Their expansion and need for additional utilities, such as sewer and water could be an issue for the Village of Centuria.

8.3 LAND VALUES, DEMAND, AND SUPPLY

Land Assessment Values per Acre 2007:

Residential:	\$18,416
Commercial:	\$14,264
Industrial:	\$6,569
Agricultural:	\$119

Table 8.2 Land Assessed Value per Acre by Village or City (dollars) • 2007*

Village or City	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest
Centuria	18,416	14,264	6,569	119	1,251	1,833	2,444

Source: WI DOR * Based on assessment records.

Properties sold in past 24 months (according to Edina Realty website)

\$110,000	10/14/08
\$75,000	09/15/08
\$210,000	08/26/08
\$77,500	07/29/08
\$64,500	07/14/08
\$96,000	06/23/08
\$160,000	06/10/08
\$63,500	04/11/08
\$106,000	04/08/08
\$133,900	02/15/08
\$38,100	11/01/07
\$58,400	10/25/07
\$136,500	08/31/07
\$75,000	08/27/07
\$121,500	06/04/07
\$60,000	05/25/07
\$115,000	05/17/07
\$30,000	05/08/07
\$1,730,900 total of sold properties	
\$96,161.11 average sale price in the Village of Centuria	

Currently, the demand for land is low. One of the main catalysts for land demand in the past decade or so came from commuters of the Twin Cities metro. Due to the most recent down turn in the economy, building homes this far away from the urban center is not economically feasible for most people. It is worth mentioning, however that there has been decent interest in companies locating in the Village's industrial park.

Land supply within the Village is currently plenty to meet demand for the window of this comprehensive plan. According to the projections, only an additional 75

acres of land will be needed for development. Currently there are over 500 acres of agricultural land within village limits. That is not to say that the Village wishes for all of its agricultural land to be converted into development, it is simply a statement that enough vacant land is available for future growth trends.

8.4 FUTURE LAND USE AND PROJECTIONS

Future Land Use Projections Methodology:

No projection methodology is completely accurate. The information is helpful, however, in that it gives an idea of what could happen in the future based on what happened in the past. These figures will be adjusted when the plan is updated in the future. The projections developed in Table 8.3 represent a projection methodology that takes an average number of acres in each land use per person over a period of time. The average value is then multiplied by the population projections developed by the Wisconsin Dept of Administration to get future land use acreage projections. This table is not a prediction that this will for sure come true in 2030, it is merely an extrapolation of past data that gives us a little insight into what the future could be.

Table 8.3 Future Projections in Land Uses

Land Use	2008	2010	2015	2020	2025	2030	Acreage Change
Residential	176	188	200	212	222	231	+55
Commercial	53	56	60	64	67	69	+16
Industrial	13	14	15	16	16	17	+4
Agricultural	503	470	436	401	371	347	-156
Population	939	1001	1065	1129	1185	1231	N/A

Source: Polk County Planning Division

Preferred Future Land Use Map

The Preferred Future Land Use Map is a preference map. The purpose of the map is to visually represent the goals identified by the Village. Most new development of residential, commercial, and industrial properties should be on or adjacent to existing sewer and water lines. This map is not a dictation of how the Village should develop and again it is a visual representation of the goals stated in the Comprehensive Plan.

Values/Issues from Survey Results

- Aesthetics of the Village are a concern mentioned numerous times in the survey
- Redeveloping or directing businesses downtown is mentioned many times as well
- Need for additional sidewalks

- Upkeep of streets is desired
- Increasing the manufacturing base in the Town

Q29: From the following list, please identify the 3 most important things you feel the Village should pursue:

- o) Reduce Property Taxes*
- p) Increase affordable housing supply*
- q) Preserve green space*
- r) Improve roads*
- s) Minimize urban sprawl*
- t) Tourism promotion*
- u) Increase downtown commercial development*
- v) Sustainable community development*
- w) Increase Hwy 35 development*
- x) Improve downtown (parking, store variety, etc.)*
- y) Increase industrial park development*
- z) Preserve small town character*
- aa) Build a new wastewater treatment plant*
- bb) Other*

Answer:

- 6) Reduce property taxes*
- 7) Increase downtown commercial development*
- 8) Increase industrial park development*
- 9) Improve downtown (parking, store variety, etc.)*
- 10) Preserve small town character*

Q30: If you could change one thing about Centuria, what would it be?

Answer: 2 most common answers were better aesthetics and more businesses downtown. A grocery store was mentioned 3rd most often.

8.5 GOALS AND OBJECTIVES

Goal 1: Encourage new businesses to locate downtown in vacant buildings and areas with existing infrastructure first.

Objectives:

- 1) *Explore further utilizing existing programs and other means to improve the facades of downtown buildings*
- 2) *Explore further utilizing existing programs and other means to bring additional businesses and types of businesses downtown*
- 3) *Utilize signage, advertising or other means to get more people to the downtown in the Village*
- 4) *Utilize grant funding whenever possible*
- 5) *Promote tourism*

Goal 2: Explore options for expanding and maintaining existing sidewalks within the Village

Objectives:

- 1) *Consider requiring new residential developments to put in sidewalks at developer expense*
- 2) *Explore grant funding options*

Goal 3: Encourage new residential development to locate along existing infrastructure lines

Objectives:

- 1) *Research incentives*

Goal 4: Maintain and enhance the small town character of the Village of Centuria

Objectives:

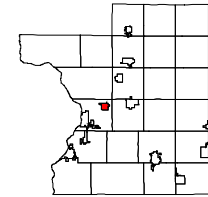
- 1) *Consider developing a site review process to include aesthetics*
- 2) *Consider signage regulations*
- 3) *Consider aesthetic screenings of developments to preserve the character of the Village*
- 4) *Promote development that fits the character of the Village*
- 5) *Utilize façade loan programs and other programs to preserve small town character*

Goal 5: Control property taxes**Objectives:**

- 1) *Fully utilize existing infrastructure for new development first before expanding infrastructure*
- 2) *Encourage businesses and professionals to locate in existing buildings to control the tax burden on the residents of the Village*
- 3) *Utilize grant funding whenever possible*
- 4) *Encourage development in the industrial park*

MAP 0-0 PRIMARY LAND USE

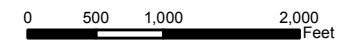
Village of Centuria
Polk County
Wisconsin



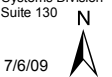
Polk County

Land Use

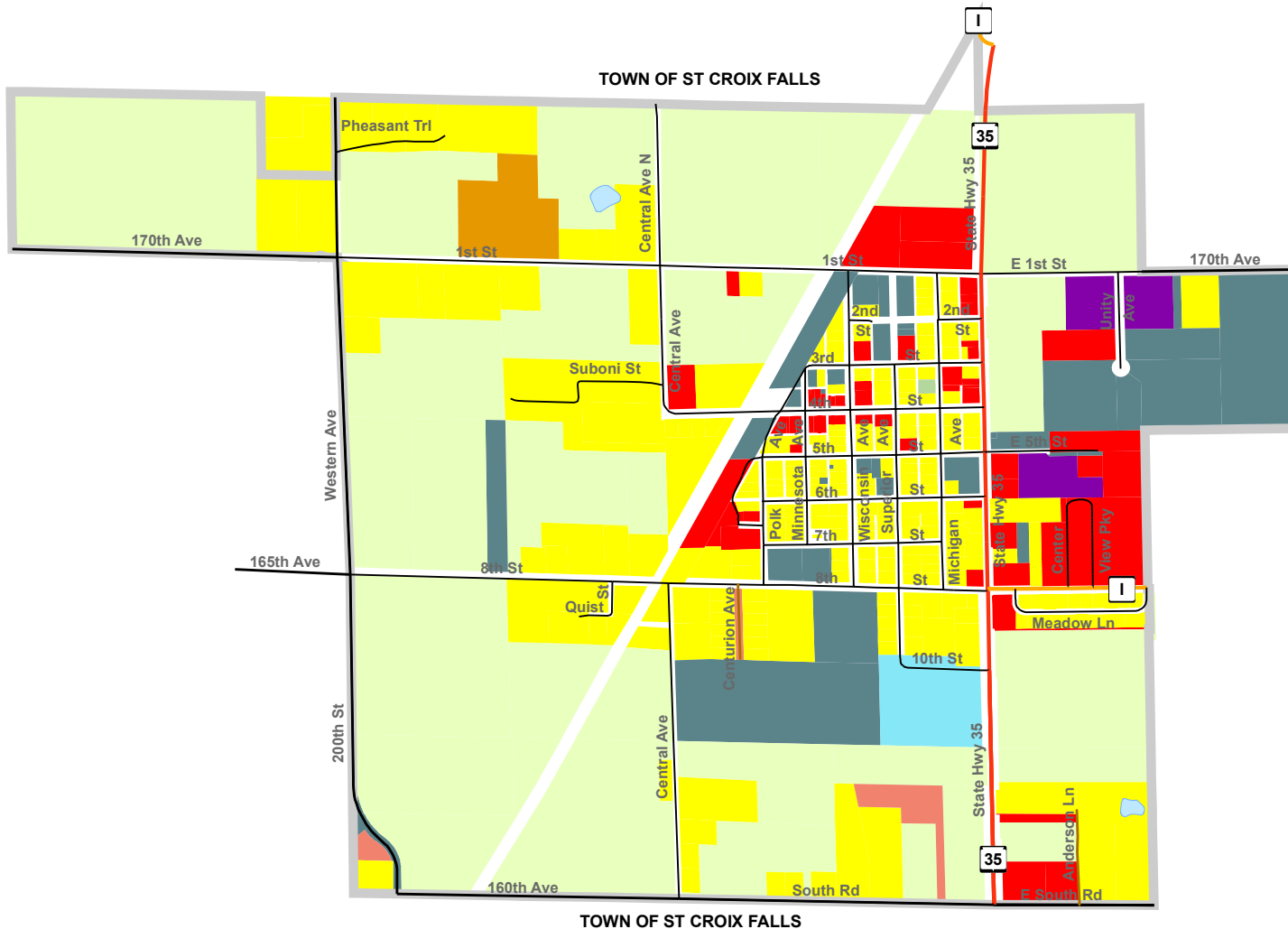
- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- INDUSTRIAL
- OTHER
- PRODUCTIVE FOREST LANDS
- RESIDENTIAL
- STATE
- UNDEVELOPED
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY



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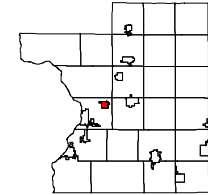


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MAP 0-0 LAND USE

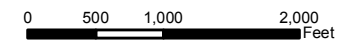
Village of Centuria Polk County Wisconsin



Polk County

Land Use

- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- INDUSTRIAL
- MULTIPLE USE
- OTHER
- RESIDENTIAL
- STATE
- UNDEVELOPED
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY

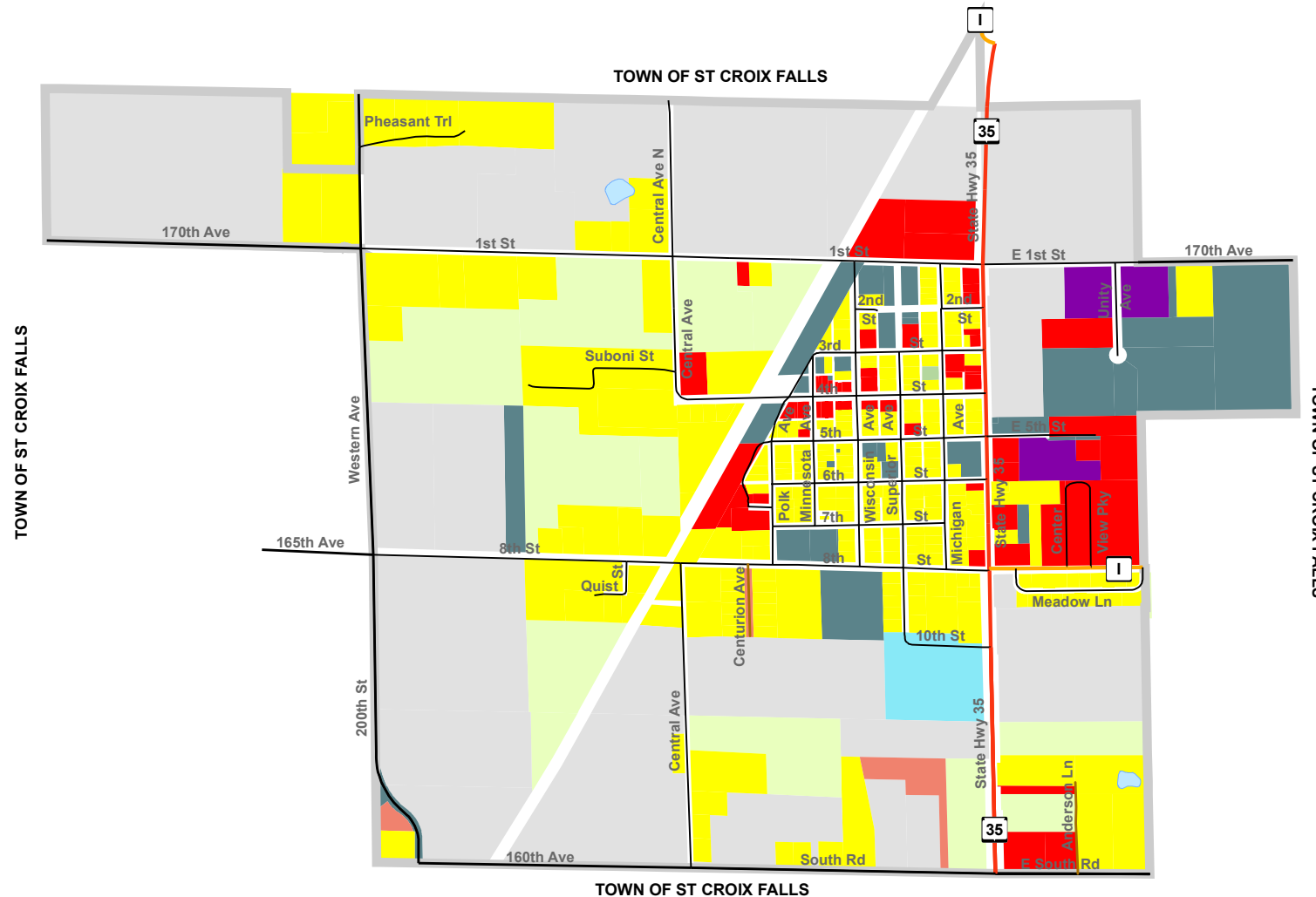


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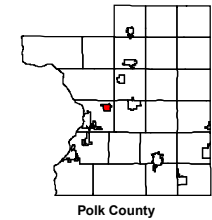
7/6/09

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MAP 0-0 EXISTING ZONING DISTRICTS

Village of Centuria
Polk County
Wisconsin



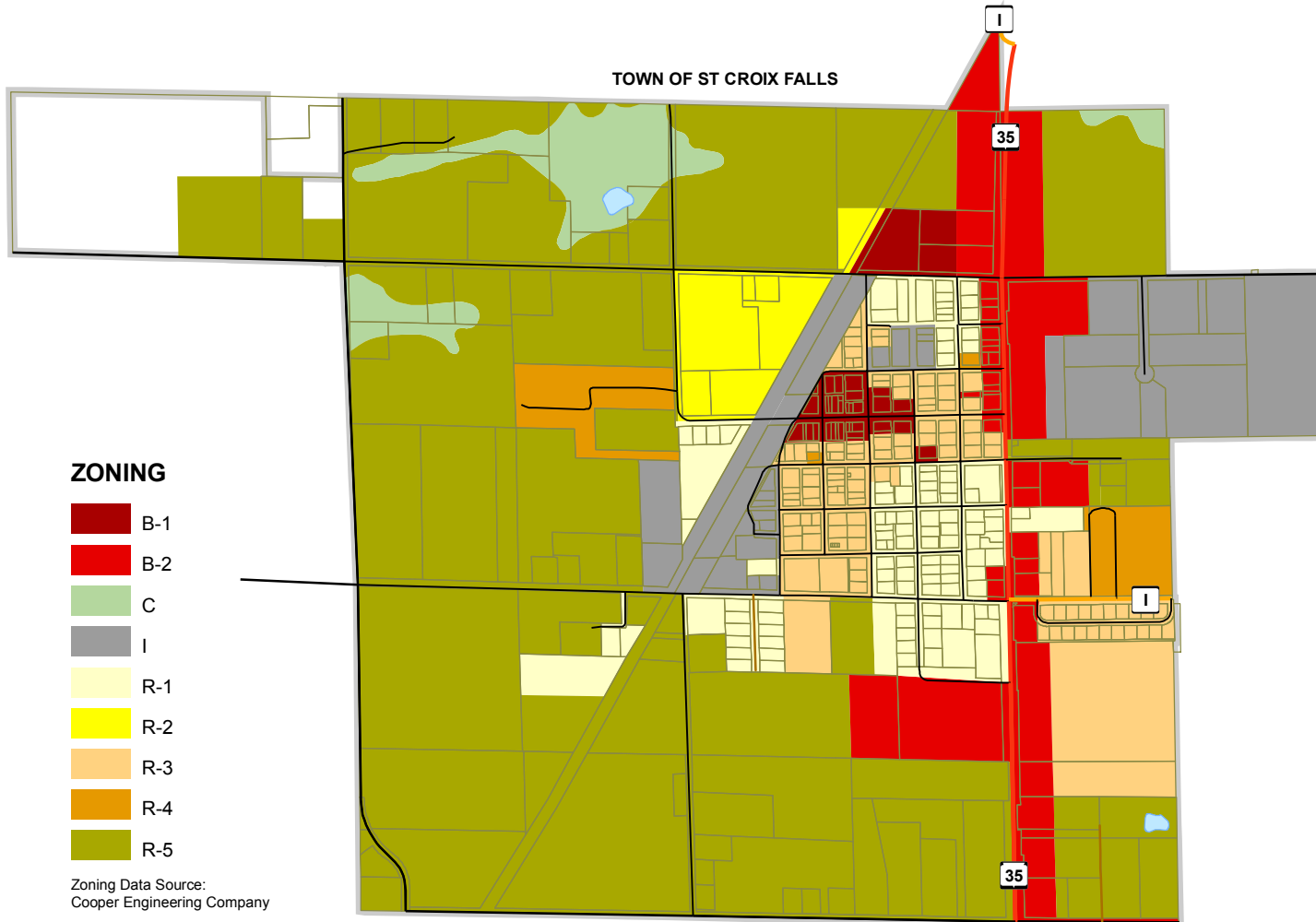
TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS

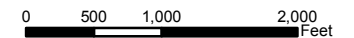
ZONING

- B-1
- B-2
- C
- I
- R-1
- R-2
- R-3
- R-4
- R-5

Zoning Data Source:
Cooper Engineering Company



- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- PARCELS
- VILLAGE BOUNDARY



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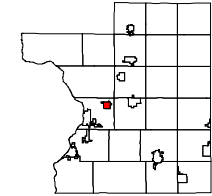


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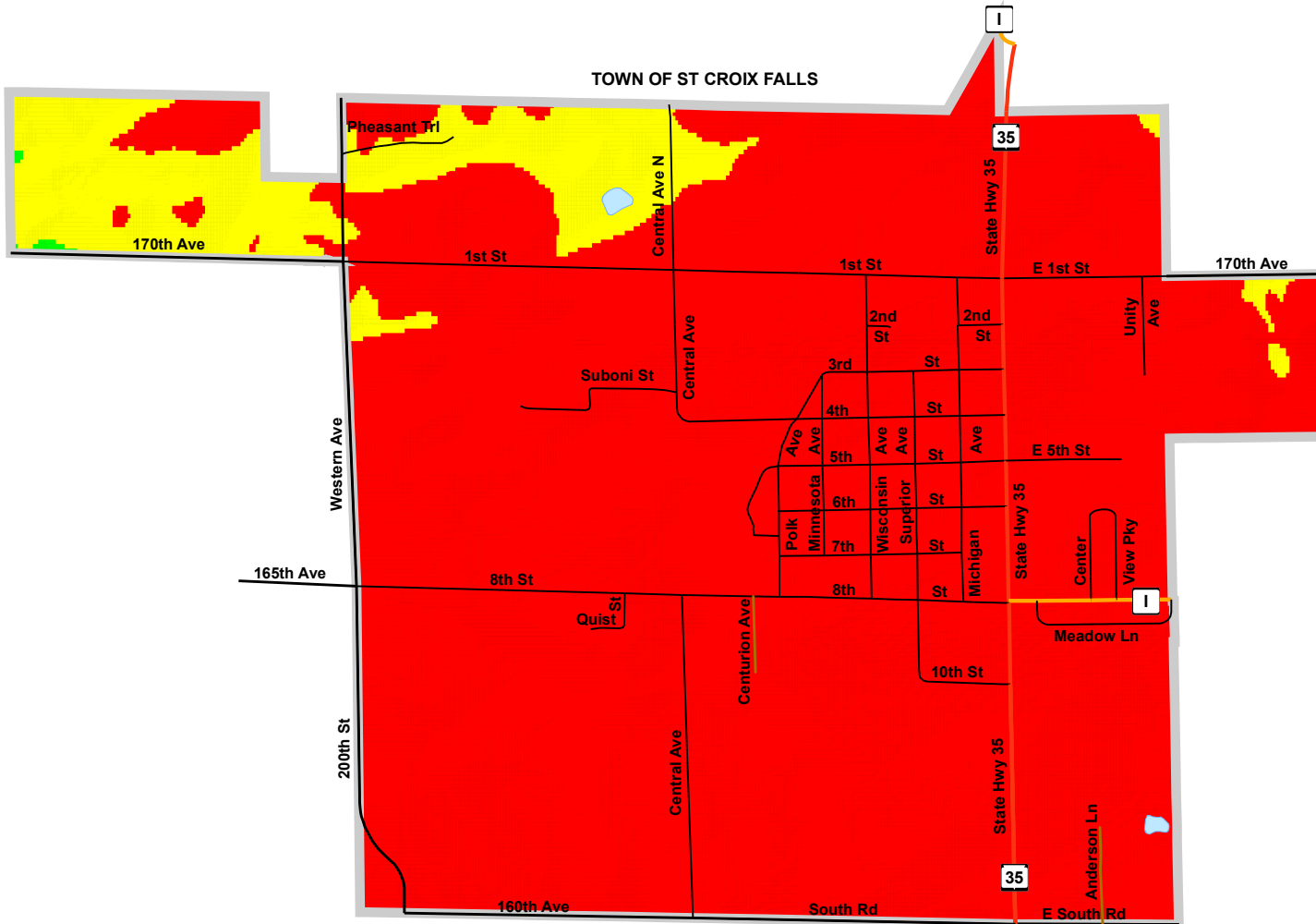
1/27/09

MAP 0-0 ELEVATION

Village of Centuria Polk County Wisconsin

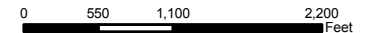


Polk County



- 1102' - 1150'
- 1150.1' - 1200'
- 1200.1' - 1253'
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

Elevation Data Source:
USGS National Elevation Data 10 Meter



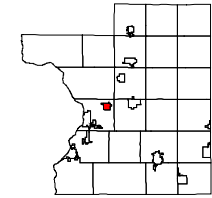
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MAP 8-? PERCENT SLOPE

Village of Centuria
Polk County
Wisconsin



Polk County

- 0 - 12 PERCENT
- 12.01 - 20 PERCENT
- > 20 PERCENT
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY

Percent Slope Source:
USGS DEM 10 Meter



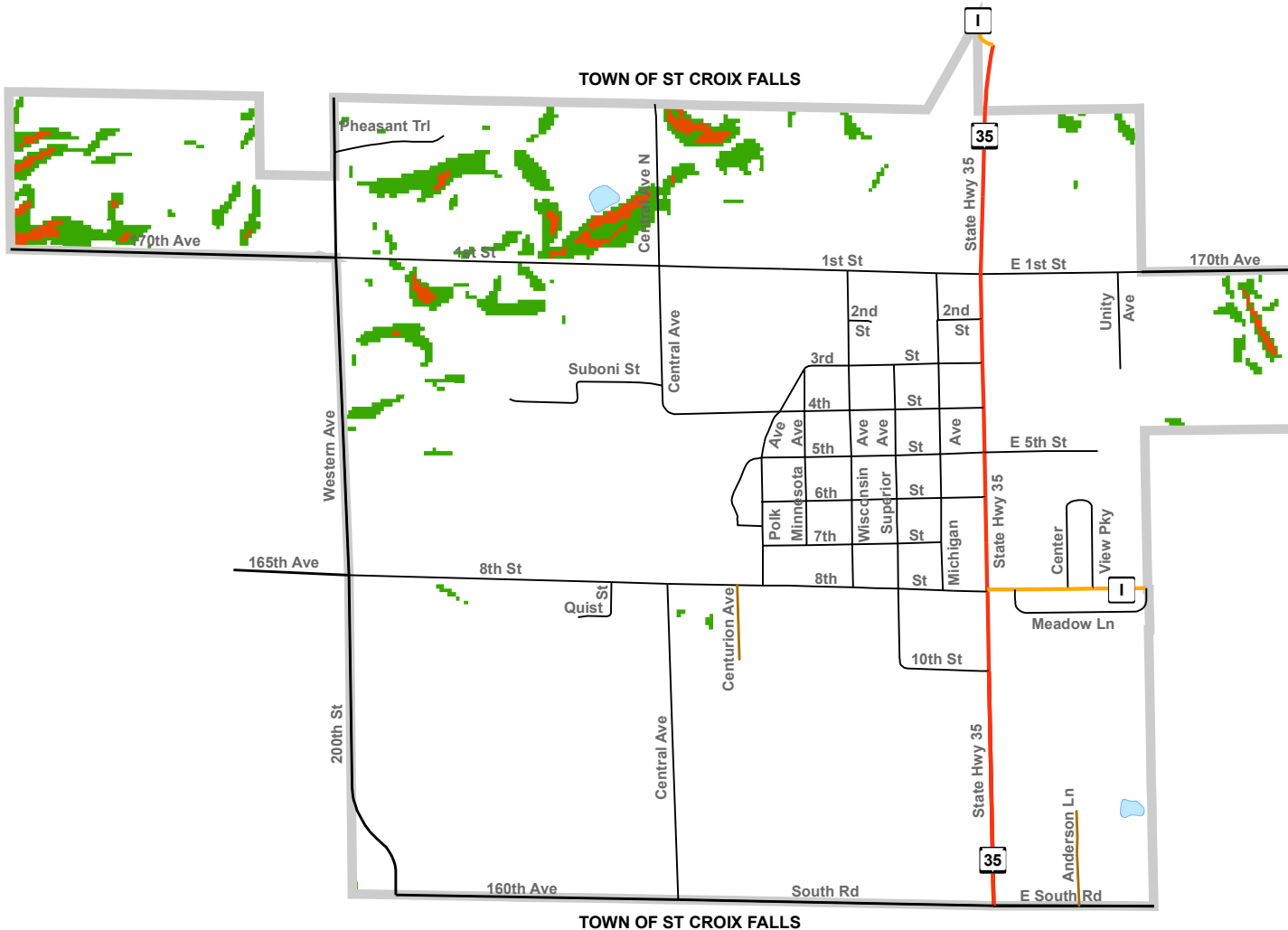
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TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS

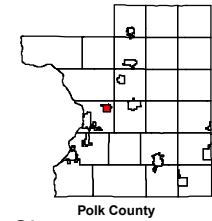


MAP 0-0

LIMITATIONS TO DWELLINGS WITH BASEMENTS

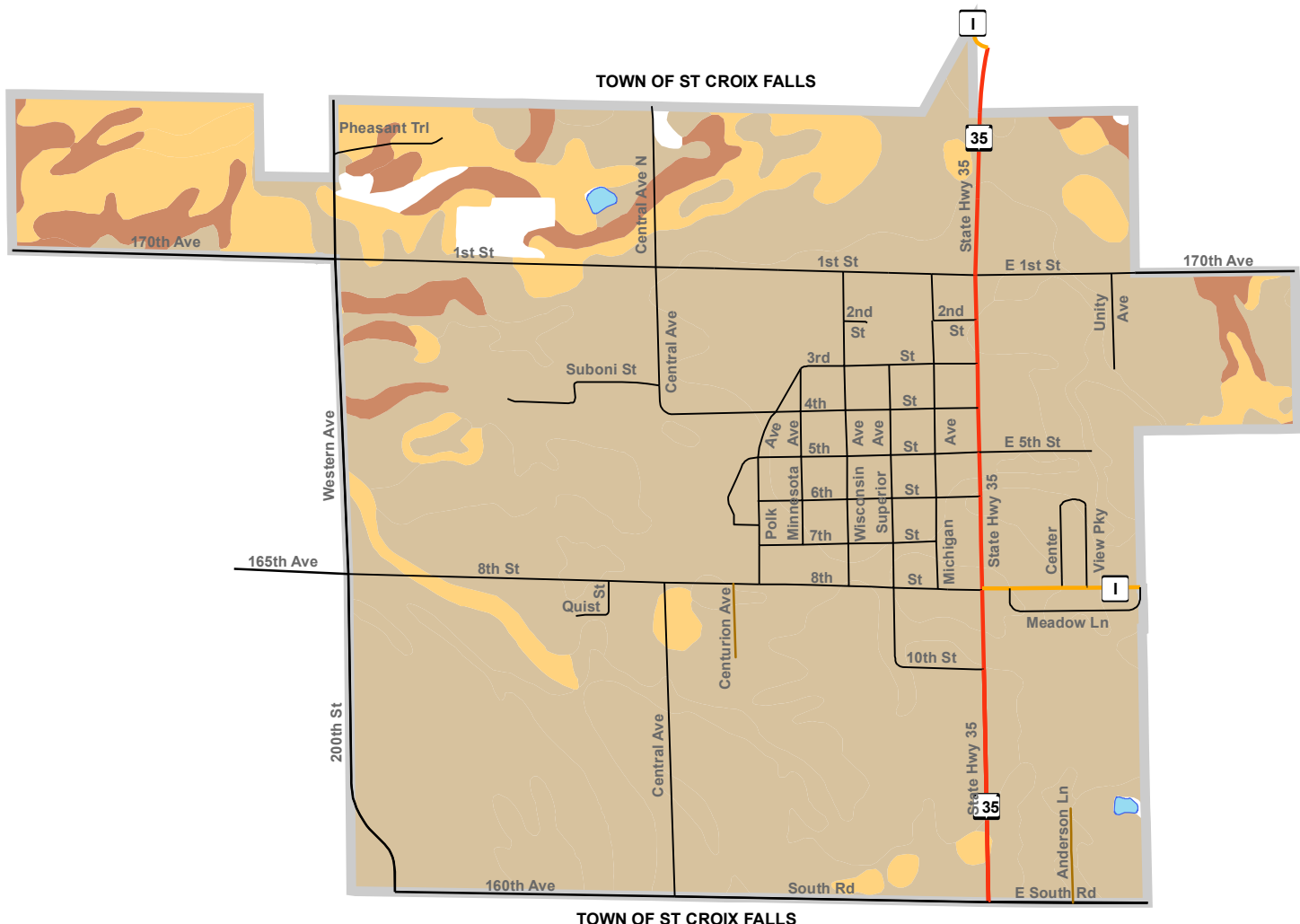
Village of Centuria

Polk County Wisconsin



TOWN OF ST CROIX FALLS

TOWN OF ST CROIX FALLS

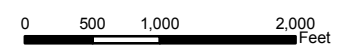


Soils Class

- SLIGHT
- MODERATE
- SEVERE

Source:
Natural Resources Conservation Service (NRCS)
Soil Survey Geographic (SSURGO) Database

- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY
- VILLAGE BOUNDARY



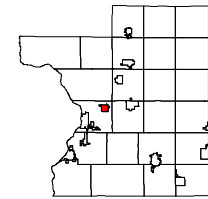
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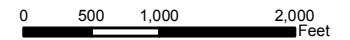
MAP 0-0 PREFERRED FUTURE LAND USE

Village of Centuria
Polk County
Wisconsin



Polk County

- AGRICULTURAL
- COMMERCIAL
- FEDERAL
- INDUSTRIAL
- OTHER
- PRODUCTIVE FOREST
- RESIDENTIAL
- STATE
- UNDEVELOPED
- LIMITATIONS
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- HYDRO BODY

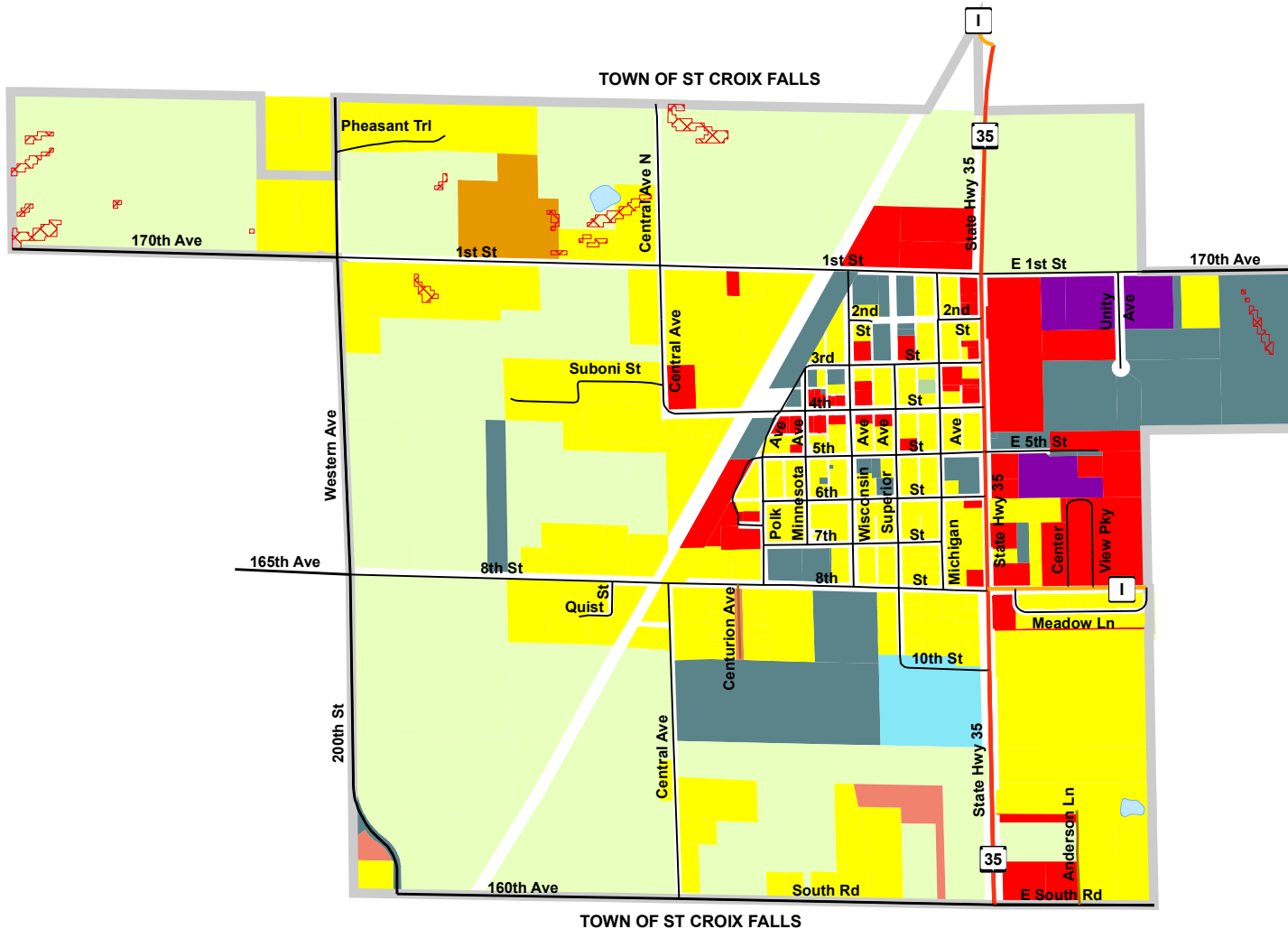


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7/29/09



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Limitations to Development:
> 20% Slope

ELEMENT 9: IMPLEMENTATION

- 9.1 IMPLEMENTATION RECOMMENDATIONS**
- 9.2 CONSISTENCY AMONG PLAN ELEMENTS**
- 9.3 MECHANISMS TOWARDS ACHIEVING ALL ASPECTS OF THE COMPREHENSIVE PLAN**
- 9.4 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN**

9.1 IMPLEMENTATION RECOMMENDATIONS

The Comprehensive Plan is a document that covers many areas of a Village. It is the primary role of the Plan Commission to develop and update the Comprehensive Plan. However, because of the Comprehensive Plan's broad scope, it will require the assistance of other Village committees and boards to implement. The following are recommendations from the Plan Commission on implementation actions that the Village of Centuria should take. Along with the recommendations is the lead Village committee or board responsible for taking the action, along with a timeline for completion.

Task: Formal ordinance review at least after every review of the Comprehensive Plan

Who: Plan Commission and Village Board

When: Continuous

Task: Research and implement methods to attract more businesses and professionals to locate within the Village (cooperative marketing, TIF, incentives, etc.)

Who: Village Board

When: Continuous, starting immediately

Task: Actively meet with surrounding units of government to evaluate service costs and deliveries to improve both

Who: Village Board

When: Continuous, starting immediately

Task: Evaluate existing intergovernmental agreements for efficacy and costs

Who: Village Board

When: Continuous, starting immediately

9.2 CONSISTENCY AMONG PLAN ELEMENTS

The elements of this Comprehensive Plan were reviewed by the Plan Commission and compared against the survey results to ensure that they were consistent.

9.3 MECHANISMS TOWARDS ACHIEVING ALL ASPECTS OF THE COMPREHENSIVE PLAN

The Village Board will utilize this Comprehensive Plan for assisting in decision making. The Comprehensive Plan is a document that helps guide the future of the Village and covers many topics that concern the Village.

9.4 PROCESS FOR UPDATING THE COMPREHENSIVE PLAN

Wisconsin Statute requires that the Comprehensive Plan be reviewed at least once every ten years. It is the preference of the Village of Centuria to conduct a formal review the Comprehensive Plan at least every 5 years. Amendments to be made following the adoption of the Village of Centuria Comprehensive Plan are generally defined as minor or major. Minor amendments are generally limited to changes to maps or general text. Major amendments are defined as any change to the Goals, Objectives, Policies, Programs, or the Future Land Use Map. Major amendments will require at a minimum a public hearing to gather input from the community. Any amendment to the Village of Centuria Comprehensive Plan must be adopted by ordinance according to the procedures outlined in Wis. Stat. 66.0295(4).

APPENDIX

PPP

Citizen survey

Plan Commission Adoption Resolution

Village Board Adoption Ordinance

DRAFT

PUBLIC PARTICIPATION PLAN

Comprehensive Plan
Village of Centuria, Wisconsin

March 10, 2008

STATE OF WISCONSIN

POLK COUNTY

VILLAGE OF CENTURIA

VILLAGE OF CENTURIA
RESOLUTION NO. _____
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE
VILLAGE OF CENTURIA COMPREHENSIVE PLAN

WHEREAS, the Centuria Village Board has approved a 30-month timeline to generate the Village of Centuria Comprehensive Plan which conforms with Wisconsin Planning statutes § 66.1001; and

WHEREAS, the Wisconsin Planning statute § 66.1001(4)(a) requires that a public participation plan be approved by the Village Board at the commencement of the comprehensive planning process; and

WHEREAS, it is the desire of the Centuria Village Board that the public participation process for the Village of Centuria Comprehensive Plan provide reasonable opportunities for effective citizen input and involvement throughout the planning process; and

WHEREAS, development and adoption of a comprehensive plan will assist with the guiding and accomplishing of coordinated, adjusted and harmonious development of the Village which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Village of Centuria Plan Commission collectively reviewed and recommended approval of the public participation plan at their February 27, 2008 meeting; and

WHEREAS, the Village Board reviewed the public participation plan on March 10, 2008; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Centuria that the public participation plan for the Village of Centuria Comprehensive Plan is approved.

DATED this 10th day of March 2008.

ATTEST:

APPROVE:

Judith Jepsen, Village Clerk

Cheryl Lehman, Village President

INTRODUCTION

The purposes of this Public Participation Plan are:

- To ensure that members of the Village of Centuria community have various opportunities to contribute to the development of the Comprehensive Plan,
- To ensure that residents and plan participants remain informed during the development of the Comprehensive Plan, and
- To meet the requirements of Wisconsin's Comprehensive Planning Legislation (Wis. Stat. § 66.1001(4)(a)).

STATUTORY REQUIREMENTS

(Ch. 66.1001(4)(a) Wis. Stats.)

"The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

OBJECTIVES

- Ensure that all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Village decision-making processes;
- Provide many different types of opportunities for public involvement to increase the number of participants
- Provide opportunities to disseminate information about the Plan and process to all segments of the Village; and,
- Strengthen the relationship between decision makers and citizens

The Village of Centuria has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it.

The Village of Centuria will utilize a variety of methods to involve citizens at differing levels – from passive to active – developed by the Community, Natural Resource and Economic Development Program Area at the University of Wisconsin-Extension.

- Public awareness of the comprehensive planning process and opportunities to participate in the process will be generated through the use of news releases and mass media.

- Public education will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Public meetings will be held as one approach to providing education.
- Public input is an important part of participatory efforts. Feedback at public meetings will be critical in assessing needs and providing input on alternatives developed to address them.
- Public decision-making interaction will permit the public to contribute to the decision-making process before the proposed planning tasks or products are submitted to the Plan Commission.

The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

PUBLIC PARTICIPATION ACTIVITIES

Listed below are the various methods that will be used by the Village to obtain public participation.

AWARENESS AND EDUCATION

Public Education meeting

Public education meetings will be conducted to ensure that residents have sufficient subject matter background to participate fully and effectively in the comprehensive planning process. The first meeting will be conducted in after the community-wide survey has been collected and the results tabulated. Additional meetings will be held throughout the process when necessary to improve citizen understanding of an issue or to provide technical information necessary to understand an issue.

Media

Internet: The Polk County Planning Division's website will contain a link to the Village's website as well as pertinent documents. This information may include the project schedule, meeting notes and agendas, draft plan elements and reports, maps, photographs and survey results.

Newsletters: The Village of Centuria will deliver newsletters to residents with the utility bills to report the comprehensive planning information and schedules of the Village.

PUBLIC INPUT

Surveys

Community-wide Survey: The Village Staff and County Planner will work together to design a mail-based survey that aims to engage a broad spectrum of the Village population. The survey will elicit values and ideas of the community as they pertain to the elements of the comprehensive plan. A report, developed by the County Planner, will be used to analyze the responses received. The report will be made available to the public at the Village Hall or on the web site for comments.

Public Postings

Suggestion Box: A suggestion box located at the Village Hall will be used to collect anonymous comments throughout the planning process.

PUBLIC DECISION-MAKING

Plan Review Meetings

All meetings on the Comprehensive Plan shall be open to the public and posted pursuant to Wis. Stat. § 985.02(2).

Plan Review Meeting #1: The results from the surveys as well as the drafted goals and objectives will be presented to the Village Board. Input will be sought to ensure that direction of the Comprehensive Plan is consistent with current policies of the Village.

Plan Review Meeting #2: A progress report will be presented to the Village Board and Plan Commission as to the further development of the Comprehensive Plan. The updates to the components of each element will be reviewed and input will be sought.

Public Hearing

The Plan Commission will host a public hearing of the draft Comprehensive Plan to provide further opportunity for individuals to testify about the Plan. The format of the presentation will include (1) a summary of the purpose and need for the Plan, (2) planning process and public involvement, (3) the primary components of the nine required plan elements, (4) the recommended future land use map and (5) comments received during the 30-day comment period.

The public notice announcing the required public hearing on the plan shall be published as a class 1 notice, pursuant to Wis. Stat. § 985.02(1), at least 30 days prior to the hearing. The class 1 notice shall include the following:

- date, time and place of the hearing,
- a summary of the Draft Village of Centuria Comprehensive Plan,

- the name of the Village representative who may provide additional information regarding the Plan, and
- where and when a copy of the recommended Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan may be obtained.

The Village of Centuria Draft Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the recommended plan shall be available on the Village website, Polk County website and physical location(s) to be determined. Members of the public who wish to obtain a hard copy of the recommended Plan may submit a written request and pay duplication costs.

After the notice of the public hearing has been published, those wishing to submit written comments on the plan may do so until one week prior to the public hearing. Written comments on the recommended Plan shall be submitted to the CAC, the Plan Commission, and the Village Board. Written comments received prior to the public hearing will be addressed at the hearing and will be weighted equally to oral testimony. A review of the proposed revisions of the Draft Village of Centuria Comprehensive Plan will be completed at the public hearing. All approved revisions will be posted in the meeting summary and included in the official minutes of the public hearing.

Prior to adoption, the Comprehensive Plan will require recommendation by the CAC and Plan Commission. Additionally, all criteria established by the Wisconsin Department of Administration for Comprehensive Plans will be met.

After the public hearing is completed, the Village Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Village of Centuria Comprehensive Plan will follow the same procedure.

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village of Centuria.
2. The clerk of every governmental unit that is adjacent to the Village of Centuria.
3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The West Central Wisconsin Regional Planning Commission.
6. The Village of Centuria Public Library.

ESTIMATED TIMELINE

PUBLIC PARTICIPATION SCHEDULE	2008												2009	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Public Participation Plan Adoption			■											
Community-wide Survey			■											
Public Education Meeting				■										
Suggestion Box				■										
Plan Review Meeting #1							■							
Plan Review Meeting #2										■				
Public Hearing													■	

Village of Centuria Survey Results

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Written Responses: Question 31	28
Written Responses: Other	30

WRITTEN RESULTS

The Village of Centuria Community Survey was mailed in March 2008 to 373 property owners. Of those received 177 were returned, which equals a 47.5% response rate.

The results were broken down into comparative groups: retired/not retired, work in MN/work in Polk, own/rent, satisfied/dissatisfied, 0-10 years/11+ years.

QUALITY OF LIFE

1. How satisfied are you with the Village of Centuria as a place to live?

68% of residents were either very satisfied or somewhat satisfied. Renters are by far the most satisfied group, with 86% responding that they are either very satisfied or somewhat satisfied. Those that work in Polk County are the least satisfied, with 41% responding that they were either somewhat dissatisfied or very dissatisfied.

2. Why are you satisfied/dissatisfied with the Village of Centuria as a place to live?

20 of the 76 total respondents mentioned that the lack of stores and jobs in downtown was a negative aspect of Centuria. 13 people mentioned the poor appearance of the Village as a problem. 16 people responded positively about the staff, nice people, general regard for the community, etc. 11 complained about the utilities or services available, including the condition of roads and sidewalks. Other responses included high taxes (5), like the small town atmosphere (7), it's quiet (9), kids need things to do (6), enjoy the walkability (3).

3 & 4. In your opinion, how important were the following reasons for you and/or your family in choosing the Village of Centuria as a place to live?

The highest percentage of people marking *near family and friends* as one of the 3 most important reasons for living in Centuria.

5. What do you feel is the single biggest issue facing Centuria over the next several years?

Of the 83 respondents, 40 felt that the biggest issue facing Centuria is attracting and/or retaining businesses and industry. Other responses included high taxes (11), appearance of homes or downtown (9), drugs/crime (9), controlling growth (8).

COMMUNITY FACILITIES AND SERVICES

6A. The Village of Centuria should merge its police department with those of surrounding communities to cut costs and enhance services.

Overall, 56% of respondents agreed. The group with the highest percentage of respondents agreeing was those who were generally dissatisfied with Centuria as a place to live with over 83% agreeing. The 3 groups that had a higher percentage disagreeing was those who work in MN (42%), those who rent (46%) and those who are satisfied with Centuria (41%).

6B. The Village of Centuria police department should be kept separate to retain local control.

65% of total respondents agreed. The group most agreeing was those that work in MN with 74%. The only group to have less agree than disagree was the group that is generally dissatisfied with Centuria, with only 45% agreeing.

6C. Centuria currently gets part of its 24-hour police service from the county sheriff. I would be willing to pay more taxes for 24-hour service from the Centuria police. Most (72%) disagree.

7. Rate the following local services in Centuria:

		Highest response	2 nd highest response	3 rd highest response			
		Don't Know	Very Good	Good	Average	Poor	Very Poor
A	Ambulance Service	31%	22%	37%	10%	0%	0%
B	Fire Protection	22%	29%	33%	14%	0%	2%
C	Garbage Collection	2%	22%	50%	15%	5%	6%
D	Municipal Water System	10%	19%	29%	23%	9%	11%
E	Park and Recreation Facilities	4%	26%	38%	22%	7%	3%
F	Police Protection	4%	29%	37%	25%	4%	2%
G	Public Library	13%	24%	36%	21%	5%	1%
H	Public School System	16%	29%	28%	24%	3%	1%
I	Recycling Programs	5%	28%	36%	21%	6%	5%
J	Sanitary Sewer Service	19%	25%	30%	22%	3%	2%
K	Senior housing	30%	19%	24%	23%	2%	1%
L	Senior Services (e.g. transportation)	52%	10%	17%	15%	2%	4%
M	Snow Removal	1%	34%	38%	16%	7%	5%
N	Storm Water Management	29%	11%	25%	20%	10%	5%
O	Street and Road Maintenance	1%	15%	32%	33%	12%	8%
P	Sidewalks	9%	8%	25%	28%	21%	10%
Q	Youth programs	38%	2%	5%	15%	26%	15%

8. Please share any additional comments you have about *Community Facilities and Services*.

Wide variety of responses. Highest responses were about the need for activities for the youth (5) and the need for improved water infrastructure (5).

HOUSING AND DEVELOPMENT

9. The Village of Centuria had a population of 865 people in the year 2000 and an estimated population of 939 in January of 2007, which is an increase of 74 people, or 8.5% over the past 7 years. In your opinion, what should the pace of development in the Village be over the next 10 years?

59% thought that development should remain the same. 35% felt that development should be faster. Responses were similar for all groups.

10A. The Village should pay for land, water, sewer, access roads, etc. for the industrial park.

61% of respondents either disagreed or strongly disagreed, but almost 30% of respondents agreed.

10B. The Village should identify land, but the developer or businesses should pay for water, sewer, access roads, etc. for the industrial park.
81% of all respondents either strongly agreed or agreed. This was consistent in all groups.

11. Which one of the following statements best reflects your opinion on the amount of new housing development in the Village?

44% of total respondents responded that Centuria should try to promote a greater amount of new housing development. 29% of respondents feel that the amount of new housing development should be limited and 26% should have no role in deciding how much new housing development occurs. The groups diverging from this opinion are those that are retired and those that rent. The largest percentage for those that are retired was 41% for limiting new housing. The largest percentage for those that rent was 46% for the Village having no role in deciding.

12. The external appearance of residences in my neighborhood is important to me.
A strong majority of all respondents strongly agree or disagree.

13. What types of new development are appropriate for the Village of Centuria?

Housing Development

51% of total respondents want single-family homes, 24% want senior/retirement housing and 12% want duplexes.

Commercial/Industrial Development

41% of total respondents want neighborhood shopping and offices, 17% want recreational and tourism-related businesses and 14% want restaurants/taverns/bars

14. The following are statements about future directions for the Village of Centuria.

A. The Village of Centuria should expand the Village limits.
46% agreed and 29% disagreed, not many had strong opinions.

B. The Village of Centuria should promote more business development.
A vast majority either strongly agree or agree.

C. Village of Centuria should promote the preservation of farmland.
A vast majority either strongly agree or agree.

D. Village land use policies should be strengthened to guide growth.
A strong majority agree.

E. Most new development should occur adjacent to areas that are already developed.
A strong majority agree.

F. The Village should use standards for buildings and signs that make non-residential development fit in with the rural community character.
A vast majority either strongly agree or agree.

G. Land use conflicts between agriculture and residential development are currently a problem in the Village.
51% disagree and 32% agree. In several categories (work in MN, dissatisfied and 0-10 years) their highest percentage was for agree and second highest was for disagree.

TRANSPORTATION

15. If there are any streets, sidewalks or intersections in the Village of Centuria that you feel are unsafe, which are they and why do you feel it is unsafe?

Various responses. See *Written Responses: Question 15*.

16. What is the primary place of work for all adults in your household?

22% responded *retired*, 16% responded *Centuria*, 16% responded *Elsewhere in Polk County* and *Twin Cities* and *Other Minnesota* both received 11% of the responses.

17. The overall road network (roads, streets, and highways) in Centuria meets current needs?

68% agree that the road network meets the current needs. Consistent in all groups.

18. The sidewalk system in Centuria meets current needs.

44% agree that the sidewalk system meets current needs. One third of those that generally are dissatisfied with Centuria agreed and one third disagreed.

19. Road and street conditions in the Village of Centuria are acceptable for present usage.

59% of total respondents agree. Those who rent had 46% of their respondents agreeing and 46% disagreeing.

20. The Village should require new development to provide sidewalks or hiking trails.

Besides those who work in MN, the highest percentage of respondents (always greater than 36%) agreed. Those working in MN had 31% disagreeing and 24% agreeing.

21. I would support patching Village streets instead of overall reconstruction as a means of reducing property taxes.

The majority either agree or strongly agree.

22. Additional walking trails, biking lands, and walking lanes are needed along public roadways.

50% of total respondents disagree or strongly disagree, 40% agree or strongly agree and 10% had no opinion. The group most strongly agreeing was renters, with 64% either strongly agreeing or agreeing.

23. Please share any additional comments you have about transportation in the Village.

Various comments. See *Written Responses: Question 23*.

COMMUNICATION

24. Which is your preferred primary source of information about Village of Centuria government?

A newsletter is the most favored form of communication receiving 43% of the responses. Newspaper articles came in second with 25% and direct mail came in 3rd with 24%. The response was similar through all groups.

GENERAL ISSUES

25. What is your vision for the future of Centuria? How important is it for the Village to:

A. Focus on retail, commercial, and professional services development in Centuria's downtown.

A strong majority (85%) feel that this is important or very important.

B. Focus on developing "big box" retail chain stores on the outskirts of Centuria.

The largest percentage of respondents (37%) were neutral on this issue. 3% felt that this is not important and 33% felt that it is either very important or important.

C. Focus on increasing the base of manufacturing employment.

82% of respondents feel that this is either important or very important. Only 3% feel that it is not important.

D. Transition towards a more nature-based, tourist oriented economy,

The highest percentage of respondents (47%) are neutral on this issue and 30% feel that it is important.

E. Become a suburban "bedroom" community.

A strong majority either have no opinion or feel that this is not important.

26. If you raised children in Centuria who are now grown, did they leave the Village when they graduated high school?

30% of total respondents answered this question with 17 children (15%) staying and 61 children (55%) leaving.

27. If you have any children who left, what was the reason?

To attend college and better jobs elsewhere were the most common reasons for children leaving.

28. Did any of your children return?

19 people responded with only 2 children returning.

29. From the following list, please identify the three most important things you feel the Village should pursue.

Each response was given 3 points for the most important to pursue, 2 points for the 2nd most important and 1 point for the 3rd most important. *Reduce property taxes* had the highest score with 115 points, *increase downtown commercial development* had the second highest score with 77, *increase industrial park development* had the third highest score with 75, *improve downtown (improve parking, store variety, etc.)* was a close 4th with 73 points and *preserve small town character* came in 5th with 60 points.

30. If you could change one thing about Centuria, what would it be?

By far the two most common responses were better overall aesthetics (16) and more businesses (13). The desire for a grocery store was mentioned 7 times (3rd highest response).

31. Please share any additional comments you may have.

The most common response was for an improved downtown, including aesthetics and businesses.

DEMOGRAPHICS

32. Gender:	<input type="checkbox"/> Male 47%		<input type="checkbox"/> Female 53%			
33. Age:	<input type="checkbox"/> 18-24 3%	<input type="checkbox"/> 25-34 12%	<input type="checkbox"/> 35-44 14%	<input type="checkbox"/> 45-54 24%	<input type="checkbox"/> 55-64 20%	<input type="checkbox"/> 65 and older 27%
34. Employment status:	<input type="checkbox"/> Employed full time 45%		<input type="checkbox"/> Employed part time 7%		<input type="checkbox"/> Unemployed 5%	
	<input type="checkbox"/> Self Employed 9%		<input type="checkbox"/> Retired 30%		<input type="checkbox"/> Other: _____ 4%	
35. Housing:	<input type="checkbox"/> Own 82%		<input type="checkbox"/> Rent 15%		<input type="checkbox"/> Other: _____ 3%	
36. Number of adults (over 18) in household: <input type="checkbox"/> 1 32% <input type="checkbox"/> 2 59% <input type="checkbox"/> 3 7% <input type="checkbox"/> 4 2% <input type="checkbox"/> 5 0% <input type="checkbox"/> 6 or more 0%						
37. Number of children (under 18) in household: <input type="checkbox"/> 0 69% <input type="checkbox"/> 1 13% <input type="checkbox"/> 2 9% <input type="checkbox"/> 3 7% <input type="checkbox"/> 4 1% <input type="checkbox"/> 5 or more 1%						
38. What is your approximate annual household income?	<input type="checkbox"/> Less than \$15,000 19%		<input type="checkbox"/> \$15,000 - \$24,999 14%		<input type="checkbox"/> \$25,000 - \$49,999 19%	
	<input type="checkbox"/> \$50,000 - \$74,999 29%		<input type="checkbox"/> \$75,000 - \$99,999 12%		<input type="checkbox"/> \$100,000 or more 7%	
39. What is the highest level of education that you have attained?	<input type="checkbox"/> Less than high school graduate 4%		<input type="checkbox"/> High school graduate (including G.E.D.) 60%		<input type="checkbox"/> Associates degree 22%	
	<input type="checkbox"/> Bachelor's degree 9%		<input type="checkbox"/> Master's, Professional school, or Doctorate degree 6%			
40. How long have you lived in the Village of Centuria?	<input type="checkbox"/> Less than 1 year 1%		<input type="checkbox"/> 1 to 5 years 28%		<input type="checkbox"/> 6 to 10 years 15%	
	<input type="checkbox"/> 11 to 15 years 11%		<input type="checkbox"/> 16 to 20 years 9%		<input type="checkbox"/> 21 to 30 years 15%	
	<input type="checkbox"/> Over 30 years 20%					

	TOTAL		RETIRED		NOT RETIRED		WORK IN MN		WORK IN POLK		OWN		RENT		SATISFIED		DISSATISFIED		0-10 YEARS		11+ YEARS		
	177 Respondents		33 Respondents		74 Respondents		29 Respondents		57 Respondents		78 Respondents		14 Respondents		69 Respondents		32 Respondents		46 Respondents		57 Respondents		
	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	#	% Total	
1	vs	19	19.00%	11	34.38%	8	11.76%	1	4.17%	8	14.81%	12	16.22%	5	35.71%	19	27.54%	0	0.00%	9	20.45%	10	18.25%
	ss	49	49.00%	14	43.75%	35	51.47%	16	66.67%	24	44.44%	34	45.95%	7	50.00%	49	71.01%	0	0.00%	20	45.45%	29	53.70%
	sd	25	25.00%	5	15.63%	20	29.41%	6	25.00%	18	33.33%	23	31.08%	1	7.14%	1	1.45%	25	78.13%	12	27.27%	12	22.22%
	vd	7	7.00%	2	6.25%	5	7.35%	1	4.17%	4	7.41%	5	6.76%	1	7.14%	0	0.00%	7	21.88%	3	6.82%	3	5.56%
2		76		22		54		21		46		58		12		45		28		32		40	
3	A	26	29.21%	7	28.00%	19	29.69%	5	19.23%	18	36.00%	19	27.94%	6	54.55%	20	33.90%	7	25.00%	14	35.90%	12	25.00%
	v	24	26.97%	5	20.00%	19	29.69%	7	26.92%	15	30.00%	18	26.97%	2	18.18%	20	30.51%	6	21.43%	9	23.08%	14	29.17%
	n	19	21.35%	5	20.00%	14	21.88%	5	19.23%	9	18.00%	16	23.53%	2	18.18%	11	18.64%	8	28.57%	7	17.95%	12	25.00%
	i	20	22.47%	8	32.00%	12	18.75%	9	34.62%	8	16.00%	15	22.06%	1	9.09%	10	16.95%	7	25.00%	9	23.08%	10	20.83%
	B	16	18.60%	4	18.18%	12	18.75%	6	23.08%	11	22.00%	14	20.90%	2	22.22%	14	14.29%	8	28.57%	6	16.22%	10	21.28%
	v	26	30.23%	8	36.36%	18	28.13%	10	38.46%	13	26.00%	20	29.85%	4	44.44%	21	37.50%	4	14.29%	8	21.62%	16	34.04%
	n	32	37.21%	7	31.82%	25	39.06%	7	26.92%	16	32.00%	23	34.33%	3	33.33%	21	37.50%	10	35.71%	17	45.95%	15	31.91%
	i	12	13.95%	3	13.64%	9	14.06%	3	11.54%	10	20.00%	10	14.93%	0	0.00%	6	10.71%	6	21.43%	6	16.22%	6	12.77%
	C	9	10.47%	4	18.18%	5	7.81%	2	8.00%	4	7.84%	8	12.12%	1	11.11%	16	10.53%	3	10.71%	4	10.81%	5	10.64%
	v	26	30.23%	5	22.73%	21	32.81%	9	36.00%	16	31.37%	20	30.30%	2	22.22%	18	31.58%	7	25.00%	11	29.73%	15	31.91%
	n	35	40.70%	9	40.91%	26	40.63%	13	52.00%	18	35.29%	25	37.88%	6	66.67%	25	43.86%	10	35.71%	19	51.35%	16	34.04%
	i	16	18.60%	4	18.18%	12	18.75%	1	4.00%	13	25.49%	13	19.70%	0	0.00%	8	14.04%	8	28.57%	3	8.11%	11	23.40%
	D	28	30.11%	9	37.50%	19	27.54%	6	21.43%	16	30.77%	18	25.71%	8	61.54%	20	32.26%	7	25.00%	14	35.90%	14	26.92%
	v	30	32.26%	9	37.50%	21	30.43%	12	42.86%	14	26.92%	23	32.81%	3	23.08%	22	35.48%	6	21.43%	9	23.08%	21	40.38%
	n	21	25.58%	2	8.33%	19	27.54%	9	32.14%	13	25.00%	17	24.29%	2	15.38%	15	24.19%	6	21.43%	10	25.64%	10	19.23%
	i	14	15.05%	4	16.67%	10	14.49%	1	3.57%	9	17.31%	12	17.14%	0	0.00%	5	8.06%	9	32.14%	6	15.38%	7	13.63%
	E	7	7.95%	4	17.39%	3	4.82%	0	0.00%	4	7.84%	6	8.82%	0	0.00%	7	12.07%	0	0.00%	3	7.69%	4	8.51%
	v	23	26.14%	4	17.39%	19	29.23%	10	38.46%	13	25.49%	20	29.41%	2	20.00%	14	24.14%	8	28.57%	8	20.51%	15	31.91%
	n	43	48.86%	9	39.13%	34	52.31%	14	53.85%	26	50.98%	32	47.06%	4	40.00%	27	46.55%	15	53.57%	22	56.41%	20	42.55%
	i	15	17.05%	6	26.09%	9	13.85%	2	7.69%	8	15.69%	10	14.71%	4	40.00%	10	17.24%	5	17.86%	6	15.38%	8	17.02%
	F	24	26.67%	12	44.44%	12	19.05%	5	20.00%	10	20.00%	20	28.99%	2	18.18%	21	34.43%	3	11.11%	11	27.50%	13	27.08%
	v	38	42.22%	10	37.04%	28	44.44%	10	40.00%	23	46.00%	26	37.68%	8	72.73%	24	39.34%	12	44.44%	13	32.50%	23	47.92%
	n	23	25.56%	3	11.11%	20	31.75%	10	40.00%	14	28.00%	18	26.09%	1	9.09%	14	22.95%	9	33.33%	15	37.50%	8	16.67%
	i	5	5.56%	2	7.41%	3	4.76%	0	0.00%	3	6.00%	5	7.25%	0	0.00%	2	3.28%	3	11.11%	1	2.50%	4	8.33%
	G	41	44.57%	11	44.00%	30	44.78%	11	40.74%	24	47.06%	34	47.89%	4	36.36%	26	42.62%	14	48.28%	16	40.00%	23	46.00%
	v	28	30.43%	9	36.00%	19	28.36%	11	40.74%	13	25.49%	20	28.17%	4	36.36%	19	31.15%	8	27.59%	10	25.00%	18	36.00%
	n	22	23.91%	5	20.00%	17	25.37%	5	18.52%	13	25.49%	16	22.54%	3	27.27%	15	24.59%	7	24.14%	14	35.00%	8	16.00%
	i	1	1.09%	0	0.00%	1	1.49%	0	0.00%	1	1.96%	1	1.41%	0	0.00%	1	1.64%	0	0.00%	0	0.00%	1	2.00%
	H	36	38.71%	12	46.15%	24	35.82%	7	26.92%	21	40.38%	29	40.28%	3	30.00%	24	38.71%	12	41.38%	11	26.83%	23	46.00%
	v	33	35.48%	9	34.62%	24	35.82%	10	38.46%	17	32.69%	26	36.11%	3	30.00%	24	38.71%	9	31.03%	14	34.15%	19	38.00%
	n	22	23.66%	5	19.23%	17	25.37%	7	26.92%	12	23.08%	16	22.22%	3	30.00%	13	20.97%	8	27.59%	14	34.15%	8	16.00%
	i	2	2.15%	0	0.00%	2	2.99%	2	7.69%	2	3.85%	1	1.39%	1	10.00%	1	1.61%	0	0.00%	2	4.88%	0	0.00%
	I	7	7.95%	2	8.33%	5	7.81%	1	3.85%	3	6.00%	6	8.82%	0	0.00%	6	10.17%	2	7.41%	5	12.82%	2	4.26%
	v	9	10.23%	5	20.83%	4	6.25%	0	0.00%	3	6.00%	7	10.29%	2	20.00%	4	6.78%	5	18.52%	2	5.13%	7	14.89%
	n	38	43.18%	7	29.17%	31	48.44%	10	38.46%	26	52.00%	27	39.71%	4	40.00%	28	47.46%	10	37.04%	19	48.72%	18	38.30%
	i	34	38.64%	10	41.67%	24	37.50%	15	57.69%	18	36.00%	28	41.18%	4	40.00%	21	35.59%	10	37.04%	13	33.33%	20	42.55%
	J	7	8.05%	5	20.83%	2	3.17%	1	3.85%	3	6.00%	5	7.69%	1	8.33%	7	12.07%	0	0.00%	3	8.11%	4	8.33%
	v	25	28.74%	5	20.83%	20	31.75%	10	38.46%	18	36.00%	22	33.85%	2	16.67%	13	22.41%	12	44.44%	8	21.62%	16	33.33%
	n	29	33.33%	7	29.17%	22	34.92%	9	34.62%	14	28.00%	19	29.41%	3	25.00%	21	36.21%	7	25.93%	15	40.54%	14	29.17%
	i	26	29.89%	7	29.17%	19	30.16%	6	23.08%	15	30.00%	19	29.23%	6	50.00%	17	29.31%	8	29.63%	11	29.73%	14	29.17%
	K	7	7.00%	4	80.00%	3	60.00%	2	66.67%	4	80.00%	7	77.78%	0	0.00%	6	66.67%	1	100.00%	4	66.67%	3	75.00%
	v	2	20.00%	1	20.00%	1	20.00%	1	33.33%	0	0.00%	2	22.22%	0	0.00%	2	22.22%	0	0.00%	2	33.33%	0	0.00%
	n	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	i	1	10.00%	0	0.00%	1	20.00%	0	0.00%	1	20.00%	0	0.00%	0	0.00%	1	11.11%	0	0.00%	0	0.00%	1	25.00%
4	A	28	13.79%	7	11.86%	21	14.58%	5	8.20%	18	16.82%	21	13.73%	4	13.33%	19	14.84%	9	13.64%	12	14.63%	15	13.04%
	B	20	9.85%	5	8.47%	15	10.42%	6	9.84%	13	12.15%	18	11.76%	2	6.67%	10	7.81%	10	15.15%	5	6.10%	15	13.04%
	C	14	6.90%	2	3.39%	12	8.33%	6	9.84%	8	7.48%	9	5.88%	2	6.67%	7	5.47%	5	7.58%	7	8.54%	7	6.09%
	D	35	17.24%	12	20.34%	23	15.97%	10	16.39%	17	15.89%	24	15.89%	8	26.67%	23	17.97%	10	15.15%	13	15.85%	22	19.13%
	E	11	5.42%	3	5.08%	8	5.56%	4	6.56%	5	4.67%	9	5.88%	1	3.33%	9	7.03%	1	1.52%	6	7.32%	5	4.35%
	F	21	10.34%	7	11.86%	14	9.72%	3	4.92%	11	10.28%	11	7.19%	7	23.33								

G	dk	14	13.46%	1	3.13%	13	18.06%	4	13.79%	8	14.55%	12	15.58%	0	0.00%	8	11.94%	6	18.75%	6	13.04%	7	12.96%
	vg	25	24.04%	14	43.75%	11	15.28%	1	3.45%	10	18.18%	16	20.78%	3	23.08%	21	31.34%	3	9.38%	8	17.39%	16	29.63%
	g	37	35.58%	14	43.75%	23	31.94%	13	44.83%	17	30.91%	27	35.06%	7	53.85%	25	37.31%	11	34.38%	19	41.30%	17	47.48%
	a	22	21.15%	3	9.38%	19	26.39%	8	27.59%	16	29.09%	18	23.38%	2	15.38%	10	14.93%	10	31.25%	8	17.39%	13	24.07%
	p	5	4.81%	0	0.00%	5	6.94%	3	10.34%	3	5.45%	3	3.90%	1	7.69%	3	4.48%	1	3.13%	4	8.70%	1	1.85%
	vp	1	0.96%	0	0.00%	1	1.39%	0	0.00%	1	1.82%	1	1.30%	0	0.00%	0	0.00%	1	3.13%	1	2.17%	0	0.00%
H	dk	16	15.84%	5	16.67%	11	15.49%	4	14.29%	6	10.91%	11	14.67%	2	15.38%	12	18.46%	2	6.45%	8	18.18%	7	13.21%
	vg	29	28.71%	13	43.33%	16	22.54%	6	21.43%	16	29.09%	20	26.67%	5	38.46%	21	32.31%	8	25.81%	8	18.18%	21	39.62%
	g	24	27.72%	7	23.33%	21	29.58%	9	32.14%	15	27.27%	24	32.00%	3	23.08%	16	24.62%	11	35.48%	14	31.82%	12	22.64%
	a	28	23.76%	5	16.67%	19	26.76%	7	25.00%	15	27.27%	17	22.67%	3	23.08%	14	21.54%	8	25.81%	10	22.73%	13	24.53%
	p	3	2.97%	0	0.00%	3	4.23%	2	7.14%	2	3.64%	2	2.67%	0	0.00%	2	3.08%	1	3.23%	3	6.82%	0	0.00%
	vp	1	0.99%	0	0.00%	1	1.41%	0	0.00%	1	1.82%	1	1.33%	0	0.00%	0	0.00%	1	3.23%	1	2.27%	0	0.00%
I	dk	5	4.81%	0	0.00%	5	6.94%	1	3.45%	4	7.27%	3	3.90%	1	7.69%	3	4.48%	2	6.25%	3	6.52%	2	3.70%
	vg	29	27.88%	17	53.13%	12	16.67%	4	13.79%	12	21.82%	20	25.97%	4	30.77%	24	35.82%	4	12.50%	10	21.74%	18	33.33%
	g	37	35.58%	10	31.25%	27	37.50%	12	41.38%	19	34.55%	29	37.66%	5	38.46%	23	34.33%	11	34.38%	14	30.43%	21	38.69%
	a	22	21.15%	2	6.25%	20	27.76%	10	34.48%	14	25.45%	15	19.48%	2	15.38%	13	19.40%	7	21.88%	13	28.26%	8	14.81%
	p	6	5.77%	2	6.25%	4	5.56%	1	3.45%	2	3.64%	6	7.79%	0	0.00%	3	4.48%	4	12.50%	2	4.35%	4	7.41%
	vp	5	4.81%	1	3.13%	4	5.56%	1	3.45%	4	7.27%	4	5.19%	1	7.69%	1	1.49%	4	12.50%	4	8.70%	1	1.85%
J	dk	19	18.81%	3	10.00%	16	22.54%	7	26.92%	9	16.36%	15	20.27%	2	16.67%	12	18.75%	6	19.35%	10	23.26%	9	16.67%
	vg	30	24.75%	14	46.67%	11	15.49%	5	19.23%	12	21.82%	19	25.68%	3	25.00%	21	32.81%	4	12.90%	6	13.95%	18	33.33%
	g	25	29.70%	10	33.33%	20	28.17%	7	26.92%	14	25.45%	20	27.09%	4	33.33%	19	29.69%	7	22.58%	11	25.58%	17	31.48%
	a	22	21.78%	3	10.00%	19	26.76%	7	26.92%	15	27.27%	17	22.97%	1	8.33%	12	18.75%	9	29.03%	11	25.58%	10	18.52%
	p	3	2.97%	0	0.00%	3	4.23%	0	0.00%	3	5.45%	2	2.70%	1	8.33%	0	0.00%	3	6.98%	0	0.00%	0	0.00%
	vp	2	1.98%	0	0.00%	2	2.82%	0	0.00%	2	3.64%	1	1.35%	1	8.33%	0	0.00%	2	6.45%	2	4.65%	0	0.00%
K	dk	31	30.10%	5	15.63%	26	36.62%	10	35.71%	20	36.36%	25	32.47%	2	15.38%	19	28.79%	10	31.25%	21	45.65%	10	18.87%
	vg	20	19.42%	9	28.13%	11	15.49%	4	14.29%	10	18.18%	13	16.88%	3	23.08%	17	25.76%	2	6.25%	7	15.22%	12	22.64%
	g	25	24.27%	10	31.25%	15	21.13%	6	21.43%	11	20.00%	21	27.27%	3	23.08%	15	22.73%	8	25.00%	8	17.39%	15	28.30%
	a	24	23.30%	7	21.88%	17	23.94%	7	25.00%	13	23.64%	15	19.48%	5	38.46%	14	21.21%	10	31.25%	8	17.39%	15	28.30%
	p	2	1.94%	1	3.13%	1	1.41%	1	3.57%	0	0.00%	2	2.60%	0	0.00%	1	1.52%	1	3.13%	1	2.17%	1	1.89%
	vp	1	0.97%	0	0.00%	1	1.41%	0	0.00%	1	1.82%	1	1.30%	0	0.00%	0	0.00%	1	3.13%	1	2.17%	0	0.00%
L	dk	54	51.92%	11	34.38%	43	59.72%	18	62.07%	30	54.55%	41	52.56%	4	30.77%	33	49.25%	18	56.25%	31	67.39%	20	37.04%
	vg	10	9.62%	3	9.38%	7	9.72%	2	6.90%	5	9.09%	8	10.26%	1	7.69%	10	14.93%	0	0.00%	4	8.70%	6	11.11%
	g	18	17.31%	10	31.25%	8	11.11%	5	17.24%	6	10.91%	15	19.23%	2	15.38%	11	16.42%	5	15.63%	4	8.70%	13	24.07%
	a	16	15.38%	5	15.63%	11	15.28%	3	10.34%	10	18.18%	9	11.54%	6	46.15%	10	14.93%	6	18.75%	6	13.04%	10	18.52%
	p	2	1.92%	0	0.00%	2	2.78%	1	3.45%	2	3.64%	2	2.56%	0	0.00%	1	1.49%	1	3.13%	0	0.00%	2	3.70%
	vp	4	3.85%	3	9.38%	1	1.39%	0	0.00%	2	3.64%	3	3.85%	0	0.00%	2	2.99%	2	6.25%	1	2.17%	3	5.65%
M	dk	1	0.96%	0	0.00%	1	1.37%	0	0.00%	1	1.79%	1	1.28%	0	0.00%	0	0.00%	1	3.13%	1	2.17%	0	0.00%
	vg	35	33.65%	18	58.06%	17	23.29%	7	24.14%	16	28.57%	26	33.33%	4	33.33%	28	41.79%	6	18.75%	14	30.43%	20	37.04%
	g	39	37.50%	9	29.03%	30	41.10%	13	44.83%	22	39.29%	30	38.46%	4	33.33%	25	37.31%	11	34.38%	15	32.61%	22	40.74%
	a	17	16.35%	3	9.68%	14	19.18%	5	17.24%	9	16.07%	10	12.82%	4	33.33%	8	11.94%	7	21.88%	7	15.22%	10	18.52%
	p	7	6.73%	1	3.23%	6	8.22%	2	6.90%	4	7.14%	7	8.97%	0	0.00%	6	8.96%	2	6.25%	5	10.87%	2	3.70%
	vp	5	4.81%	0	0.00%	5	6.85%	2	6.90%	4	7.14%	4	5.13%	0	0.00%	5	15.63%	4	8.70%	0	0.00%	0	0.00%
N	dk	29	29.00%	6	22.22%	23	31.51%	10	35.71%	17	30.36%	20	27.40%	3	23.08%	21	32.31%	7	23.33%	18	40.91%	10	19.23%
	vg	11	11.00%	6	22.22%	5	6.85%	2	7.14%	6	10.71%	6	8.22%	4	30.77%	11	16.92%	0	0.00%	6	13.64%	5	9.62%
	g	25	25.00%	7	25.93%	18	24.66%	9	32.14%	13	23.21%	19	26.03%	2	15.38%	16	24.62%	6	20.00%	6	13.64%	17	32.69%
	a	20	20.00%	6	22.22%	14	19.18%	5	17.86%	9	16.07%	16	21.92%	2	15.38%	12	18.46%	8	26.67%	6	13.64%	14	26.92%
	p	10	10.00%	1	3.70%	9	12.33%	1	3.57%	8	14.29%	8	10.96%	1	7.69%	5	7.69%	5	16.67%	5	11.36%	4	7.69%
	vp	5	5.00%	1	3.70%	4	5.48%	1	3.57%	3	5.36%	4	5.48%	1	7.69%	0	0.00%	4	13.33%	3	6.82%	2	3.85%
O	dk	1	0.96%	1	3.13%	0	0.00%	0	0.00%	1	1.82%	1	1.30%	0	0.00%	1	1.47%	0	0.00%	1	2.17%	0	0.00%
	vg	16	15.38%	9	28.13%	7	9.72%	2	6.90%	7	12.73%	12	15.58%	3	23.08%	15	22.06%	1	3.23%	9	16.67%	9	16.67%
	g	33	31.73%	13	40.63%	20	27.78%	12	41.38%	14	25.45%	24	31.17%	4	30.77%	21	30.88%	8	25.81%	8	17.39%	22	40.74%
	a	34	32.69%	7	21.88%	27	37.50%	10	34.48%	20	36.36%	25	32.47%	3	23.08%	21	30.88%	11	35.48%	18	39.13%	16	29.63%
	p	12	11.54%	1	3.13%	11	15.28%	3	10.34%	7	12.73%	10	12.99%	1	7.69%	9	13.24%	3	9.68%	6	13.04%	6	11.11%
	vp	8	7.69%	1	3.13%	7	9.72%	2	6.90%	6	10.91%	5	6.49%	2	15.38%	1	1.47%	8	25.81%	6	13.04%	1	1.85%
P	dk	9	8.65%	2	6.45%	7	9.59%	2	6.90%	6	10.71%	7	9.09%	0	0.00%	5	7.35%	4	12.90%	7	15.22%	2	3.70%
	vg	8	7.69%	5	16.13%	3	4.11%	1	3.45%	4	7.14%	5	6.49%	2	15.38%	8	11.76%	0	0.00%	3	6.52%	5	9.26%
	g	26	25.00%	10	32.26%	16	21.92%	6	20.69%	12	21.43%	21	27.27%	3	23.08%	20	29.41%	4	12.90%	9	19.57%	15	27.78%
	a	29	27.88%	4	12.90%	25	34.25%	11	37.93%	17	30.36%	20	25.97%	3	23.08%	18	26.47%	10	32.26%	13	28.26%	15	27.78%
	p	22	21.15%	7	22.58%	15	20.55%	6	20.69%	11	19.64%	17	22.08%	3	23.08%	14	20.59%	6	19.35%	8	17.39%	13	24.07%
	vp	10	9.62%	3	9.68%	7	9.59%	3	10.34%	6	10.71%	7	9.09%	2	15.38%	3	4.41%	7	22.58%	6	13.04%	4	7.41%
Q	dk	39	38.24%	12	38.71%	27	38.03%	11	39.29%	21	38.18%	29	38.16%	4	30.77%	31	47.69%	7	21.88%	24	53.33%	14	26.42%
	vg	2	1.96%	0	0.00%	2	2.82%	0	0.00%	2	3.64%	1	1.32%	0	0.00%	2	3.08%	0	0.00%	0	0.00%	2	3.77%
	g	5	4.90%	3	9.68%	2	2.8																

D	sa	18	20.93%	11	45.83%	7	11.29%	3	11.54%	6	12.50%	14	21.21%	2	22.22%	14	25.00%	3	11.54%	8	20.51%	9	20.45%
a	57	66.28%	12	50.00%	45	72.58%	20	76.92%	36	75.00%	44	66.67%	5	55.56%	34	60.71%	20	76.92%	25	64.10%	30	68.18%	
d	8	9.30%	0	0.00%	8	12.90%	3	11.54%	5	10.42%	5	7.58%	2	22.22%	7	12.50%	1	3.85%	5	12.82%	3	6.82%	
sd	3	3.49%	1	4.17%	2	3.23%	0	0.00%	1	2.08%	3	4.55%	0	0.00%	1	1.79%	2	7.69%	1	2.56%	2	4.55%	
E	sa	25	26.32%	12	44.44%	13	19.12%	7	25.00%	11	20.75%	17	23.61%	4	36.36%	19	30.65%	6	20.69%	11	25.58%	13	26.53%
a	57	60.00%	14	51.85%	43	63.24%	17	60.71%	33	62.26%	42	58.33%	7	63.64%	35	56.45%	19	65.52%	26	60.47%	30	61.22%	
d	13	13.68%	1	3.70%	12	17.65%	4	14.29%	9	16.88%	13	18.06%	0	0.00%	8	12.90%	4	13.79%	6	13.95%	6	12.24%	
sd	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
F	sa	25	25.77%	14	46.67%	11	16.42%	7	25.00%	17	13.21%	18	25.00%	5	41.67%	19	29.69%	6	21.43%	13	29.55%	11	22.00%
a	60	61.86%	13	43.33%	47	70.15%	18	64.29%	38	71.70%	45	62.50%	5	41.67%	37	57.81%	18	64.29%	27	61.36%	31	62.00%	
d	10	10.31%	1	3.33%	9	13.43%	3	10.71%	8	15.09%	7	9.72%	2	16.67%	7	10.94%	3	10.71%	4	9.09%	6	12.00%	
sd	2	2.06%	2	6.67%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	1.56%	1	3.57%	0	0.00%	2	4.00%	
G	sa	4	5.41%	2	10.53%	2	3.64%	1	5.26%	1	2.33%	4	7.02%	0	0.00%	3	6.25%	1	4.35%	2	6.45%	2	4.76%
a	24	32.43%	3	5.79%	21	38.18%	9	47.37%	13	30.23%	18	31.58%	3	37.50%	12	25.00%	11	47.83%	14	45.16%	10	23.81%	
d	38	51.35%	11	57.89%	27	49.09%	8	42.11%	26	60.47%	27	47.37%	5	62.50%	28	58.33%	9	39.13%	13	41.94%	24	57.14%	
sd	8	10.81%	3	15.79%	5	9.09%	1	5.26%	3	6.98%	8	14.04%	0	0.00%	5	10.42%	2	8.70%	2	6.45%	6	14.29%	
15		40		12		28		13		21		30		4		26		12		16		22	
16	a	23	15.65%	2	5.56%	21	18.92%	5	10.42%	23	23.96%	15	13.39%	3	17.65%	12	13.33%	9	18.00%	6	8.96%	15	20.27%
b	18	12.24%	0	0.00%	18	16.22%	4	8.33%	24	18.75%	13	11.61%	4	23.53%	11	12.22%	7	14.00%	10	14.93%	8	10.81%	
c	4	2.72%	0	0.00%	4	3.60%	0	0.00%	4	4.17%	3	2.68%	0	0.00%	2	2.22%	2	4.00%	3	4.48%	1	1.35%	
d	23	15.65%	1	2.78%	22	19.82%	3	6.25%	23	23.96%	18	16.07%	1	5.88%	14	15.56%	10	20.00%	15	22.39%	7	9.46%	
e	4	2.72%	0	0.00%	4	3.60%	1	2.08%	2	2.08%	3	2.68%	0	0.00%	2	2.22%	2	4.00%	1	1.49%	2	2.70%	
f	16	10.88%	3	8.33%	13	11.71%	16	33.33%	7	7.29%	14	12.50%	2	11.76%	9	10.00%	4	8.00%	6	8.96%	10	13.51%	
g	16	10.88%	0	0.00%	16	14.41%	16	33.33%	6	6.25%	11	9.82%	2	11.76%	10	11.11%	4	8.00%	11	16.42%	4	5.41%	
h	2	1.36%	1	2.78%	1	0.90%	0	0.00%	1	1.04%	1	0.89%	0	0.00%	2	2.22%	0	0.00%	2	2.99%	0	0.00%	
i	1	0.68%	0	0.00%	1	0.90%	0	0.00%	1	1.04%	1	0.89%	0	0.00%	0	0.00%	1	2.00%	0	0.00%	0	0.00%	
j	5	3.40%	0	0.00%	5	4.50%	2	4.17%	5	5.21%	4	3.57%	1	5.88%	2	2.22%	2	4.00%	4	5.97%	1	1.35%	
k	3	2.04%	0	0.00%	3	2.70%	0	0.00%	2	2.08%	2	1.79%	1	5.88%	3	3.33%	0	0.00%	1	1.49%	2	2.70%	
l	32	21.77%	29	80.56%	3	2.70%	1	2.08%	4	4.17%	27	24.11%	3	17.65%	23	25.56%	9	18.00%	8	11.94%	24	32.43%	
17	sa	9	9.09%	5	17.24%	4	5.71%	1	3.57%	5	9.09%	8	10.96%	0	0.00%	7	11.11%	2	6.67%	5	11.63%	4	7.69%
a	67	67.68%	20	68.97%	47	67.14%	21	75.00%	32	58.18%	48	65.75%	8	72.73%	46	73.02%	16	53.33%	26	60.47%	39	75.00%	
d	12	12.12%	1	3.45%	11	15.71%	3	10.71%	10	18.18%	10	13.70%	2	18.18%	5	7.94%	6	20.00%	7	16.28%	5	9.62%	
sd	6	6.06%	2	6.90%	4	5.71%	1	3.57%	4	7.27%	5	6.85%	0	0.00%	3	4.76%	4	13.33%	2	4.65%	3	5.77%	
no	5	5.05%	1	3.45%	4	5.71%	2	7.14%	4	7.27%	2	2.74%	1	9.09%	2	3.17%	2	6.67%	3	6.98%	1	1.92%	
18	sa	8	7.84%	4	12.50%	4	5.71%	2	6.90%	4	7.14%	6	8.11%	1	7.69%	7	10.61%	1	3.33%	3	6.67%	5	9.43%
a	45	44.12%	16	50.00%	29	41.43%	13	44.83%	18	32.14%	34	45.95%	5	38.46%	32	48.48%	10	33.33%	22	48.89%	22	41.51%	
d	24	23.53%	6	18.75%	18	25.71%	8	27.59%	16	28.57%	18	24.32%	3	23.08%	12	18.18%	10	33.33%	9	20.00%	14	26.42%	
sd	18	17.65%	3	9.38%	15	21.43%	4	13.79%	14	25.00%	13	17.57%	3	23.08%	9	13.64%	8	26.67%	8	18.00%	8	15.09%	
no	7	6.86%	3	9.38%	4	5.71%	2	6.90%	4	7.14%	3	4.05%	1	7.69%	6	9.09%	1	3.33%	3	6.67%	4	7.55%	
19	sa	5	5.15%	3	11.11%	2	2.86%	0	0.00%	3	5.45%	4	5.63%	0	0.00%	4	6.35%	1	3.57%	2	4.76%	3	5.88%
a	57	58.76%	16	59.26%	41	58.57%	15	51.72%	29	52.73%	43	60.56%	5	45.45%	39	61.90%	13	46.43%	23	54.76%	33	64.71%	
d	27	27.84%	5	18.52%	22	31.43%	12	41.38%	18	32.73%	19	26.76%	5	45.45%	16	25.40%	10	35.71%	15	35.71%	10	19.61%	
sd	5	5.15%	1	3.70%	4	5.71%	1	3.45%	3	5.45%	4	5.63%	0	0.00%	2	3.17%	3	10.71%	1	2.38%	3	5.88%	
no	3	3.09%	2	7.41%	1	1.43%	1	3.45%	2	3.64%	1	1.41%	1	9.09%	2	3.17%	1	3.57%	1	2.38%	2	3.92%	
20	sa	17	17.00%	5	17.86%	12	16.67%	6	20.69%	10	17.54%	11	15.07%	3	21.43%	14	21.54%	3	10.00%	11	25.58%	6	11.32%
a	38	38.00%	11	39.29%	27	37.50%	7	24.14%	24	42.11%	30	41.10%	5	35.71%	24	36.92%	12	40.00%	17	39.53%	20	37.74%	
d	25	25.00%	6	21.43%	19	26.39%	9	31.03%	11	19.30%	20	27.40%	3	21.43%	16	24.62%	7	23.33%	8	18.00%	16	30.19%	
sd	7	7.00%	1	3.57%	6	8.33%	3	10.34%	5	8.77%	5	6.85%	1	7.14%	2	3.08%	5	16.67%	4	9.30%	2	3.77%	
no	13	13.00%	5	17.86%	8	11.11%	4	13.79%	7	12.28%	7	9.58%	2	14.29%	9	13.85%	3	10.00%	3	6.98%	9	16.98%	
21	sa	24	24.49%	7	25.00%	17	24.29%	8	27.59%	12	22.22%	17	23.29%	5	41.67%	17	26.56%	6	20.00%	14	31.82%	9	17.65%
a	49	50.00%	14	50.00%	35	50.00%	16	55.17%	27	50.00%	37	50.88%	5	41.67%	33	51.56%	14	46.67%	19	43.18%	30	58.22%	
d	13	13.27%	4	14.29%	9	12.86%	4	13.79%	6	11.11%	11	15.07%	1	8.33%	10	15.63%	3	10.00%	7	15.91%	6	11.76%	
sd	6	6.12%	1	3.57%	5	7.14%	1	3.45%	4	7.14%	5	6.85%	0	0.00%	1	1.56%	5	16.67%	1	2.27%	4	7.84%	
no	6	6.12%	2	7.14%	4	5.71%	0	0.00%	5	9.26%	3	4.11%	1	8.33%	3	4.69%	2	6.67%	3	6.82%	2	3.92%	
22	sa	18	18.95%	4	14.29%	14	20.90%	5	18.52%	13	24.53%	12	16.67%	5	45.45%	9	14.75%	8	26.67%	10	23.81%	8	16.00%
a	20	21.05%	9	32.14%	11	16.42%	4	14.81%	10	18.87%	16	22.22%	2	18.18%	16	26.23%	4	13.33%	9	21.43%	11	22.00%	
d	34	35.79%	8	28.57%	26	38.81%	12	44.44%	17	32.08%	26	36.11%	3	27.27%	24	39.34%	7	23.33%	14	33.33%	20	40.00%	
sd	14	14.74%	5	17.86%	9	13.43%	3	11.11%	7	13.21%	13	18.06%	0	0.00%	7	11.48%	8	26.67%	5	11.90%	7	14.00%	
no	9	9.47%	2	7.14%	7	10.45%	3	11.11%	6	11.32%	5	6.94%	1	9.09%	5	8.20%	3	10.00%	4	9.52%	4	8.00%	
23		19		8		11		3		10		18		0		12		6		4		14	
22*	dm	27	23.68%	6	17.65%	21	26.25%	7	21.21%	17	26.98%	16	19.28%	5	31.25%	16	21.33%	9	27.27%	16	30.77%	10	17.24%
r	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
na	29	25.44%	11	32.35%	18	22.50%	8	24.24%	17	26.98%	22	26.51%	4	25.00%	18	24.00%	10	30.30%	10	19.23%	17	29.31%	
n	49	42.98%	15	44.12%	34	42.50%	15	45.45%	24	38.10%	38	45.78%	6	37.50%	35	46.67%	12	36.36%	23	44.23%	25	43.10%	
ws	4	3.51%	0	0.00%	4	5.00%	3	9.09%	2	3.17%	3	3.61%	1	6.25%	3	4.00%	0	0.00%	1	1.92%	3	5.17%	
o	5	4.39%	2	5.88%	3	3.75%	0	0.00%	3	4.76%	4	4.82%	0	0.00%	3	4.00%	2	6.06%	2	3.85%	3	5.17%	
23*	A	46	47.92%	12	44.44%	34	49.28%	11	37.93%	28	52.83%	37	52.11%	6									

29		32		13		19		6		15		28		2		19		13		11		20	
30	m	40	47.06%	9	40.91%	31	49.21%	14	51.85%	20	44.44%	32	50.00%	4	36.36%	32	56.14%	6	27.27%	15	39.47%	25	56.82%
	f	45	52.94%	13	59.09%	32	50.79%	13	48.15%	25	55.56%	32	50.00%	7	63.64%	25	43.86%	16	72.73%	23	60.53%	19	43.18%
31	18	3	2.80%	0	0.00%	3	4.05%	1	3.23%	3	5.45%	2	2.53%	1	7.14%	2	2.90%	1	3.23%	2	4.17%	1	1.79%
	25	13	12.15%	0	0.00%	13	17.57%	4	12.90%	12	21.82%	11	13.92%	2	14.29%	7	10.14%	5	16.13%	12	25.00%	1	1.79%
	35	15	14.02%	0	0.00%	15	20.27%	8	25.81%	9	16.36%	10	12.66%	2	14.29%	7	10.14%	6	19.35%	10	20.83%	5	8.93%
	45	26	24.30%	1	3.03%	25	33.78%	12	38.71%	14	25.45%	20	25.32%	2	14.29%	18	26.09%	8	25.81%	9	18.75%	16	28.57%
	55	21	19.63%	6	18.18%	15	20.27%	4	12.90%	12	21.82%	14	17.72%	3	21.43%	13	18.84%	4	12.90%	5	10.42%	14	25.00%
	65	29	27.10%	26	78.79%	3	4.05%	2	6.45%	5	9.09%	22	27.85%	4	28.57%	22	31.88%	7	22.58%	10	20.83%	19	33.93%
32	FT	50	45.45%	0	0.00%	50	64.94%	23	74.19%	33	56.90%	41	49.40%	3	21.43%	31	44.29%	15	44.12%	26	55.32%	21	35.00%
	PT	8	7.27%	0	0.00%	8	10.39%	2	6.45%	7	12.07%	6	7.23%	2	14.29%	2	2.86%	5	14.71%	3	6.38%	5	8.33%
	U	5	4.55%	0	0.00%	5	6.49%	1	3.23%	4	6.90%	1	1.20%	2	14.29%	3	4.29%	2	5.88%	2	4.26%	3	5.00%
	SE	10	9.09%	0	0.00%	10	12.99%	1	3.23%	9	15.52%	7	8.43%	1	7.14%	6	8.57%	4	11.76%	4	8.51%	6	10.00%
	R	33	30.00%	33	100.00%	0	0.00%	3	9.68%	3	5.17%	25	30.12%	5	35.71%	25	35.71%	7	20.59%	10	21.28%	23	38.33%
	O	4	3.64%	0	0.00%	4	5.19%	1	3.23%	2	3.45%	3	3.61%	1	7.14%	3	4.29%	1	2.94%	2	4.26%	2	3.33%
33	Ow	78	82.11%	25	83.33%	53	81.54%	22	84.62%	39	78.00%	78	100.00%	0	0.00%	47	77.05%	28	93.33%	29	74.36%	47	88.68%
	R	14	14.74%	5	16.67%	9	13.85%	4	15.38%	8	16.00%	0	0.00%	14	100.00%	12	19.67%	2	6.67%	9	23.08%	5	9.43%
	Qt	3	3.16%	0	0.00%	3	4.62%	0	0.00%	3	6.00%	0	0.00%	0	0.00%	2	3.28%	0	0.00%	1	2.56%	1	1.89%
34	1	32	32.00%	16	55.17%	16	22.54%	5	17.86%	10	18.18%	18	24.00%	9	64.29%	26	38.24%	5	17.86%	10	23.26%	22	40.00%
	2	59	59.00%	11	37.93%	48	67.61%	18	64.29%	42	76.36%	49	65.33%	5	35.71%	38	55.88%	19	67.86%	30	69.77%	27	49.09%
	3	7	7.00%	2	6.90%	5	7.04%	4	14.29%	2	3.64%	6	8.00%	0	0.00%	4	5.88%	2	7.14%	2	4.65%	5	9.09%
	4	2	2.00%	0	0.00%	2	2.82%	1	3.57%	1	1.82%	2	2.67%	0	0.00%	0	0.00%	2	7.14%	1	2.33%	1	1.82%
	5	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	6	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
35	0	63	69.23%	28	96.55%	35	56.45%	11	47.83%	27	54.00%	46	66.67%	9	75.00%	46	75.41%	14	53.85%	22	55.00%	39	79.59%
	1	12	13.19%	0	0.00%	12	19.35%	5	21.74%	9	18.00%	9	13.04%	1	8.33%	6	9.84%	6	23.08%	6	15.00%	6	12.24%
	2	8	8.79%	1	3.45%	7	11.29%	4	17.39%	6	12.00%	8	11.59%	0	0.00%	5	8.20%	3	11.54%	6	15.00%	2	4.08%
	3	6	6.59%	0	0.00%	6	9.68%	2	8.70%	6	12.00%	5	7.25%	1	8.33%	2	3.28%	3	11.54%	4	10.00%	2	4.08%
	4	1	1.10%	0	0.00%	1	1.61%	1	4.35%	1	2.00%	0	0.00%	1	8.33%	1	1.64%	0	0.00%	1	2.50%	0	0.00%
	5	1	1.10%	0	0.00%	1	1.61%	0	0.00%	1	2.00%	1	1.45%	0	0.00%	1	1.64%	0	0.00%	1	2.50%	0	0.00%
36	<	18	18.95%	11	42.31%	7	10.14%	3	11.11%	6	11.54%	8	11.43%	8	57.14%	14	22.58%	4	14.29%	9	20.45%	9	18.75%
	15	13	13.68%	6	23.08%	7	10.14%	0	0.00%	5	9.62%	9	12.86%	3	21.43%	9	14.52%	5	17.86%	4	9.09%	9	18.75%
	25	18	18.95%	5	19.23%	13	18.84%	2	7.41%	10	19.23%	15	21.43%	0	0.00%	12	19.35%	5	17.86%	8	18.18%	10	20.83%
	50	28	29.47%	2	7.69%	26	37.68%	14	51.85%	18	34.62%	21	30.00%	3	21.43%	17	27.42%	7	25.00%	18	40.91%	9	18.75%
	75	11	11.58%	1	3.85%	10	14.49%	5	18.52%	7	13.46%	10	14.29%	0	0.00%	8	12.90%	3	10.71%	4	9.09%	7	14.58%
	100	7	7.37%	1	3.85%	6	8.70%	3	11.11%	6	11.54%	7	10.00%	0	0.00%	2	3.23%	4	14.29%	1	2.27%	4	8.33%
37	<hs	4	3.74%	4	12.12%	0	0.00%	0	0.00%	1	1.75%	1	1.28%	1	6.67%	3	4.29%	1	3.23%	2	4.26%	2	3.51%
	hs	64	59.81%	22	66.67%	42	56.76%	15	51.72%	31	54.39%	45	57.69%	10	66.67%	42	60.00%	19	61.29%	26	55.32%	36	63.16%
	ad	23	21.50%	4	12.12%	19	25.68%	8	27.59%	14	24.56%	19	24.36%	3	20.00%	15	21.43%	7	22.58%	12	25.53%	10	17.54%
	bd	10	9.35%	1	3.03%	9	12.16%	5	17.24%	8	14.04%	7	8.97%	1	6.67%	7	10.00%	1	3.23%	6	12.77%	4	7.02%
	m	6	5.61%	2	6.06%	4	5.41%	1	3.45%	3	5.26%	6	7.69%	0	0.00%	3	4.29%	3	9.68%	1	2.13%	5	8.77%
38	<1	1	0.97%	1	3.03%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	7.14%	1	1.45%	0	0.00%	1	2.17%	0	0.00%
	1	29	28.16%	5	15.15%	24	34.29%	10	35.71%	19	35.85%	20	26.32%	5	35.71%	18	26.09%	5	33.33%	29	63.04%	0	0.00%
	6	16	15.53%	4	12.12%	12	17.14%	5	17.86%	10	18.87%	9	11.84%	3	21.43%	11	15.94%	5	16.67%	16	34.78%	0	0.00%
	11	11	10.68%	3	9.09%	8	11.43%	4	14.29%	4	7.55%	9	11.84%	2	14.29%	7	10.14%	3	10.00%	0	0.00%	11	19.30%
	16	9	8.74%	4	12.12%	5	7.14%	3	10.71%	3	5.66%	7	9.21%	1	7.14%	7	10.14%	1	3.33%	0	0.00%	9	15.79%
	21	16	15.53%	3	9.09%	13	18.57%	3	10.71%	10	18.87%	14	18.42%	1	7.14%	10	14.49%	6	20.00%	0	0.00%	16	28.07%
	>30	21	20.39%	13	39.39%	8	11.43%	3	10.71%	7	13.21%	17	22.37%	1	7.14%	15	21.74%	5	16.67%	0	0.00%	21	36.84%

March 12, 2008

Dear Village of Centuria Resident,

Beginning on January 1, 2010, if a town, village, city, county, or regional planning commission in Wisconsin wants to enforce land use regulations those actions must be consistent with the community's comprehensive plan. The comprehensive plan is used as a guide for local officials to make rational and consistent land use decisions. Their purpose is also to provide communities with information and policies that will better future planning and community development.

In 2007 Polk County was awarded a grant to pay for 60% of the costs associated with writing local comprehensive plans. The Centuria Board decided to take advantage of this financial support and went ahead with the comprehensive planning process. The Planning Commission is now working with the County Planner to write the plan.

The most important part in developing the plan is to elicit public participation. We want to know what your opinion is on the many different issues facing the Village so that the plan reflects those opinions. Please take 10 minutes to complete the enclosed survey and return it in the postage-paid envelope by April 4th. The results will be presented at the next Planning Commission meeting on **Tuesday April 29th at 7pm in the Village Hall**.

If another adult in your household would like to fill out the survey you can print a copy from the following website: www.co.polk.wi.us/landinfo/PlanningCompGrant.asp.

For further information you can contact:
Sarah Rollmann, County Planner - 485-9225
Cheryl Lehman, Village President - 646-2211
Dave Markert, Plan Commission Chair - 646-2378

Thank you for your time and participation.

Sincerely,

Village of Centuria Plan Commission

Village of Centuria Community Survey

Your participation is very important to the future of your community.

Please have one adult from your household complete the Village of Centuria community-wide survey and return it by **Friday, April 4th** in the enclosed envelope.

QUALITY OF LIFE

1. How satisfied are you with the Village of Centuria as a place to live?

- Very satisfied Somewhat satisfied Somewhat dissatisfied Very dissatisfied

2. Why are you satisfied / dissatisfied with the Village of Centuria as a place to live?

3. In your opinion, how important were the following reasons for you and/or your family in choosing the Village of Centuria as a place to live?	Very Important	Important	Neutral	Not Important
A. Near job	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Quality school districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Close to recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Near family or friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Availability of Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Rural atmosphere / Natural beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Low crime rate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Property tax level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Farming opportunities, incl. hobby farms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Close to Twin Cities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Circle the 3 most important reasons. A B C D E F G H I J K				

5. What do you feel is the single biggest issue facing Centuria over the next several years?

COMMUNITY FACILITIES AND SERVICES

6. The following are statements about services in the Village of Centuria.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Village of Centuria should merge its police department with those of surrounding communities to cut costs and enhance services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The Village of Centuria police department should be kept separate to retain local control.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Centuria currently gets part of its 24-hour police service from the county sheriff. I would be willing to pay more taxes for 24-hour service from the Centuria police.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Rate the following <u>local services in Centuria.</u>		Don't Know	Very Good	Good	Average	Poor	Very Poor
A	Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	Municipal Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E	Park and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G	Public Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H	Public School System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	Recycling Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J	Sanitary Sewer Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K	Senior housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L	Senior Services (e.g. transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M	Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N	Storm Water Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O	Street and Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q	Youth programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Please share any additional comments you have about *Community Facilities and Services*.

HOUSING AND DEVELOPMENT

9. The Village of Centuria had a population of 865 people in the year 2000 and an estimated population of 939 in January of 2007, which is an increase of 74 people, or 8.5%, over the past 7 years. In your opinion, what should the pace of development in the Village be over the next 10 years?

- Slower About the same Faster

10. The following are statements about the industrial park in the Village of Centuria.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Village should pay for land, water, sewer, access roads, etc. for the industrial park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The Village should identify land, but the developer or businesses should pay for water, sewer, access roads, etc. for the industrial park.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Which one of the following statements best reflects your opinion on the amount of new housing development in the Village?
<input type="checkbox"/> a. The Village of Centuria should try to promote a greater amount of new housing development.
<input type="checkbox"/> b. The Village of Centuria should try to limit the amount of new housing development.
<input type="checkbox"/> c. The Village of Centuria should have no role in deciding how much new housing development occurs.

12. The external appearance of residences in my neighborhood is <u>important</u> to me.	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. What types of new development are appropriate for the Village of Centuria? (Check at least one in each column)	
HOUSING DEVELOPMENT	COMMERCIAL / INDUSTRIAL DEVELOPMENT
<input type="checkbox"/> a. Single-family homes	<input type="checkbox"/> a. Neighborhood shopping & offices (convenience store, bakery, doctor office)
<input type="checkbox"/> b. Duplexes	<input type="checkbox"/> b. Restaurants, taverns, bars
<input type="checkbox"/> c. Manufactured homes	<input type="checkbox"/> c. Home-based businesses
<input type="checkbox"/> d. Senior/retirement housing	<input type="checkbox"/> d. Storage units
<input type="checkbox"/> e. Seasonal housing	<input type="checkbox"/> e. Recreational and tourism related development (motel, resort, campground)
<input type="checkbox"/> f. Other _____	<input type="checkbox"/> f. Businesses related to farming
<input type="checkbox"/> g. Don't want to see new housing	<input type="checkbox"/> g. Other _____
	<input type="checkbox"/> h. Don't want to see new commercial or industrial development

14. The following are statements about future directions for the Village of Centuria.	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. The Village of Centuria should expand the Village limits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The Village of Centuria should promote more business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. The Village of Centuria should promote the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Village land use policies should be strengthened to guide growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Most new development should occur adjacent to areas that are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. The Village should use standards for buildings and signs that make non-residential development fit in with the rural community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Land use conflicts between agriculture and residential development are currently a problem in the Village.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TRANSPORTATION

15. If there are any streets, sidewalks or intersections in the Village of Centuria that you feel are unsafe, which are they and why do you feel it is unsafe?

16. Where is the primary place of work for all adults in your household? (Mark one for each adult)	
<input type="checkbox"/> a. Centuria	<input type="checkbox"/> g. Other Minnesota
<input type="checkbox"/> b. St. Croix Falls	<input type="checkbox"/> h. At home in a farm business
<input type="checkbox"/> c. Balsam Lake	<input type="checkbox"/> i. At home in a non-farm business
<input type="checkbox"/> d. Elsewhere in Polk County	<input type="checkbox"/> j. At home as a homemaker
<input type="checkbox"/> e. Other WI county	<input type="checkbox"/> k. Other _____
<input type="checkbox"/> f. Twin Cities	<input type="checkbox"/> l. Retired

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
17. The overall road network (roads, streets, and highways) in Centuria meets <u>current</u> needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. The sidewalk system in Centuria meets <u>current</u> needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Road and street conditions in the Village of Centuria are acceptable for present usage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. The Village should require new development to provide sidewalks or hiking trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. I would support patching Village streets instead of overall reconstruction as a means of reducing property taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Additional walking trails, biking lanes, and walking lanes are needed along public roadways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. Please share any additional comments you have about transportation in the Village.

COMMUNICATION

24. Which is your preferred primary source of information about Village of Centuria government? (Pick one)					
Direct Mailings	Radio	Newspaper Articles	Newsletter	Web Site	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL ISSUES

25. What is your vision for the future of Centuria? How important is it for the Village to:		Very Important	Important	Neutral	Not Important
A	Focus on retail, commercial, and professional services development in Centuria's downtown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	Focus on developing "big box" retail chain stores on the outskirts of Centuria.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	Focus on increasing the base of manufacturing employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	Transition towards a more nature-based, tourist oriented economy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E	Become a suburban "bedroom" community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

26. If you raised children in Centuria who are now grown, did they leave the Village when they graduated high school?	
_____ Number that stayed in Centuria	_____ Number that left Centuria
27. If you have any children who left, what was the reason? (Mark up to one for each child)	
<input type="checkbox"/> a. To attend college	<input type="checkbox"/> d. No jobs in the area
<input type="checkbox"/> b. For a bigger city	<input type="checkbox"/> e. No jobs in their field
<input type="checkbox"/> c. Better jobs elsewhere	<input type="checkbox"/> f. Other _____
28. Did any of your children return?	_____ # that returned

29. From the following list, please identify the THREE most important things you feel the Village should pursue. Please choose your top three choices only.

Most Important? = _____ Second most important? = _____ Third most important? = _____

a. Reduce property taxes	h. Sustainable community development
b. Increase affordable housing supply	i. Increase Hwy 35 development
c. Preserve green space	j. Improve downtown (improve parking, store variety, etc.)
d. Improve roads	k. Increase industrial park development
e. Minimize urban sprawl	l. Preserve small town character
f. Tourist promotion	m. Building new waste-water treatment plant
g. Increase downtown commercial development	n. Other (please identify) _____

30. If you could change one thing about Centuria, what would it be?

31. Please share any additional comments you may have.

DEMOGRAPHICS Please tell us some things about you. (Choose only one answer per question)

32. Gender:	<input type="checkbox"/> Male	<input type="checkbox"/> Female				
33. Age:	<input type="checkbox"/> 18-24	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44	<input type="checkbox"/> 45-54	<input type="checkbox"/> 55-64	<input type="checkbox"/> 65 and older
34. Employment status:	<input type="checkbox"/> Employed full time		<input type="checkbox"/> Employed part time		<input type="checkbox"/> Unemployed	
	<input type="checkbox"/> Self Employed		<input type="checkbox"/> Retired		<input type="checkbox"/> Other: _____	
35. Housing:	<input type="checkbox"/> Own		<input type="checkbox"/> Rent		<input type="checkbox"/> Other: _____	
36. Number of adults (over 18) in household:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6 or more
37. Number of children (under 18) in household:	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5 or more
38. What is your approximate annual household income?	<input type="checkbox"/> Less than \$15,000		<input type="checkbox"/> \$15,000 - \$24,999		<input type="checkbox"/> \$25,000 - \$49,999	
	<input type="checkbox"/> \$50,000 - \$74,999		<input type="checkbox"/> \$75,000 - \$99,999		<input type="checkbox"/> \$100,000 or more	
39. What is the highest level of education that you have attained?	<input type="checkbox"/> Less than high school graduate		<input type="checkbox"/> High school graduate (including G.E.D.)		<input type="checkbox"/> Associates degree	
	<input type="checkbox"/> Bachelor's degree		<input type="checkbox"/> Master's, Professional school, or Doctorate degree			
40. How long have you lived in the Village of Centuria?	<input type="checkbox"/> Less than 1 year		<input type="checkbox"/> 1 to 5 years		<input type="checkbox"/> 6 to 10 years	
	<input type="checkbox"/> 11 to 15 years		<input type="checkbox"/> 16 to 20 years		<input type="checkbox"/> 21 to 30 years	
	<input type="checkbox"/> Over 30 years					

THANK YOU FOR YOUR TIME!

Return Address:
 County Planner
 Land Information Department
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810

Written Response: Question 2

- 1 Quiet town but taxes are too high
- 2 Friendly people, staff, etc.; Would like to see less kids walking the streets post curfew
- 3 With recycling just down the road why must we pay? Why can't N/W Wis. Elect. Keep the power on?
- 4 No grocery/hardware/drug store
- 8 the people
- 10 Can walk to most of my business - beautican, laundry mat, church, bank
- 11 Need more job opportunities, need to invest in "Main Street" - Centuria Community Center - Youth Center. Tennis Courts at the park.
- 12 If we need anything we have to leave town - no hardware, grocreies, drug store and we even lost our chiropractor so our benefits are few.
- 13 It's time to face the fact that this is a 'bedroom' community.
- 16 Not enough businesses in town or in the industrial park.
- 17 Small town is nice to live in but I wish there was more for the kids to do here.
- 18 No local stores, i.e. groc - hardware etc. Taxes keep escalating.
- 19 It is quiet at night. Good police protection.
- 20 Quiet town.
- 21 Don't like big cities, prefer life in small town.
- 22 Excellent police and fire, courteous and helpful Village employees. The Village is somewhat run-down and needs business incentives to build on highway 35.
- 23 Small town attitudes and standards - we still care and hope for the future.
- 25 The water is terrible.
- 26 It's quiet and I like the Gandy Trail, but overall there is nothing here other than bars which is typical and Hwy 35 is trashy.
- 27 1) No grocery store - no shopping 2) do not remove ice from streets in the winter, especially Main Street 3) No satisfaction from City Council
- 28 Clean up town - terrible curb and gutter - sidewalks - improve hwy businesses.
- 29 Unwilling to follow up on 2 break-ins (robbery).
- 30 Quiet
- 31 The lights are too high.
- 33 It's OK - for a small community it is not as people-friendly as one would think.
- 34 I like the quiet small town and it is close to shopping. Also close enough the Cities to commute.
- 35 Streets aren't kep up very well. Residents not taking care of their property - look dumpy.
- 37 I've made it my home and raised my family over the last 20+ years.
- 38 Cause I've been here so long now!
- 39 Hasn't changed in many years - always the same even when previous efforts have been made to change it.
- 41 A small community where neighbors look out for each other and report any wrong doings. Very good police dept which is very important and good Village people and workers.
- 42 It's quiet most of the time. It's got 3 bars.
- 43 75% of the homes look like they should be torn down - allowing trailer houses on a street of houses lowers the value and looks for everyone.
- 44 No stores, high taxes
- 45 Rundown houses and businesses are a sore sight, makes us embarrassed to have out-of-town guests. Dissatisfied with trailer homes in town.
- 46 Losing all business
- 48 Overall Centuria is a nice place to live, but they could do more to bring in businesses, industry and commercial.
- 49 Not living in a city atmosphere and regulations - individual freedoms within reason. That's why we live here. Must control taxes better. I live way below poverty level, with the economy in mind too and costs going throught he roof, we have no choice but to cut spending.

- 50 Small town, low crime
- 51 Nice atmosphere
- 52 Quiet place with plenty of room for gardening and enjoying nature.
- 53 Not many businesses in town.
- 56 I'm satisfied because people are friendly and the kids are well behaved from what I see of them.
- 59 It's comfortable to live here.
- 60 We need to make people keep yards and houses cleaned up. Too much junk building up.
- 61 I would like to see it cleaned up and look a little better.
- 62 It is a beautiful community to live in
- 65 Close to family, friendly people in town, convenient to stores and doctors and hospital
- 66 Do not live here
- 67 No place to shop. Residential areas are unkept in many instances. Metal, etc. needs to be cleaned up - rubbish incinerator.
- 68 I am satisfied because it is a quiet small town, not a fast paced area.
- 69 Don't live here.
- 70 It seems to be a dying town. Not many businesses. Dirty and run down.
- 71 Good area
- 72 Because the kids need something to do like a skate park/bike park.
- 73 Conspiracy with police dept. and some neighbor clans to cause harassment and make perverted legal charges. Too much lavish spending for a small village.
- 77 We have a speed limit of 15 on our street which is violated most of the time. Young people seem to be out of control.
- 78 Personnel!! Efficient and friendly
- 79 Nice town, good people; more business, more jobs, campgrounds (owned and operated by town), \$
- 81 No jobs, high taxes, too much crime on Main St.
- 83 Village street maintenance very poor. No major improvements in 40+ years.
- 84 Centuria is becoming a ghost town. There is nothing to really keep people here and it looks junky.
- 85 Village employees are doing a good job maintenance, utilities and office.
- 86 Quiet, peaceful, good location as related to school, church, and shopping
- 87 Undelivered mail, snow plowing, junked cars and garbage. Unreachable police force.
- 89 I would be more satisfied if there were sidewalks and crosswalks to use rather than walking on the streets.
- 90 The water sucks, streets sucks, snow removal sucks, nothing here to offer, building permits are outrageous, the highest prices of anywhere I have heard of! Why?
- 92 Despite the current difficulties of the housing market, the condition and values of homes in Centuria is declining exponentially.
- 93 I like the people.
- 97 Too many cats and dogs
- 98 Not enough businesses, trashy look yards, I don't think that people should live in the old businesses downtown - should have for commercial business for growth of town.
- 99 Pay village taxes but I don't have city sewer or water. I am forced to use the village's garbage service. Garbage service don't pick up recyclables - must go to office to drop them off.
- 100 Lack of businesses
- 102 Too many yards not kept clean. No stores of any kind.
- 104 Lack of work/lack of grocery store. Do like small town atmosphere.
- 106 Good library, good accountant, nice neighbors

Written Response: Question 5

- 1 Need industry and lower taxes
- 2 Business growth
- 3 Keep costs down.
- 4 Filling the industrial park to take advantage of the TIF.
- 5 Senior citizen housing
- 10 Centuria is losing out on some business locations here because the Village will not offer any help and also there isn't any kind of playground for the kids (skating rinks or baseball diamonds, etc.)
- 11 Business - Industrial and small business growth
- 12 No business - our town has very little to offer for young and old alike and it is a great town, but needs a little help.
- 13 Inflation. Over spending. Clean up 4th St and hwy 35. Coming into town from the south is unappealing. We need to stop spending money on cheap housing and an industrial park that isn't going to pay for itself.
- 16 Keeping the businesses in town from closing or leaving
- 17 I think we need more places for children to have fun like a skateboard park or arcade.
- 18 Municipal water and sewer service facilities won't be able to handle additional growth.
- 19 To keep the businesses in Centuria.
- 20 drugs
- 21 Our taxes going way too high. We're being taxed out of our homes.
- 22 Business development on Highway 35; draw commercial dollars from the US 8 and 35 corridor.
- 23 Absentee landlords
- 26 Taxes/it's more and more run down - send the trash somewhere else.
- 27 Not becoming a ghost town.
- 28 Clean up the town - improve look of the hwy. Keep safe.
- 29 Updating roads, water and sewer pipes, electric line, etc.
- 31 Pay high light bill.
- 32 Loss of businesses - food store, hardware store
- 33 Lack of pride in property
- 34 Bringing in new businesses and residents.
- 36 More businesses.
- 37 Industrial opportunities, rising taxes, rising electrical rates, loss of downtown business (you pick one)
- 38 Safe clean place to live. Not too much low income housing.
- 40 Growth
- 41 The sad lack of a grocery store and other small businesses like chiropractic which was a big loss. Higher taxes mean less people which is more burden on others. Simple is less problems.
- 42 There does not seem to be many new businesses opening here. Cops too harsh on people leaving bars.
- 43 Crime and garbage - everything just looks bad. No reason to come to Centuria unless you bowl or drink.
- 44 Businesses, grocery, a reason to stay here. Drop property taxes and elect.
- 45 Overcoming negative stereotype of being rundown, low income living
- 46 Bringing in business
- 47 Loss of Main Street business
- 48 Lack of business
- 50 Crime, jobs
- 51 Ability to provide for residents' needs with the present economy
- 52 Over development - I'd like to see it remain a quiet place where you know your neighbors.
- 53 Too much low income housing - attracts wrong type of persons to the town. For example - the

- old motel.
- 56 They need to revalue the taxes - they're getting too high for what we have in this town.
 - 57 Our nation's economy
 - 58 Getting control of property taxes which are terrible.
 - 59 The proper way for the village to grow economically
 - 60 Crime, drugs and business to keep people here.
 - 61 Downtown businesses
 - 62 Industry development, commercial development
 - 64 Control of growth and being turned into an industrial area vice a nice residential area.
 - 65 Maintaining a controlled balance between residential and industrial areas. Getting some kind of manufacturing or merchandising in town to entice young families into this area.
 - 66 All the rental properties. People take pride in ownership.
 - 67 Businesses - people should be more interested in activities in Centuria. Appearance of residences.
 - 68 Getting business in town. Manufacturing plants.
 - 69 Attracting businesses
 - 71 Drugs, drinking and problems that go with them.
 - 72 Low work opportunity
 - 73 Too many developments using grants and passing the excess costs onto a small village of taxpayers.
 - 76 Centuria has a bad reputation and does not look good.
 - 77 People becoming involved in community functions and voting.
 - 78 Hwy 35 and its future
 - 79 No retail stores
 - 81 New board members
 - 83 Streets and it will be more than several years. We have a do-nothing village council.
 - 84 Getting businesses into town and keeping them open. I rarely go into town because there's nothing there.
 - 85 I feel we are limited in our ability to expand development opportunities as we are presently over-invested.
 - 86 Maintenance and additions to infrastructure.
 - 87 Getting more businesses to come.
 - 89 Growth/finding ways to attract residents starting with changing any negative impressions people have about Centuria
 - 90 The town is run by clowns! That do nothing but try to drive people and business away. Buliding permits are too high to attract people to build or even improve their property! This town has nothing to offer to warrant these prices!
 - 91 No grocery store
 - 92 Declining housing conditions and values as well as lack of businesses downtown.
 - 93 Facility for children
 - 94 Encroaching development
 - 95 The industrial park.
 - 96 industry - stores
 - 99 Taxes
 - 100 Getting business into town
 - 101 Getting rid of the scum living in the Village. Turn rentals into owned housing.
 - 102 Getting some industry in.
 - 104 Taxes
 - 105 Upgrading municipal water system.
 - 106 Employment
 - 107 Getting our businesses back that we have lost.

Written Response: Question 8

- 3 What do you have for youth programs?
- 5 Need more senior complexes
- 10 Need more programs for the kids and a place to put them into practice.
- 12 I would like to see a committee set up to try and improve the looks of Main Street. Flower pots and just a better something to make it look alive, like Balsam Lake, Milltown, etc.
- 13 Sidewalks should be removed from post office on east and plant grass. Village crew could do this. If sidewalk is good snow should be removed - if not sidewalk should be removed and grass planted all over town.
- 17 The library could be bigger - lots of kids go there and sometimes there isn't room to sit anywhere.
- 22 Library should be larger and technologically up-to-date.
- 31 They make Centuria easy for people to live here.
- 36 Street and sidewalk maintenance could be better!!
- 37 Too many people want the top of line when the budget only allows what it can call in all not that bad.
- 41 We need chiropractic services back.
- 43 Is there anything besides the library?
- 52 The village workers are always friendly and helpful.
- 56 Centuria should put in a center for youth and older to have someplace to go and hang out, like Milltown. They have a very nice senior center. Need more industries brought in.
- 58 Storm sewers on south side of 8th st are terrible.
- 59 Centuria is a quiet, pleasant American town. It's peaceful to live here. Don't change it. Let it grow.
- 60 We don't need cops driving around Sat mornings at 10:00. We need police during bar hours.
- 62 The water tastes terrible and the streets needed more salt this winter they were impossible to walk on.
- 66 Youth on streets
- 67 Many lawns are full of dandelions. Could be dandelion city.
- 68 The water is awful tasting
- 69 Ice removal is poor (in the gutters and out into the street)
- 70 I like that the Village picks up leaves and branches right away. We should be able to pick our garbage service.
- 77 We should improve the infrastructure if we plan to increase our development.
- 78 More youth programs
- 81 Our public school is the worst!
- 89 Make more people aware of what services are even offered.
- 90 The water lines never get flushed. The streets are never completely cleared of snow! Even on warm winter days!
- 91 We don't get water and sewer.
- 92 Water system - water is very hard, unable to drink tap water without a filter. Police - very concerning to see local police parked in front of one home for 30 to 60+ minutes at a time, rather than patrolling neighborhood.
- 99 There aren't any
- 100 We need a community center.
- 104 Put our hard earned tax money in use for our streets, sidewalks, and improvements.

Written Response: Question 15

- 1 Hump in front of T&M Auto; North side
- 2 The sidewalks on the hwy 35 side of Town are in desperate need of repair, other than that section all sidewalks are fine. However, I believe Main Street is in need of repairs, or even better, a new road.
- 3 The one from Circle C to bank post office.
- 7 Sidewalks from post office to gas station on northside are all broken and need to be replaced so people don't walk on the street.
- 10 No sidewalks up 5th pass post office. In fact most streets in Centuria haven't any sidewalks - have to walk in the streets.
- 11 8th Street - heaved up and bumpy, not good for vehicles; 8th and 35 - Business on corner blocks view of traffic with signs/vehicles and such that are in the way
- 12 Centuria streets are sidewalks are terrible.
- 16 Michigan and third ave. Big dip heading down MI crossing third towards the bowling alley.
- 17 Sidewalks need to be replaced from circle C to the funeral home. Also there should be sidewalks to the park.
- 18 Intersection of STH 35 and 8th Street - vehicles parked at interstate elct. And O'Geay Auto block vision.
- 21 Don't know
- 27 Every street - all intersections are icy in the winter.
- 34 I feel that several of the north/south stop signs are unsafe because of tree and bush overgrowth.
- 35 2nd St in the winter the snow banks are too high to see oncoming traffic from 35.
- 36 4th St and Hwy 35 - sidewalks east of post office on the north side of 4th St.
- 37 8th Street (speeders); 8th Street by Interstate Auto - big f--- potholes.
- 41 Residents at intersections where trees or bushes block view, should be required to trim or cut them for safety of all.
- 46 4th St, the one the cop station is on
- 50 Cty Rd I and Hwy 35; the car wash piles their snow too high
- 53 Junction of 8th street, 35 and County Rd I can be very dangerous especially in the summer.
- 55 Most
- 56 The only concern I have is where they pile the snow - across from the trail restrooms. If they're going to pile it there push it back farther so you can see to your left when you're at the stop sign facing north.
- 57 Every east to west bound road with the exception of main street due to a lack of stop signs. People are driving too fast and don't have a reason to slow down.
- 58 Not too bad.
- 66 All are probably unsafe as we walk on road in most instances.
- 68 County Rd I and 35. Why is there not a drain for the water? Always full of water and always being patched.
- 69 Many of the sidewalks need repair and many places don't have them so you need to walk in the street.
- 70 Main Street sidewalks - uneven and cracks and gaps. 6th Streets (?) between church and dental office - 8th St by Priebe's
- 73 No sidewalks beyond businesses on maine street now
- 78 All OK
- 83 3rd and WI - 3rd and MI - drive on them - only good sidewalks are from Polk to WI - walk them to the east.
- 86 1) Cty I, hwy 35, 8th St - visual obstructions, Interstate Auto. 2) Convenience store hwy 35 and 4th - poor entry/exit maintenance and 4th st access is too close to hwy 35 3) Hwy 35 and 1st - limit access (restaurant) to 1st st only.
- 89 Cty I and Hwy 35 - need a crosswalk and sign for pedestrian crossing. Sidewalks - need them!

People drive far too fast through town and on streets especially I and 35 intersection - making walking unsafe especially with children.

- 90 I don't have a problem so much with the streets if they could just keep the damn snow and ice off. It can't take more than 2 hours to plow this little town!
- 95 Hwy 35 and 4th St there is a sign in the way looking north.
- 96 4 st needs curb, gutter, blacktopping
- 103 WI and 4th - with cars parked diagonaly, I can't tell if there are cars coming on 4th when I turn left from WI.
- 104 8th St. west of 35 - speeders
- 106 The children on bikes do not follow rules - they do not stop at stop signs, they ride on the wrong side, it is very dangerous.
- 107 3/4 of our streets are a mess and should be addressed.

Written Response: Question 23

- 1 New sidewalks on Main Street needed
- 10 Streets are not plowed to the surface in the winter and do become very slippery when trying to pull out at stop signs.
- 13 Need a bus to go to the city.
- 15 4th Street needs to be updated. New lights, etc. We need to live with streets the way they are. Before we resurface them we need to replace sewer, water, etc, which we can't afford.
- 28 Development of biking trails, sidewalks, etc. to enhance Village in a novel way. Promote senior citizen development.
- 37 Fix main street the way it should be. Repair other streets the best we can.
- 39 The businesses along Hwy 35 need to clean up/looking more appealing ot all passing by to go north - most don't go down Main Street, but Hwy 35 looks very run down and "junky". Does not have eye appeal to look further!
- 43 Hard to bike with loose dogs
- 45 We use the Gandy Dancer often and very, very rarely see anyone else on it!
- 47 People don't stop at stop signs
- 52 No public transportation services for those who don't own a vehicle
- 56 Turn the Gandy Dancer trail into ATV uses, don't see any bikes or anyone using it to walk on.
- 73 Adequate for village size
- 78 Nice wide streets!
- 83 Quit patching infrastructure and streets and do a major fix and be done for many years.
- 85 Opportunity for taxi service
- 86 Does the village have a plan for resurfacing the streets? Can we budget a few streets per year putting the ones in most need first? We have streets, like 8th, with more patch than original road.
- 89 At risk of being redundant - sidewalks are crucial.
- 105 Some streets may need reconstruction while others may be patched.

Written Response: Question 30

- 2 More businesses, stores to make it a more intising place for people to come and make Centuria residence happier with the town
- 3 Keep power on!!! when rains or windy. Polk Burnett does keep from becoming twin cities suburb.
- 4 Move downtown to State Road 35 and get a grocery store.
- 7 Have a grocery store in town.
- 10 Get new member for our City Council who want to improve the community and not continue to keep it from supporting itself.
- 11 Create more local jobs
- 12 It is a very friendly town and we raised our kids here and loved it, but a lot of work to make it an attractive town where people would like to settle.
- 15 Forget about building housing to bring people to Centuria. With no jobs we are bringing the wrong people to town. I don't believe our industrial park can bring in decent paying jobs!
- 17 More recreational opportunities
- 20 Eliminate the drugies
- 22 Build a new community center for seniors and Legion Hall - handicapped accessible!
- 26 Hwy 35 - it's trashy
- 27 Small town politics; city council
- 28 Turn community into a great place to live - enhance senior development - walking trail, sidewalks, good streets, safety. We have good professional services (CPA, dentists, vet, bank, etc). Need small grocery store.
- 29 Sewer and water pipes
- 30 Have a better source for groceries than Centuria Stop.
- 31 Make the lights bill easy to pay.
- 32 Bring in a good chain and hardware store. Improve the library.
- 33 Improve Main Street - give the small town character as bigger businesses start to move this way - sometimes that is a draw for people to stop on their way.
- 34 Clean up some of the existing homes.
- 35 Clean up the businesses along hwy 35 to make a better first impression of the town.
- 37 The loss of so many town businesses.
- 39 Clean up how hwy 35 businesses look.
- 42 Need more jobs.
- 43 I'd move, but I can't right now. Adopt some building codes and land use requirements. Quit allowing low class houses. Enforce laws against moving something on the street. Trailer house and commercial businesses should not be mixed in with houses.
- 44 More stores
- 46 Bring in business
- 49 That it hadn't waited so long to have a better tax base.
- 50 The motel - it's an eye sore for the town
- 52 Lower property tax
- 53 Promote park and recreation activities like: keep softball leagues in Centuria, could be a huge attraction to the town
- 56 More small town activities for family and friends to share and have fun. Get to know your neighbors like when I grew up everybody knew ya. Back then you could leave your doors unlocked and trusted your neighbors (kids and adults).
- 57 Mail delivery to all the houses
- 58 A new café in town would be nice, also more for the kids to do. That would help with problems.
- 61 Fill the empty space on Main Street and make outside of bldgs look better.
- 62 More youth-centered activities
- 63 It would be nice to go outside in the summer and not listen to someone's dogs barking. There is

- rarely a time when someone's dog isn't barking.
- 64 Clean up the junky houses and businesses that line hwy 35 and throughout the Village
 - 65 Build and maintain a large grocery, office space, services - central main street area
 - 66 Why is the downtown becoming apts?
 - 67 Develop more businesses.
 - 69 The water needs a place to run when it rains hard and/or when the snow melts.
 - 70 Clean it up more making it look more presentable including enforcing homeowners to clean up their areas.
 - 72 The parks not enough things there for people to do.
 - 76 The way garbage is done. Downtown looks bad.
 - 77 That we could support a grocery store
 - 78 Give it a "personality"
 - 81 Choice of trash company. No more power company coop.
 - 82 Clean the place up next to St. John's Church - it's a mess.
 - 83 Village board with some do-something people
 - 84 Getting people to clean up their yards and what not. And try to find ways to keep kids out of trouble - they need to learn to respect others.
 - 85 Get a grocery store. Are start up funds available?
 - 87 Get the town cleaned up as far as junked items laying around yards. Get grants to have housing painted up, windows, etc.
 - 89 Creating a more positive image that would further attract residents (i.e. something 'special' that would make people want to live here/proud to live here other than affordable housing)
 - 90 Plow the roads, flush water lines regularly so you can drink the water, and reduce building permit fees so people can afford to build ere or improve what they have! I would pay higher taxes for that.
 - 91 Get a grocery store.
 - 92 Unless new business comes to Centuria, this town will continue to decline - we need to have some sort of incentive for people to bring their businesses here. I do NOT mean more bars.
 - 97 Clean up junk at house lots.
 - 98 Have more businesses available
 - 99 Provide better municipal services
 - 100 Improve downtown (stores, sidewalks, etc.)
 - 101 The name
 - 102 People have to clean up their yards. Very messy looking, old garages, no doors. Junk around yard and building.
 - 106 More main street business, which would come after more local jobs
 - 107 To get more businesses into this town. Too much low income housing.

Written Response: Question 31

- 2 I believe that to lure businesses to Centuria we need to make the town look like a good place to start a business (i.e. roads, buildings, overall look). I believe most businesses look at Centuria as a place not many visit and that they could not hold up a business here.
- 12 For older people like us if you can't drive you are screwed as we have no doctor, dentist, grocery store or hardware store, so we have to depend on other people.
- 15 If we are going to have a Christmas tree - do it right or not at all. The trees aren't even straight and it looked terrible.
- 17 We need a bigger library.
- 26 And all the druggies that live here
- 27 What good will this survey do with the current city council. We can fill out all the surveys you want. Will it change anything?
- 28 Enhance the beauty of the town and landscape development. Get rid of poor appearing businesses on highway (auto repair, etc). Develop neat hwy businesses.
- 37 Please get a handle on electrical rates and taxes and we don't need anymore churches on Main Street.
- 41 Spring and fall residents need to be reminded to keep dogs controlled not running free, plus when walking dogs to clean up after them.
- 42 Need to improve downtown area.
- 49 With the current economy and prices through the roof, we'd better hold back until it's better. Taxes are too high already. It's a really bad scenario. The middle and lower class are really hurting! Thanks to the Republican administrations!
- 52 Good job overall
- 53 Increase the # of working class younger adults in this town - may improve and attract quality businesses that would keep town going.
- 56 Clean up property along hwy 35 - including business and residential properties. That's the main thing people see when they drive through this little town.
- 58 Get rid of all mobile homes in town and encourage people to maintain their homes. That makes a big difference in property value and how the town looks in general.
- 64 Stop dumping money into the industrial park and limit the amount of land to what's required (not 4 acres) to developers.
- 65 Encourage people in this area to attend general planning meetings to stimulate interest and involvement in Centuria growth.
- 67 Benefits do not outweigh excess taxes. Necessary to drive for everything
- 72 We need to add more businesses so our town people can afford to live in town instead of going elsewhere.
- 73 With your tax increases I wish I had never seen Centuria, Wisc. for that matter.
- 77 Preserve small town atmosphere
- 78 Encourage development
- 81 We think Unity school is the worst school we have ever sent our kids to!! Now we home school.
- 83 Lets get away from 1960 - this is 2008. I use the streets, I'm willing to pay. Current Village Board wants to stay in 1960? Move forward. Update - stay with the time or die - \$350,000 street to where - industrial park - Insane - What would that money do to improve Main Street - 4th Street????
- 84 If I could afford to move out of town, I would. I always have to call County if something is wrong because you can never get a hold of the town cop. And Centuria is just going down hill.
- 85 Create ordinances or enforce existing ordinances about messy properties, loose dogs, number of dogs allowed per residence, dangerous breeds.
- 95 Try to get DNR to open Gandy Dancer trail to ATV in summer 12 months of the year.
- 98 The town is so transit because there is nothing available to keep people to want to stay in this area.
- 100 Compared to comparable towns in size (Balsam Lake, Milltown) Centuria is was behind (business

community, jobs, infrastrcutre). We need to catch up.

101 Pray for a F5 tornado and rebuild the whole town.

106 I would encourage educational programs to prepare under-educated for the workforce.

107 Taxes on housing is to high and no improvements being made.

Written Response: Other

Question 3k. Other

- 26 Found an affordable home
- 45 affordability of 1st home
- 52 Good police dept - friendly
- 56 Price was right
- 78 Police and Fire
- 93 Close to hospital
- 94 Quiet town

Question 13 Housing Other

- 59 Apartment housing
- 63 Don't care

Question 13 Comm/Ind Other

- 15 grocery store? I doubt it could make it.
- 42 Factories
- 49 Burger King or Arby's
- 58 Industry
- 59 Manufacturing plants
- 63 Doesn't matter as long as it is quiet and doesn't smell
- 68 Industrial businesses, manufacturing
- 71 Let business owners determine
- 72 Industrial businesses
- 86 manufacturing, light industry
- 105 Manufacturing
- 107 New businesses

Question 16k. Other

- 6 Disabled
- 30 Carpenter
- 37 Self-employed - provide services to others

Question 24. Other

- 4 Village Meetings
- 81 living here
- 94 neighbors

Question 27f. Other

- 18 Married and left
- 58 Military

Question 29n. Other

- 11 Public beach on Long Lake
- 45 Clean up town
- 63 Reduce cost of electricity
- 68 Manufacturing
- 81 Better schools
- 89 Retail chain stores
- 90 Reduce permit fees!
- 105 upgrade water system

Question 34. Other

- 6 Disabled
- 17 Homemaker
- 36 Disabled
- 45 Stay at home mom

Question 35. Other

- 59 Mobile home

Miscellaneous

- 12 We love Centuria, but see a need for improvement.
- 13 Get 100% of police service form County for 1 year and see how it goes.
Let's start recognizing in the paper, etc. people that keep their yards and homes nice. This might be incentive for other to clean up.
If we fix up 4th st (Main St) and clean up the town we can bring more people to town than building cheap housing and creating low paying jobs in a poorly created industrial park.
- 26 6C) The County is a joke.
- 28 38) Don't live in Village
- 31 27) make it easier to live here
- 39 Don't live there - own property
- 43 6) I don't believe there is any control, my neighbors burn all the garbage in a fire pit and paper flies into my yard, people vandalize, fireworks in the middle of the night, dogs are barking all night long, etc.
23E) Already is. It's like a slum.
- 53 22) not busy enough
- 56 11) If more houses come into Centuria then Centuria should be able to lower property taxes on each home in the city. Win, win for everyone.
13Ce) To bring more ATV use in. There's no snow anymore so let ATV use it.
- 76 11a) no more trailers
- 83 10B) Village should be liable for 20%
- 90 12) I agree, but the cost of the permit will make this less affordable for a lot of people! This is not a rich area!
13Cb) to many damn bars now!
- 92 11a) And I don't mean low income or subsidized housing
- 103 3B) But Unity isn't!

VILLAGE OF CENTURIA

PLAN COMMISSION RESOLUTION #: 2-09

**RECOMMENDING APPROVAL OF THE COMPREHENSIVE PLAN OF THE
VILLAGE OF CENTURIA, WISCONSIN**

WHEREAS, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the Village of Centuria Planning Commission has the authority to recommend that the Village Board adopt a "comprehensive plan" under §66.1001(4)(b); and

WHEREAS, the Village has prepared the attached document (named *Village of Centuria Comprehensive Plan 2009-2029*), containing all maps and other descriptive materials, to be the comprehensive plan for the Village under §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Village of Centuria hereby adopts the attached *Village of Centuria Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001(4); and

BE IT FINALLY RESOLVED that the Planning Commission hereby recommends that the Village Board adopt Ordinance #: 3-09, which will constitute its adoption of the *Village of Centuria Comprehensive Plan 2009-2029* as the Village's comprehensive plan under §66.1001.

Resolution adopted: August 10, 2009



, Planning Commission Chair

ATTEST:



Judy Jepsen, Village Clerk