

# **COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF COLFAX**

## **Town Board Members**

Gary Klukas, Chair

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# PART I INTRODUCTION

In 1999, the State of Wisconsin passed a law requiring all townships within the state to submit a Comprehensive Land Use (Smart Growth) Plan by the year 2010. The Land Use Planning Commission of the Town of Colfax respectfully submits the following Comprehensive Plan. The Town of Colfax is currently zoned under Dunn County Comprehensive Zoning Ordinances. This report is a synopsis of 3 years of work by a dedicated group of residents from the Town of Colfax. The Township gathered originally because it saw the need of a comprehensive plan for the future of the Town of Colfax. The residents of the township value the rural setting and the farming history of this community. The residents of the town enjoy the small town setting and the rural character it provides. This plan currently mandates no changes to the Dunn County Zoning Ordinances, but merely points the town's growth in a responsible direction and acts as guidance for the Town Board to make land use decisions.

## A Short History of the Town of Colfax

### Prehistoric Times

Close your eyes for a minute.

If you can, try to picture in your mind the various natural and human landscapes of our thirty-six square miles of Dunn County, Wisconsin, we call "the Township of Colfax." Of the very earliest scenes--one that geologists can verify with their rock hammers and fossil discoveries--is a shallow, inland ocean of some half-billion years ago. Underneath that warm sea, sand sediments accumulated over millions of years, forming the basic bedrock outcropping of our township. Within our three major rock quarries, fossil-hunters can find traces of marine animals, including small trilobites, brachiopods, and cone-shaped hyoliths; when these and similar fossil species are identified, our bedrock (designated by geologists "the Eau Claire, Wonewoc, and Lone Rock formations") dates to approximately 515 million years ago or "the Late Cambrian Geologic Period."

Now, close your eyes again and jump ahead millions of years--this time to the Pleistocene epoch of approximately 2 million to 11,000 years ago. What do you "see?" Not a warm shallow sea, but a frozen mountain of ice, a glacier perhaps a mile thick covering not only our region, but most of Wisconsin and nearby states as well. Evidence of periodic glacial incursions (and retreats) include the gravel and sand deposits, plus a few large erratics (or large boulders) picked up in Canada, moved and deposited here perhaps hundreds of thousands of years ago. One Wisconsin geologist commented on this unique period in the state's history:

As the giant ice sheets from Canada pressed slowly into Wisconsin and beyond, each in turn overrode the highest hills in its path, knocked down forests, erased rivers, and scraped and ground up the surface it passed over. After occupying the land for thousands of years the ice would melt back, pouring out floods of meltwater, dumping its rock waste over the terrain, and leaving the barren land to restore itself, which it always did.

(**Wisconsin's Foundations**, by Gwen Schultz, p. 23)

Thus when the final glacial lobe melted some 11,000 years ago, the subsequent flooding helped etch out our Red Cedar River and other tributaries of our watershed, while at the same time, depositing much of our sandy top and sub soils. Whether we recognize it or not, the Red Cedar watershed and these glacial meltwater depositions make up our unique “place” or “home,” as it were.

Around the time of the final glacial retreat, we would also be able to “see” the influx of Paleo-Indians, beginning with the very earliest group archeologists simply call the “Clovis peoples.” Living in and around the southern edge of the melting glaciers, Clovis bands have been identified by their associations with prehistoric big-game: woolly mammoths, great mastodons, giant bisons, giant sloths, saber-toothed cats, etc. A number of the unique Clovis stone spear points (with their specialized “fluted” or grooved bases) have been found by amateur archeologists both in our township and in other parts of the county. Other Indian groups also occupied our area, including the Archaic Indians (6500-550 B.C.) and later yet, the Woodland bands (550B.C - 1000 A.D.) identified as the first Indians to make and use clay pots. Their lovely ceramics were made by a process of coiling ropes of clay tempered with crushed stone. These tribes were also known for their sacred burial mounds; indeed, some of the mounds-sites can still be seen in Dunn county at Wakanda Park and also along the Red Cedar Trail near the village of Dunnville.

### **Historic Times**

Now close your eyes again. Can you “see” geologist and Indian agent Henry Schoolcraft canoeing down the Red Cedar River in the year 1831? According to his diaries and official reports, Schoolcraft encountered numerous Ojibwe Indian bands until he reached the Cedar Falls area, while further south he met representatives of the Santee Dakota (or Sioux). It is believed that both of these modern tribes were related to the prehistoric Late Woodland groups described above.

Our next scene takes us to the summer of 1852 with the coming of the official survey sponsored by the Wisconsin Commissioners of Public Lands. From the Surveyor’s official Field Notes (1832-1865), we note that the Town of Colfax had a variety of distinct plant communities including oak savannas (white, bur, and black oak), true short-grass prairies (their remnants can still be found in the township), cattail marshes and, (on some of the sandy soils), white pine (west of the river), and jack pine barrens. Some sixteen years later (1868), immediately after the election of President Grant, the township was officially named after the new President’s running mate, Schuyler Colfax. (Note that in 1874 the Village of Colfax itself was first surveyed by lumberman Andrew Tainter; it later became incorporated in 1904.)

Picture too the completion (in 1884) of the Wisconsin Central Railway (Soo Line) that today slices through the township from Section 1 on the town’s west side to Section 24 on the east side. Six years after the completion of the railroad, the government’s 1890 census recorded a township population of 672. (It’s interesting that one-hundred ten years later—i.e., 2000—there were only 237 additional people in Colfax Township for a total of 909.)

No history of Colfax Township would be complete without mentioning our rural one-room schools. Although the school system today is consolidated in the Colfax School system, many residents still living remember with fondness their time spent in one of the five one-room schools, including Knapp Settlement, Sinking Creek, Modern School, Bear Valley, and Running Valley School. For some, an education that began here,

would eventually provide a “ticket” to move on and discover new and perhaps more lucrative occupations elsewhere. A large number of residents however stuck around and, at least in the early years, continued to earn a living by farming. So let us take a minute to picture our local rural landscape from a farmer’s perspective.

During the final thirty or so years of the nineteenth-century, we would have witnessed relatively prosperous farms dotting the township’s flat-lands, hills and valleys. One of the earliest documented agricultural endeavors was John D. Simons famous rutabaga “patch” of 1869. In that year Simons grew something like 1400 bushels of “beggas” temporarily making the Village of Colfax not “Colfax,” but (as locals will tell you), “Begga (or ‘Bege’) Town” instead. Later, Simons’ grist-mill would take in locally grown grains including wheat, corn and buckwheat. Potatoes were also an important commodity at and near the turn of the century (“exports” at that time, according to The Colfax Messenger, were approximately 1000 train carloads annually). Tobacco also made its appearance around this same time (first grown here in 1898), as farmers began to sell their crop to, among other places, Menomonie’s growing cigar industry. Although tobacco demanded intensive labor, it was nevertheless a profitable crop well into the 20<sup>th</sup> century. Hay (sold to Knapp Stout & Co. for their horse teams) and pigs were also profitable during the pre-1900 period. Beginning in 1922, some area farmers made extra cash by selling cucumbers to the Colfax Pickle Station located on the village’s west side, just south of the railroad tracks.

Other local residents made their living working in the town’s stone quarries, an industry that began with the discovery (in 1900) of high quality sandstone west of the Village of Colfax. Some of this cut stone was sold to other states. Much of it, however, was used locally--not only to build private homes, but also the Norwegian Lutheran Church (1902), the Colfax School (1910), the Colfax Municipal Building (1915), as well as other commercial buildings and barns. But because of changing market and labor conditions, by 1940 the era of sandstone quarries and the local stone-mill were essentially over.

Meanwhile, farmers were moving more and more into dairy for their primary income. The prosperous farm-years of our region, however, came to an abrupt and economically painful halt in the fall of 1920 when commodity prices collapsed. Much of the decade of the 1920’s--at least from a farm-price perspective--was equally punishing while having the effect of driving more and more local farmers off the land; all this occurring even before the general collapse of the Great Depression. Price deflation combined with severe drought conditions made things all the worse--especially in the early 1930’s. Beginning in 1932, those precious rains that all farmers rely on simply failed. Picture for a moment the following: dry year after dry year--until 1936’s devastating dust storms that “turned the sky reddish brown” (as one local farmer described it) as top-soil blew away. Toward the end of the 30’s, however, the drought finally (yes, finally!) let up and the subsequent war years helped firm up commodity prices.

More recently, in the decades following World War II, the following description would be an accurate portrayal of rural Colfax :

If one were to paint a landscape of the Town...in mid-summer, the rolling hills would have been covered with the spectacular view of changing colors from varying shades of green to gold created by alternating strips of corn, oats, and alfalfa. The summer air would be fragrant with the smell of fresh cut hay. Holsteins would have been grazing on lush green pastures interspersed with wooded hillsides and farmsteads that appeared on picture postcards designed to showcase rural America.

Today, however, many of these small, self-reliant farms are again “going by the wayside” in favor of mega-dairy, corn or soybean producers. Subdivisions and individual residential homes are also beginning to dot the countryside where once silos and barns held sway.

Nonetheless, Colfax Town residents have strongly indicated their desire to maintain and preserve—as much as possible--the existing “rural character and culture,” including the beauty, the environmental quality, and the scenic integrity of their Township. Indeed, it is the purpose of this document to outline in more detail the general goals, objectives, and implementation strategies to preserve the high quality of rural life enjoyed today, not only for ourselves, but for our children and grandchildren as well.

## **PART I BACKGROUND AND AUTHORITY**

Wisconsin act 9 of the 1999-2001 state biennial budget commonly recognized as Wisconsin’s “Smart Growth” legislation was approved. Under the new law, any program or action of a town, village, city, county, or regional planning commission after January 1, 2010 that affects land use must be guided by, and consistent with, an adopted Comprehensive Plan and meet the standards of Chapter 66. 1001 of the Wisconsin Statutes. The town utilized the following State Statutes to comply with the planning mandate, Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government. Chapter 59.69(5)(c) provides for a county zoning ordinance to be effective in a town.

As per a state mandate all units of government must comply with the Wisconsin Dwelling Code (UDC). May of 2005 the town is planning to adopt the town ordinance number 002 authorizing a local control to inspect and enforce the UDC.

### **Land Use Planning Process**

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, and community likes and dislikes and to define what residents want the community to become. The Plan Commission studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions, and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure that implementation of the plan is consistent with the goals and objectives.

Based on its findings, this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics for a twenty year planning horizon.

Recommendations in the comprehensive plan are long range and it is important to understand that some of them may not be implemented for a number of years. It is possible that some recommendations may never be implemented. Consequently, recommendations to create local ordinances need not be drafted and implemented immediately. The same holds true with respect to county zoning. Existing county-zoning districts may not need to be immediately changed to reflect the town's comprehensive plan. However, the town would need make changes to zoning districts to reflect the town's comprehensive plan as needed. All recommendations, goals, objectives, and changes should be made incrementally.

### **Comprehensive Plan Objectives**

Development has existed in the town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that if something isn't done soon the town will risk losing its rural character.

The purpose of the plan is to provide information about the Town, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around nine planning elements: Issues and Opportunities; Housing; Transportation; Agriculture; Natural and Cultural Resources; Utilities and Community Facilities; Economic Development; Land Use; Intergovernmental Cooperation; and Implementation. Following are general overviews and an analysis framework addressing the nine planning elements and general overviews.

### **Issues and Opportunities**

Provides demographic information and identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics, and generates population projections

### **Housing**

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

### **Transportation**

Provides basic information about existing transportation networks in and around the township. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan, and develops goals and objectives.

### **Agriculture**

Collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture and areas of non-agricultural importance.

### **Natural and Cultural Resources**

Provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

## **Utilities and Community Facilities**

Provides information on facilities and services such as solid waste management, sewer and water, recreational areas and schools. It also identifies public facilities and services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

## **Economic Development**

Provides basic economic information about the Township by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

## **Land Use**

Reveals the importance and relationships of land uses by preparing an existing land use map, identifying contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections, and preparing a future land use.

## **Intergovernmental Cooperation**

Assesses the Township's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its bounds and between itself and other communities.

## **Implementation**

Describes specific actions and sequences to implement the integration of the above elements. It develops a process to measure progress and develops a format for updating the plan.

## **COMMUNITY INVOLVEMENT and INPUT**

Development and implementation of a successful land use and development plan, policies and management tools are based largely on the process by which these components were developed. Community involvement is a valuable tool for gathering public input, educating the public and fostering a sense of ownership of the plan. The purpose of this section is to review and summarize the community involvement activities and summarize the input that was obtained during the planning process.

## **TIMELINE**

### **Smart Growth Kick Off Meeting**

**June 26, 2002, 7:30PM, Dunn County Multi-Purpose Room**

Brief history of Smart Growth Legislation

Presentation by county Director of Planning Resources and Development

Introduction of Dunn County Smart Growth Project Manager

### **2<sup>nd</sup> Kick Off Meeting**

**July 16, 2002 7:30PM, Judicial Center**

Continuance of Smart Growth information

### **September 11, 2002**

Town of Colfax adopts ordinance entitled "Town of Colfax Plan Commission Ordinance".

**September 18, 2002**

1<sup>st</sup> meeting of the Town of Colfax Planning Commission  
Introduction of commission members, rules, procedures  
Established Commission meeting schedule, every third Wednesday of the month.

**January 2003**

1<sup>st</sup> Public Survey mailed out to all township residents and landowners.

**January 2003**

Mailed out 1<sup>st</sup> Town of Colfax Newsletter with information and important future dates.

**March 8, 2003, 10:00AM to 12:00 Noon**

Visioning Session at Colfax Town Hall

**March 29, 2003- 1<sup>st</sup> Open house 10:00AM to 12:00**

1<sup>st</sup> Open House at Town Hall, analysis of survey results.

**May 2004**

Mailed out 2<sup>nd</sup> Public Survey to township residents and landowners

**August 2004**

Mailed out 2<sup>nd</sup> Town of Colfax Newsletter with information and important dates

**September 15, 2004- 2nd Open House 7:00P.M. To 9:00P.M.**

Meeting used as 2<sup>nd</sup> Open House

Revealed highlights of second public survey of town residents and landowners

Dunn County Smart Growth Project Manager stated that Dunn County is ranked #1 in Western Wisconsin in lost acreage due to development and # 9 in the state as fastest growing county.

Preliminary list of goals introduced by plan commission.

**Analysis of Public Survey 1**

- Important to preserve trees and open spaces
- No building of ethanol plants in the township
- Promotion of small and home based businesses
- The majority of respondents do not support the business of salvage or junkyards. 58 % of the respondents are against the above-mentioned businesses, 25 % would allow, and 17% have no opinion.
- There is a split on whether there is a need for affordable startup type homes for young families. The majority of respondents support the issue at 45% while 35% disagree, and 20% have no opinion.
- The majority of residents support the idea of the township regulating the minimum size of a lot for residential housing.

- The majority of residents agree that building in environmentally sensitive areas should be discouraged.
- Great value is placed on the scenic value and rural characteristics of the township.
- The town's residents value the preservation of woodlands and environmentally sensitive areas.
- The survey indicated that the residents are satisfied with the handling of solid waste in the township.
- The recycling efforts in the township are adequate per this survey.
- Relating to the question concerning cell phone towers and limitations, there is a mixed opinion where 41% disagree with limiting cell towers and 38% agree with limiting. 21% have no opinion.
- Fire, police and ambulance services are adequate according to the respondents of the survey.
- Regarding the question of supporting the continued use of the rifle shooting range in the township, 78% were in support of the range, 8% disagreed with support and 14% had no opinion.
- The question asking if agricultural land should be used for residential housing purposes, 69% disagreed, 18% agreed and 13% had no opinion.
- The majority of respondents supported the idea that the town needs to preserve farms and farmlands for agricultural purposes.
- The majority of respondents do not support converting farmland to non-farmland use.

## **Analysis of Public Survey 2**

- The majority of respondents favor protecting the environment as it relates to wildlife and the woods, streams, and rivers.
- The majority of respondents value the scenic quality (local topography) of the town.
- Traffic volumes in the town do not seem to be an issue with the town residents.
- The majority of respondents value clean air and water and the majority of respondents agree it's a shared responsibility of the town residents.
- The majority of residents rely on ground water as their primary source of water.
- The majority of respondents agreed that concerns of groundwater should be an integral part of the decision making relating to land use.
- The majority of respondents agreed that the overall quality of life in the town ranges from excellent to good. 21 respondents rated quality of life as fair and only 1 respondent gave the town a poor rating. 58 responded as excellent and 93 gave the town a good rating.
- Question 19 of the survey addressed minimum lot sizes. The majority of respondents are in favor of larger lot sizes. Currently the minimum size is 1 acre.
- Question 3 indicated that respondents indicated that there were 112 residents under the age of 18 while there were 353 residents 18 years old and older.

## **Summary of Citizen Opinion Survey**

The Plan Commission used the survey information to guide the formation of the Comprehensive Plan. The following paragraphs represent the feeling of the township residents with regards to residential need and land use.

The responses to the survey questions and comment made at the visioning sessions indicate that people of the Town are concerned about the Town losing its rural character. They support the idea of preserving farms and farmland, particularly prime farmland. Most citizens do not find the noise, dust, and odors of farming difficult to live with, and they enjoy the open space, woodlands, and wildlife habitat. The vast majority are willing to support land use policies and regulations designed to preserve the rural and agricultural nature of the Town, within reason. The following is a synopsis of concerns:

Appendix B contains both surveys and their respective results.

## **GOALS**

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

Maintain the rural character of the township.

Preserve productive agricultural lands.

Preserve historically significant buildings and sites.

Support small-scale and in-home businesses.

Preserve areas of environmental significance.

Promote continued communication with surrounding communities.

Balance economic growth within the township resources.

Promote an environmentally sound approach to future development.

## **PART II General Demographics**

Unless otherwise noted the source for information is the 2000 US Census. See Appendix C for Census 2000 data.

### Population Changes

Recent trends in counties close to Dunn indicate that both projections are conservative. St. Croix County, lying immediately west of the Town of Colfax, is the fastest growing county in the state. St. Croix and Pierce counties have been important sources of workers for employers in the Twin Cities. Many Colfax residents, especially recent arrivals, are currently employed in the Twin Cities.

	1990	2000	Total Percent Change
Town of Colfax	616	909	47.6
Menomonie	13,547	14,937	10.26
Dunn County	35,909	39,858	11.00
Wisconsin	4,891,769	5,363,675	9.65

### Population Density and Change

From 1990 to 1997 the population increased from 691 to 756, 9.4%. In 1997 the population per square mile was 20.

### Population Projections, Wisconsin Department of Administration (DOA)

Unit of Government	Census			Projection				
	1980	1990	2000	2005	2010	2015	2020	2025
Colfax	660	691	909	1066	1130	1206	1286	

Comparing projections to actual 2000 data indicates that the population is increasing but at a much higher rate than was originally projected.

### Household Projections and Comparison, Wisconsin DOA

Unit of Government	Census	Projection				
	2000	2005	2010	2015	2020	2025
Colfax	318	352	385	414	447	481

### Gender and Age

	Town of Colfax		Dunn County 2000	
Total Population	909		39,858	
Subject			Number	Percent
Male	469	52	20,094	50.4
Female	440	48	19,764	49.6
Under age 5	47	5	2,285	5.7
5-9 years	74	8	2,415	6.1
10-14 years	92	10	2,844	7.1
15-19 years	74	8	4,175	10.5

20-24 years	47	5	5,496	13.8
25-34 years	117	13	4,817	12.1
35-44 years	174	19	5,444	13.7
45-54 years	151	17	4,988	12.5
55-59 years	36	4	1,689	4.2
60-64 years	19	2	1,230	3.1
65-74 years	52	6	2,231	5.6
75-84 years	19	2	1,569	3.9
85 years & older	7	1	675	1.7

Median age	35.3		30.6
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909 people reside in the Town. 469, 51.6%, are male, 440, 48.4%, female. The median age is 35.3. The largest group, 19.1%, ranges in age from 35 to 44 years. 8.6%, 78 residents are 65 and older.

### Educational Attainment

Subject	Town of Colfax		Dunn County	
	Number	Percent	Number	Percent
Population 25 years & over	571	100	22,644	100
Less than 9 <sup>th</sup> grade	6	1	1,161	5.1
9-12, no diploma	49	9	1,862	8.2
High school graduate (includes equivalency)	272	48	8,353	36.9
Some college, no degree	100	18	4,621	20.4
Associate degree	71	12	1,875	8.3
Bachelor's degree	55	10	3,120	13.8
Graduate or professional degree	18	3	1,652	7.3
High school graduate or higher		90		86.6
Bachelor's degree or higher		13		21.1

### School Enrollment

Subject	Town of Colfax		Dunn County	
	Number	Percent	Number	Percent
Population 3 years & Over in school	289	100	14,115	100.0
Nursery school, preschool	22	8	543	3.8
Kindergarten	5	2	496	3.5
Elementary (grades 1-8)	141	49	4,261	30.2
High school (9-12)	83	29	2,358	16.7
College or graduate school	38	13	6,457	45.7

## ECONOMICS

### General Overview

Short and long-term economic development will be directed by, or perhaps even driven by, the natural resources of the Township. Change and growth should be managed for the benefit of the entire community while recognizing the rights of the property owners. We recognize that the Township should encourage new businesses that are properly located and fit well into its rural nature.

## Community Evaluation

### Strengths

- A strong labor pool
- High quality local schools
- Proximity to UW System and CVTC, for education and community services
- Beautiful natural environment
- Low crime rate
- Good medical services
- A number of religious institutions

### Weaknesses

- No public sewer and water system
- No economic assistance programs to promote new businesses
- Poor infrastructure for telecommunications

Household Income	Number	Percent
	312	100
Less than \$10,000	11	4
\$10,00-\$14,999	10	3
\$15,000-\$24,999	35	11
\$25,000-\$34,999	45	14
\$35,000-\$49,999	83	27
\$50,000-\$74,999	84	27
\$75,000-\$99,999	27	9
\$100,000-\$149,000	13	4
\$150,000-\$199,999	2	1
\$200,000 or more	2	1
Average Household Income	\$46,111	
Average Social Security Income	\$12,465	
Average Retirement Income	\$13,225	

(Due to rounding percent totals may not add up to 100)

## Employment Status

Subject	Town of Colfax		Dunn County	
	Number	Percent	Number	Percent
Age 16 & older	674	100.0	31,773	100.0
In labor force	530	78.6	22,439	70.6
Civilian labor	530	78.6	22,415	70.5
Employed	504	74.8	20,791	65.4
Unemployed	26	3.9	1,624	5.1
Armed forces	0	0	24	0.1

Not in labor force	144	21.4	9,334	29.4
Female (16 & older)	316	100.0	15,715	100.0
In labor force	224	70.9	10,578	67.3
Civilian	224	70.9	10,566	67.2
Employed	215	68.0	9,876	62.8

(Due to rounding percent totals may not add up to 100)

674 members of the population are 16 years and older. 530, 78.6%, are in the labor force. 504, 74.8%, are employed. Only 3.9% are unemployed.

### Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 Census the Town of Colfax had an unemployment rate of 3.9%. Over this reporting period Dunn County has maintained close parallels with the state regarding employment rates.

### Employment by Industry

Subject	Town of Colfax		Dunn County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	49	9.7	1492	7.2%
Construction	49	9.7	1254	6.0%
Manufacturing	102	20.2	3535	17.0%
Wholesale trade	14	2.8	687	3.3%
Retail trade	64	12.7	2755	13.3%
Transportation, warehousing and utilities	24	4.8	1026	4.9%
Information	4	0.8	295	1.4%
Finance, insurance, real estate, rental and leasing	5	1.0	778	3.7%
Professional, scientific, management, administrative, and waste management services	22	4.4	845	4.1%
Educational, health and social services	94	18.7	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	38	7.5	2140	10.4%
Other services (except public administration)	35	6.9	834	4.0%
Public administration	4	0.8	578	2.8%

(Due to rounding percent totals may not add up to 100)

### Largest Employers in Region

Wal-Mart Associates, University of Wisconsin-Stout, Menomonie Public Schools, County of Dunn, Minnesota Mining and Manufacturing, Hunt-Wesson Inc., Myrtle Werth, Hospital Inc., and Cardinal Float Glass.

## Local Employers

Other than the businesses in the Village of Colfax many in home business are in the town as well local farmers.

## Employment Projections, Dunn County

The Labor Market Analyst for Northwestern Wisconsin believes that employment projections should not be made for each township. It would be more accurate to make them for the entire county. Note that here were 3,700 jobs added in the period 1991-2001. This was an unusually large figure. It is estimated that 2500-3000 new jobs will be created in the period 2001 to 2010.

## Regional Industrial/Commercial Parks

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	100
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

The town of Colfax does not have an industrial/commercial base to use as a basis for making future projections. However, the town would review any proposal against the towns plan. If the proposal is appropriate for the town, the town would work to secure such proposals. If the proposal is not appropriate for the town, the town would recommend they pursue the above listed Industrial/business parks.

## Selected Economic Development Programs

The Town will work with Dunn County, the State of Wisconsin, and the Federal government to participate in appropriate economic development programs:

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEER).

Enterprise Development Zone (EDZ)

Community Development Zones (CDZ)

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

## Desirable Businesses and Industries

The Town of Colfax would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. To determine whether the industry or business is appropriate for the Town, planners should consider the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area

## Summary

Agriculture is and will continue to be the largest business in the Town. Agriculturally related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water). There is limited access to the State and county highway system. There is no rail service, and the town is not close to a major airport. Because of the small rural population, the state and federal economic development programs available do not apply. Therefore, industrial and commercial growth is not likely to occur. The town should encourage such businesses to locate in or near an incorporated area with proper utility and infrastructure.

## HOUSING

The intent of this element is to provide basic information on the housing stock in the community. It analyzes trends, assesses needs, and identifies potential problems regarding accommodating the varied housing needs. For the purpose of this plan housing refers to the “actual building” while household refers to the “family structure living” in a housing unit. Because households analyzes the number of people in a structure, housing and households are not a one to one comparison

### Year Structure Built

<b>Pre 1940</b>	<b>1940 - 1959</b>	<b>1960 - 1969</b>	<b>1970 - 1979</b>	<b>1980 - 1989</b>	<b>1990 - 1999</b>
79	37	18	67	36	63

### Housing Starts Source: 2003 Dunn County Annual report

2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	Total
14	13	4	5	13	16	20	25	14	8	132

2003 There were 11 new homes (stick built or manufactured 3 new mobile homes (single-wide chassis)

### Units In Structure

Type	Number	Percent
Total units	319	100.0
Single family units	250	78.3
Duplex units	2	0.6
Mobile Home	60	18.8

**Tenure**

	Town of Colfax	
Total Housing Units	327	100.0%
Vacant Housing Units	9	7.0%
Occupied Housing Units	318	100.0%

**Occupancy Status**

A general rule is that overall vacancy rate should not be more than 3%. This figure should supply adequate housing choices for consumers.

There were 327 housing units, 9 (2.8%) were

vacant.

**Household Value**

	<b>Number</b>	<b>Percent</b>
Specified owner-occupied units	124	100.0
Less than \$50,000	11	8.9
\$50 to 99,999	59	47.6
100 to 149,999	40	32.3
150 to 199,999	12	9.7
200 to 999,999	2	1.6
Median	\$100,000	

**Development/Redevelopment and Maintenance/Rehabilitation**

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (town) governments in Dunn County do not have the infrastructure and resources to offer local assistance. Generally speaking, the town is agricultural in nature; there are no run-down neighborhoods or abandoned industrial sites. Therefore, there are no traditional “redevelopment opportunities”. Redevelopment in the town will occur as agricultural related land is changed from its current use to a non agricultural use

Rural townships such as Colfax do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups, and for persons with special needs. However, this does not mean that the town cannot promote outside services to meet these needs. Locally, the Dunn County Housing Authority has programs to provide assistance to lower-income families. The following State and Federal programs and sources are for those with special housing needs to use as resources.

**Federal and State Housing Programs**

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

- Local Housing Organization Grant Program
- Low-Income Weatherization Program
- Rental rehabilitation Program

- Federal Home Loan Bank of Chicago
- Affordable Housing Program
- Community Investment Program

U.S. Department of Housing and Urban Development

Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.  
Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority  
Affordable Housing Tax Credit Program  
Foundation Grant  
Home Improvement Loan Program

### **Analysis**

The data indicates that the housing supply is in reasonably good condition. Most of the units are owner occupied. Approximately nineteen percent of the housing supply is mobile homes. The exceptionally high median housing value for the township indicates that there are also many units on the upper end of the scale. Currently there seems to be sufficient low-income housing.

The data also indicates that the Town's population will continue to grow at a steady rate and there will be a continued need for varied types of housing. Determining housing needs is based on past data and on the possibility of more subdivisions over the next 20 years.

### **Future Housing Needs**

Data from the Wisconsin Department of Administration indicates that from 2000 to 2025 the number of households in the Town of Colfax will increase from 318 to 481, a 51.26% increase. By 2025 the Town is expected to increase in population by 377 people, or 41.47%.

According to Dunn County housing starts information, there have been 132 new housing starts in Colfax over the last ten years, an average of 13.2 new homes per year.

## **TRANSPORTATION**

The Town of Colfax's road network is currently adequate for the needs of its citizens and businesses. The Town has approximately 38.2 miles of roadway. These roadways should be upgraded and maintained as needed to provide adequate transportation for the citizens. New roads will be added to the transportation system as land is developed into both commercial and residential subdivisions. These new roads shall be constructed by the developers to standards that will be adopted by the Town Board.

Dunn County also has four roads A, M, N and W that run through the Town of Colfax. A portion of State Highway 40 and 170 cuts across the Town. U.S. Highway 40 was recently reconstructed and no work is planned by WisDOT for U.S. 170.

I-94 lies just to the south of the Township. I-94 is the most convenient route for residents traveling to Eau Claire and the Twin Cities. This potentially makes the Town an ideal place to live for those people who enjoy being in a rural area.

The Town should work with Wis DOT and the Dunn County Highway department to make improvements on the local road intersections with their respective roadways.

The Union Pacific Railroad runs through the southern part of the Town. The Town should work with the Railroad to improve safety at all crossings and work with WisDOT and the county to improve safety at their crossings also. New crossings

should be avoided whenever possible. Spurs should be encouraged to promote economic growth. There is a possibility that passenger service may be provided in the future on UPRR tracks.

Bike and pedestrian facilities should be encouraged when any roadways in the Town are upgraded. Dunn County currently does not have a county-wide bike trail map or plan. There are no state trails in or near the Town.

## Road Classifications

**Principle arterials:** Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Town.

**Minor arterials:** Serve cities, large communities and other large traffic generators. There are none in the Town.

**Minor Collectors:** Provide services to moderate sized communities and links them to nearby population centers and higher function routes. STH 40 and 170 run through the town, connecting the town with the City of Menomonie and to Interstate 94.

**Minor Collectors:** Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are county roads A, N.M, and W. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

**Local Roads:** All roads not classified as arterial or collector are locally functioning roads.

## Road Pavement

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating ). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

The average rating for the Township is 5.44. 14% of the roads are rated as Excellent or very good, 53% are rated Good to Fair, and 33% are rated Poor to Very Poor.

## Suggested Treatments:

Category	Mileage
Reconstruct	.39
Mill & Pave	11.01
Overlay	9.78
Sealcoat	5.42
Crackseal	3.19

## Condition of local roads in 2002

PASER Rating	Miles	Condition	Type of Treatment	Average Cost Per Mile
1	0	Failed	Reconstruction	125,000
2	0.39	Very Poor	Reconstruction	75,000

3	11.01	Poor	Mill & Pave	50,000
4-5	14.43	Fair	Overlay	35,000
6-7	3.96	Good	Sealcoat	7,000
8	4.11	Very Good	Crack Seal	2,500
9-10	0.83	Excellent	None	0
Total	35.5			

### 3 year Improvement Plan (Local)

Road Name	Maintenance	From	To	Miles	Year
950 <sup>th</sup> Avenue	Rebuild	950 <sup>th</sup> Street	CTH A		2003
830 <sup>th</sup> Avenue	Mill & Pave (With V. of Colfax)	870 <sup>th</sup> Street	CTH M		2003
810 <sup>th</sup> Avenue	Rebuild	STH 40	CTH M	2	2004
790 <sup>th</sup> Street	Mill & Pave	STH 170	910 <sup>th</sup> Avenue		2005
830 <sup>th</sup> Street	Mill & Pave	STH 170	910 <sup>th</sup> Avenue		2005

### County Five Year Improvement Plan

Name	From	To	Year
CTH B	CTH BB	STH 40	2005

### State Five Year Improvement Plan

None planned

### Existing Transportation Facilities

#### Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

#### Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

#### Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

#### Special Transit Facilities

Disabled Elderly Transportation (DET) "is a private non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation." DET coordinates volunteer drivers with passengers in rural areas. All requests for volunteer drivers require a 48-hour advance notice and appropriate authorization. Contact the Dunn County Office on Aging.

#### Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into

the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

## **Existing Transportation Plans**

### **Translinks 21**

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

### **Wisconsin State Highway Plan-2020**

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

### **Midwest Regional Rail System**

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

### **Wisconsin Bicycle Transportation Plan-2020**

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

### **State Recreational Trails Network Plan**

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

### **Wisconsin State Airport System Plan-2020**

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

## **UTILITIES AND COMMUNITY FACILITIES**

Residents of the Town of Colfax currently utilize services and facilities needed to support this rural agricultural township. Their concerns about safety, health, mobility, education, and recreation are met, for the most part, by existing local and area services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life and make the Town of Colfax attractive to potential new residents.

### **Water Facilities**

There is no public water system within the Township. Residents get potable water from private wells. The nearest public water systems are in the Village of Colfax.

### **Wastewater Facilities**

There is no public sanitary sewer system within the Township. The sanitary sewer needs of residents are met through private septic systems. The nearest public sewer systems are in the Village of Colfax.

## **Storm Water Management Facilities**

A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the Township, with drainage flowing down local creeks to the Red Cedar River. Where roads and other construction have disturbed the terrain, ditches, culverts, and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications.

## **Solid Waste Disposal/Recycling**

Colfax Township had a town dump that was closed in the 1990's. It was located north of STH 170 on 810th St. or Highland Drive.

The Township is part of the Dunn County Solid Waste management and recycling program. Residents are able to take their garbage and recyclable materials to a local collection site in the area. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 west of Menomonie.

## **Recreation Facilities and Area Attractions**

Several outdoor recreation activities are available in the area. These include hunting, fishing, hiking, golf, cross country skiing, and snowmobiling. A major attraction is Hoffman Hill cross country skiing and hiking area. Hoffman Hills offers camping and picnicking for organized youth programs. . There are state and county snowmobile trails connecting to adjoining townships and counties. The Red Cedar River, Lake Menomin, and Lake Tainter offer water sports and fishing. A public boat landing is located just below the hydro-electric dam at Cedar Falls. There are several other boat landings with paved parking areas located north and south along the Red Cedar River. Wakanda Park, located in the City of Menomonie, offers camping, picnicking, and swimming. Wakanda also has facilities for organized youth and adult sports such as baseball, softball, and horseshoes. There is also a wildlife park and an historic museum within Wakanda. The Red Cedar Trail runs for 14.5 miles along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire. The Knapp Memorial Park, with a swimming beach, is free and available to town residents. The same is true for the Boyceville parks and school playgrounds in both communities.

## **Library Services**

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. The closest library to Colfax residents is located in Boyceville.

## **Police Protection**

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant, is one of the largest. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on to provide backup and to handle emergencies in their area.

Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 admin.
Investigations/Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

### **Fire Protection**

The Colfax Fire Department provides protection for Colfax Township. It is staffed by volunteer members, plus a Chief.

The initial response to fire calls from township areas includes two engines, two tanker trucks, and a medical unit. The Department also has two brush trucks for grass and woods fires. Additional emergency water can be obtained from Village of Colfax fire hydrants located at the edge/border of the Village as well as from the Red Cedar River. The department has mutual aid agreements with departments in Colfax, Sand Creek and Howard.

### **Hazardous Materials HAZ MAT**

Class B hazardous materials such as chemical and oil spills up to 25 gallons are cleaned up by the Menomonie Fire Department. This department is required to maintain special training and equipment for such emergencies. Class A spills are anything over 25 gallons and are to be cleaned up by the Eau Claire or Chippewa Falls Fire Departments.

The Material Safety Data Sheets/ Card (MSDS) are used to determine if a class A or B spill has occurred, and the law requires that this report be given to the buyer or carrier. The Menomonie Fire Department averages 3 HAZ MAT calls per year, ranging from farm pesticides to fuel spills.

### **Emergency Medical Service**

Emergency medical services are provided by Colfax Rescue Squad and Dunn County Medical First Responders. Colfax Rescue Squad is a volunteer service that maintains two fully equipped EMT-IV level ambulances, available 24 hours a day. They are contracted by the Township on a per capita, annual basis. Dunn County First Responders are a volunteer organization that operates throughout the county under the authority of the Dunn County Sheriff's Department to provide basic life support services for medical emergencies. They are trained to State standards and fully equipped to provide care up to that level of training. There are currently about ten First responders that either live in or operate in the Township. Both Colfax Rescue and Dunn County First Responders are dispatched through the County's 911 system via pager/radios. Advanced Life Support services are also provided as needed, on a mutual aid basis, by Gold Cross Ambulance (paramedic), Eau Claire Fire (paramedic), and Mayo One and Lifelink (air ambulance services). In addition, many of the First Responders as well as Sheriff's deputies are equipped with Automatic External Defibrillators for cardiac emergencies.

### **Municipal Buildings and Equipment**

The Township owns a town shop and a salt/sand storage facility centrally located in the Township. The shop houses a truck for snow plowing and hauling rock and other road materials; a tractor with loader; a brush cutter; a road grader; and storage space.

Colfax uses the building for all meetings, elections, open houses, and special events. **Electrical and Natural Gas Transmission**

Electrical power is provided to the Township by the Dunn County Energy Cooperative and Xcel Energy. Natural gas service within the Township is limited to the incorporated Village of Colfax. Propane gas and fuel oil are supplied by local dealers from the surrounding communities.

#### **Telecommunications Services**

Local telephone lines are provided by the Century Telephone Company. Long distance service is available from AT & T and other companies. Cellular phone service is available from a number of companies.

Many residents have computers with internet access, and most residents have TV service via antenna and satellite dishes.

#### **Health Care Facilities**

Township residents have ready access to health care in the Village of Colfax, Bloomer, and Menomonie. More specialized services or larger clinics and hospitals are located nearby in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, Midelfort Clinic, Luther Midelfort Mayo and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care programs.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds and houses a critical care unit and a birthing center. Emergency care is available on a 24-hour a day, 7-days a week basis.

#### **Child Care Facilities**

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

#### **Cemeteries**

Running Valley Cemetery is the only cemetery in the town it is located 1.8 miles east of the Village of Colfax on STH 40 is managed by the town. Plots are available.

#### **Schools**

A number of educational facilities are available to the residents in the Town of Colfax. These range from a local pre-kindergarten through 12<sup>th</sup> grade. The Township is primarily served by the Colfax School District, while a small portion of the Township is served by the Bloomer School district.

The Township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District. Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

### **Contaminated Sites**

There are no known contaminated sites within the township therefore there are no opportunities to redevelop these sites.

### **Future Needs**

All of the utility and community facilities have been inventoried and analyzed. These processes reveal that none of the utility providers are at or near capacity and that none have plans to create new facilities or to expand or rehabilitate their facilities in the Town.

## **AGRICULTURE**

The residents of the Town of Colfax are greatly concerned about the livelihood of our agricultural neighbors. As a town we support agriculture and want:

- To see agriculture remain a vital part of the community.
- To do our share to maintain the spirit of positive cooperation within the community.
- To be responsible stewards of our land.
- To help other to understand what happens when farmland is lost.
- To create plans for the future that pleases both farmers and rural residents.

In general, the town has not experienced major conflicts with the non-farm residents. However, there is concern about how future growth will impact the agricultural community. To accommodate future agricultural growth the Town should identify and inventory large blocks of productive land and encourage expansion of agriculture in these areas.

The Town of Colfax recognizes the history of farming, the desire of current residents to maintain the rural character of the town, and the need to support diverse farming practices. Addressing and resolving these concerns offers a significant challenge since landowners in this unzoned town are free to quit farming and have their land divided into any number of parcels.

Citizen input via open houses, visioning sessions, and surveys recommends minimal restrictions on land use, but they also want farms to survive because "they like it the way it is." These two expectations could very well be contradictory, particularly when land has more value for rural residences and recreation use than for production agriculture.

### **Important Soils**

The Dunn County Land Conservation Division and the USDA-Natural Resources Conservation Service were used as resources to examine the topography and soils of the Town of Colfax. Practicing farmers composing the Agriculture sub-committee provided valuable first hand knowledge used in this report.

Tillable land, including some rather steep slopes, has been cultivated for well over 100 years. As a result, considerable soil once on relatively flat, high land has eroded, leaving several feet of silt loam deposited in the many valleys. Conservation

practices during the second half of the 20<sup>th</sup> century and, more recently, the Conservation Reserve Program (CRP, 3,000 acres in 2003) have stemmed the loss of valuable soils.

## **NATURAL RESOURCES**

The Town of Colfax is located in central Dunn County and surrounds the Village of Colfax. It is crossed by several County roads that often curve around rolling hills, covered with deciduous trees. There are many oak-lined draws and groves of deciduous and evergreen trees offering endless vistas of hills, woodlands, meadows, and valleys.

The Town's natural resources include productive soils, woodland, clean groundwater and wildlife which, all help to define the rural character.

Significant resources of the Town have been identified and when possible mapped. Mapped resources include productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, and woodlands that are greater than 10 acres.

### **Steep Slopes**

Areas with slopes greater than 20% are considered to be environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most slopes are wooded but some are pastured, while few, if any, are cultivated. These slopes are prevalent throughout the township but less so in the southeast corner.

### **Wetlands**

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions).

### **Floodplains**

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, "floodplains" includes areas which are subject to occasional or frequent flooding (based on soils).

### **Woodlands**

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

### **Hydrology**

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps.

### **Wildlife**

All lands and waters, whether cropland, woodland, wetland, river, stream, floodplain or even a residential yard, support an ever increasing variety of wildlife.

### **Groundwater**

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend

on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water.

### **Nonmetallic Mining Deposits**

The Town of Colfax has sand and gravel deposits, which can be found on outwash plains.

### **Endangered Resources**

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

### **Wisconsin's Endangered Species**

These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

### **Wisconsin's Threatened Species**

Currently no threatened or endangered species are known to exist within the township. For additional information contact a local DNR representative.

### **Land and Water Resource Management**

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

## **LAND USE**

### **Existing Conditions**

The existing Land Use map in Appendix D was generated by analyzing demographic data related to development. It shows the patterns of development up the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape, but the importance of the map isn't its accuracy, rather the patterns and types of development that have occurred. Colfax is a large township with some large farm fields that lend themselves to large scale agricultural practices. Housing development is another major land use shown on the map. Because of its proximity to the Village of Colfax, the Cities of Menomonie, Eau Claire and Chippewa Falls, Colfax has experienced residential development. The following chart is a statistical look at the various land uses within the township.

**Land Use Summary**, Source: 2004 Dunn County Real Estate Valuation Statement

	No.	Imp. parcels	Total Acres	*Town Net Density Parcel	Average parcel size In acres
<b>General Property</b>					
Residential	364	329	975	1:55.37	2.68
Commercial	18	16	170	1:1,119.67	9.44
Manufacturing	0	0	0	0	0
Agricultural	564	0	13,223	1:35.73	23.45
Undeveloped	320	0	1,360	1:62.98	4.25
Forest	290	0	4,275	1:69.50	14.74
Other	76	76	151	1:265.18	1.99
Total	1,632	421	20,154		

\* Town net density per parcel represents the average amount of land for a use compared to the total land available. Example; Under the Residential category the Town net density per parcel is 1:55.37, this means that on the average for every 55.37 acres of land in the town a residential use exists.

### **Land Demand**

Currently in the township there are two major demands for land agriculture and housing. Of these two uses housing demands will have the largest impact on the demand for land.

### **Land Prices**

In general land prices for the following three uses are,  
 \$1,000-2,000/acre farmland  
 \$3,000/acre residential  
 \$5,000/acre commercial

### **Contaminated Sites**

None exist within the township

### **Redevelopment Opportunities**

The town is basically agricultural in nature. It is a rural environment. There are no incorporated areas other than the Village of Colfax, no blighted neighborhoods, and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

### **Land Use Conflicts**

Land use conflicts occur when different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. After discussions with elected officials and the general population, no land use conflicts have been identified.

### **Preferred Land Use Map**

This Land Use Map represents the preferred patterns of development in the town over the next twenty years. It mainly deals with the two land uses, residential and

agricultural development. These uses represent both the citizens concern over “Protecting Agricultural Land” and “Preserving Rural Character”,

Prime agricultural lands in Colfax are identified on the map. These areas represent agricultural land, because of soil type, parcel size, and proximity to other farm land. However, managing these lands may become an issue in the future. Dunn County is currently working on a process to evaluate and manage lands of significant agricultural value. In the future these lands could be managed at either the local or county level.

**Future Boundaries and Extensions of Public Utilities and Community Facilities**

The Village of Colfax is part of Colfax Township. The village has not annexed lands nor has it extended utilities beyond its corporate boundaries. The village has indicated future areas of growth through annexation. The town of Colfax will remain open to communication with the village regarding future expansion and utility needs.

**Projections**

	<b>2005-2010</b>	<b>2011-2015</b>	<b>2016-2020</b>	<b>2021-2025</b>
<b>Number of Housing Units</b>	<b>83.4</b>	<b>69.5</b>	<b>69.5</b>	<b>69.5</b>
<b>Acreage needed for Housing Units</b>	<b>139</b>	<b>116</b>	<b>116</b>	<b>116</b>
<b>Number of Commercial &amp; Industrial Units</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Acreage needed for Commercial &amp; Industrial Units</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>

**Summary**

Agriculture is and will continue to be the largest business in the Town. Agricultural related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water) there is limited access to State and county highway system. There is no rail service and the town is not close to a major airport. Due to the small rural population the state and federal economic development programs available do not apply, therefore industrial growth is not likely to occur. The town should encourage industrial uses to locate in or near an incorporated area with proper utility and infrastructure.

**INTERGOVERNMENTAL COOPERATION**

For reasons of economy and efficiency additional, emphasis has been placed upon cooperation and sharing between governmental jurisdictions. Regulations and costs of personnel and equipment provide the incentive to avoid unnecessary duplication.

The changing nature of this political environment begs for improved communication and planning between and among adjacent municipalities and regional agencies. To accomplish this, a compilation of objectives, policies, maps, and programs for joint planning and decision making should be implemented. Such entities include towns, counties, school districts, and special service districts (i.e., fire/ambulance districts). When the intergovernmental cooperation activities become operational, the benefits to the citizens should include reduced conflicts; early

identification of issues; consistency and predictability of government behavior; and the development of trusting relationships between jurisdictions and the local officials who govern them.

Colfax Township is a rural community, composed of farms, rural residences, and several businesses operating out of the residents' homes. Interacting agencies include the Village of Colfax (an incorporated village wholly within Colfax's boundaries), the townships of Howard, Grant, Tainter, and Elk Mound. Overarching these entities are Dunn and St. Croix counties and the State of Wisconsin. Colfax is a large green space between several small rural villages.

Looking to the future and anticipating changes that will very likely occur, contact with surrounding municipalities is essential since changes and decisions in one jurisdiction could easily have an impact on another. Colfax is not an "island" but part of a community of townships and villages. Therefore, there is a need for appropriate joint planning where sensible and practical.

### **Village of Colfax**

Surrounded by Colfax Township, it is situated near the center of the Township. It has a sanitary district and its own wells. The Village limits extend far beyond existing development, leaving considerable room for expansion, which the above utilities could accommodate.

State Highway 40 and 170 and the Union Pacific Railroad run through the Village limits. These features are assets for future commercial, industrial, and residential growth. Colfax's business district, Post Office, and Parks and Community Recreation serve the northern part of Colfax.

### **Dunn County**

Dunn County provides construction and maintenance of County Highways that run through the Town. The County also maintains State Highways 40 and 170 major commuter highways located within Colfax. Dunn County also provides the only law enforcement in the township. Other services provided by the County include property tax collection, comprehensive planning support, permits for and inspection of sanitary service system, and oversight of regulations and laws such as wetlands and flood plains.

The County also supports the Land Conservation Office and the UW Extension Agent's Office and provides technical information to Township residents and officials. Those services presently appear to meet the needs of the Township.

### **School Districts**

See map in appendix D

### **Conflicts**

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Colfax and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

At present the Town of Colfax has no conflicts with other governmental units. If conflicts develop, the Town Board will take immediate steps to resolve them utilizing the following process.

### **Process to Resolve Conflicts**

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be

easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Sometimes in addressing intergovernmental issues, the Town discovers that neighboring communities have different visions and ideas which can lead to a disagreement or dispute.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances. Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques:

Binding arbitration

Non-binding arbitration

Early neutral evaluation.

A focus group

A mini-trial

A moderated settlement conference

A summary jury trial

Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between Colfax and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

## **PART III FACTORS AFFECTING DEVELOPMENT**

There are man-made and natural barriers acting as constraints to development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, the Town of Colfax Plan Commission, and Town Board of potential problems that may be costly to overcome. Following are descriptions of some man made and natural development limitations that were considered:

### **Background**

Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciated) topography, relatively extensive forested landscape, and big rivers and a wide river valley. This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." Relic conifer forests are present.... There are floodplains with connected wetlands. Agriculture,

including dairy and beef forms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

"Dunn County occupies 870 square miles near the Mississippi in the region of the older drift and driftless area." The major soils are Knox silt loam and Marshall silt loam, made largely of loess wind-borne to this region.

Dunn County lies within a roughly S-shaped transition belt known as "the tension zone" where Northern Forests and Southern Forests meet. "Early forest surveys indicate that Northern forests consisted of a mosaic of young, mature, and 'old growth' forests composed of pines, maples, oaks, birch, hemlock, and other hardwood and conifer species." "Southern Forests are distinct from the Northern forests because of the predominance of oaks and general absence of conifers. They are relatively open or have a park-like appearance, created by the lack of small trees and shrubs. Examples of southern Forest biological communities are found within southern Dunn County."

### **Glacial Deposits**

The most extensive glacial-lake deposits in the Lower Chippewa basin consists of interlayered silts and clays in the Chippewa and Red Cedar Valleys that were deposited when the margins of a glacier located in Minnesota and Iowa blocked drainage in western Wisconsin roughly 460,000 - 770,000 years ago.

Glacial outwash is present in the Red Cedar Valley.

### **Bedrock Geology**

All of the bedrock geology found outcropping in the Town of Colfax consists of Cambrian-age sandstone (approximately 515 million years old). Please refer to the "History of the town of Colfax Prehistoric Times" (page1). For additional information check the following sources.

### **Sources:**

Bedrock Geology of Wisconsin, Northwest Sheet, by M.G. Mudrey, G.L. La Betge, P.E. Myers, and W.S. Cordua, 1987, Wisconsin Geological and Natural History Survey Regional Map Series (Map 87-11).

Bedrock Geology of Wisconsin, West Central Sheet, by B.A. Brown, 1988, Wisconsin Geological and Natural History Survey Regional Map series.

Depth to Bedrock of Dunn County Wisconsin, by I.D. Lippelt and T.E. Fekete, Wisconsin Geological and Natural History Survey, Miscellaneous Map Series.

### **Soils**

Soils in the town have been mapped, analyzed and categorized as to their development suitability. Soil characteristics within the first few feet of the surface play an important role in the amount and quality of water entering the groundwater. Specific development limitation information can help decision makers determine the suitability of specific areas for particular types of development. Some limitations can be overcome, or their effects minimized, if proper measures are taken. The Town should encourage development where public services can be maximized and where the limiting factors can be avoided. In areas with severe limitations questions regarding the economic and environmental feasibility of such development should be posed. It is also important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

The following sections identify areas with limitations for developing septic systems and buildings with basements, as identified by the Natural Resource Conservation Service (NRCS). The class of limitations in which a soil type is placed is dependent on depth to bedrock, slope, depth to water table, shrink-swell potential, corrosivity, likelihood of flooding, and potential for use as a foundation base.

### **Septic Suitability**

Soils place limitations on the construction and function of septic systems. The entire town has some soil conditions unsuited to septic development due to predominance of soils that are well or excessively drained, steep topography, or soils with shallow depth to groundwater or bedrock. In areas with shallow soils that are excessively drained, concentration of septic systems could threaten groundwater quality. Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil, and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered development in the Township.

### **Basement Suitability**

Soil limitations affecting basement construction are mostly due to friable soils and shallow depths to bedrock or groundwater. Basements can be built where friable soils exist, but usually result in higher excavation, backfilling and erosion control costs. Basements often cannot be built on shallow bedrock or in areas with a shallow groundwater depth.

### **Flood Plains**

The Town of Colfax has a number of areas adjacent to rivers and streams where water fluctuations can cause flooding. To protect property and public investments, Wisconsin Statutes 87.30(1) requires counties, cities and villages to implement Floodplain Zoning. Dunn County is responsible for administering the Flood plain Management Program.

Development in a floodplain is usually determined through the use of Federal Emergency Management Agency (FEMA) 100-year floodplain maps. While these FEMA flood insurance maps delineate the floodplain, past experience indicates these maps are old and errors have been found. Another method is to map soils that show evidence of flood conditions. For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

### **Prime Agricultural Land**

This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. It did not reflect whether the land is currently being cropped or has a history of cropping. For planning purposes, soils are considered to be of high or medium production if they meet the following 3 criteria:

#### **1. Prime Farmland**

Prime farmland is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95, as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

## **2. Productivity for Corn**

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, dated 11/22/96, production for corn is determined by a ten year average on soil test plots using high-level management. All soils are assigned a relative yield based on the most productive soil. In Dunn County the relative yield is 150 bushels per acre.

## **3. Capability Class**

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, dated 11/22/95, there are 8-land capability classes, which are practical groupings of soil limitations. The limitations are based on characteristics such as erosion hazard, droughtiness, wetness, stoniness, and response to management. Each class reflects the land's relative suitability for crops, grazing, forestry, and wildlife. Class 1 soils are best suited for agriculture and class 8 soils are least suited. For planning purposes soil classes were combined and mapped. See Soil Productivity map in Appendix D. Class 1 and 2 soils are combined into soils of high agricultural importance, class 3 soils considered to be of medium importance and class 4-8 are considered to be poorly suited for agriculture production. The town does not have an abundance of prime farmland. See Soil Productivity and Preferred Land Use maps in Appendix D. However, the land identified as prime farmland may have to be preserved for the purposes of agricultural-economic benefits and for protecting the rural character of the town. While prime farmland does not pose a direct obstacle to development, it should carry significant weight when determining areas better suited for development. If the town wishes to maintain the viability of agriculture, efforts will have to be made to limit development in these areas.

These factors were evaluated using the LESA program (Land Evaluation and Site Assessment). It is a numerical rating system designed to take into account both soil quality and other factors affecting a site's worth for agriculture. Soil quality factors are grouped under land Evaluation (LE). The other factors are grouped under Site Assessment (SA.) The SA factors are of three types: non-soil factors related to the agricultural use of the site, factors related to development pressures, and other public values of the site. For the purpose of this plan only the LE portion of the program was utilized.

### **Steep Slopes**

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

### **Surface Water**

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers and streams are the primary components that make up surface waters in the Township and of primary concern is shoreland protection. Shore lands provide habitat for both aquatic and

terrestrial animals and vegetation. Shore lands act as buffers to protect the water quality of these resources. However, shore lands are also prime areas for residential development and are receiving increased exposure to contamination from residential development and recreation use. The State of Wisconsin requires counties to prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance.

## **PART IV IMPLEMENTATION**

The Town of Colfax Comprehensive Plan provides for rural development and objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations such as community cooperation, local ordinances and county ordinances.

### **How to Implement**

This plan looks twenty years into the future. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The Town Board passes the goal to the Plan Commission for its study and recommendations. The Plan Commission will determine the most efficient method of study.
3. Final action for Community Cooperation, Local Ordinances and County Ordinances rests with the Town Board.

### **Community Cooperation**

Community cooperation should be utilized as the educational and communication tool available to assist the town in analyzing the need for local ordinances or zoning. Through community cooperation the town can stay informed on local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

### **Local Ordinances**

Another common implementation tool available to the Town Board is local ordinances. The town currently has some local ordinances in place and would review them against the comprehensive plan, county zoning ordinance, and state statutes for inconsistencies and will make necessary ordinance revisions. For example, the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

The town has adopted an Ordinance implementing the Uniform dwelling Code and created the position of Building Inspector. The town building inspector follows the State of Wisconsin Unified Dwelling Code when inspecting housing construction and remodeling projects.

### **Subdivisions**

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All townships in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks, lot sizes or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Adopting a local subdivision ordinance requires local review along with county and, in some instances, state review. Enforcement of the local ordinance would be the responsibility of the town. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. Several types of subdivision ordinances are available such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

### **Site Plan Review**

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

### **County Ordinances**

The County's comprehensive ordinances regulate sanitary codes, subdivisions, storm water, erosion control, and zoning. Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

### **Zoning**

The Town of Colfax is currently participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

Town comprehensive plan recommendations are long range, and it is important to note that some areas of the Preferred Land Use map may not be developed for a number of years.

## GOALS AND OBJECTIVES

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

Through the use of visioning sessions, citizen opinion survey, inventory data and other community input, the Plan Commission developed Town goals. Goals are not necessarily specific to a particular planning element. Therefore connection and crossover to other goals and planning elements is inevitable.

**Goal;** Maintain the rural character of the township.

**Objective;** Develop a Conservation Subdivision Ordinance.

**Objective;** Develop site plan review procedures.

**Objective;** Create a Township development guide.

**Objective;** Develop multiple housing areas with varying density requirements.

**Community Cooperation;** Invite local and regional officials (Town Board and Plan commission members, County zoning, and county surveyor), local surveyors, local developers and any available experts.

**Goal;** Preserve productive agricultural lands

**Objective;** Protect Private Property owners rights.

**Goal;** Preserve historically significant buildings and sites.

**Objective;** Identify, catalogue and photograph unique farm structures, residences and sites such as Sandstone Quarries, the Running Valley School (Hones School) and cemeteries.

**Objective;** Publish a brochure.

**Community Cooperation;** Invite Village Hall Restoration Committee, the Dunn County Historical Society and any important local resource people.

**Goal;** Support small-scale and in-home businesses.

**Objective;** Identify local in home businesses.

**Objective;** Define appropriate businesses that would be compatible with rural character.

**Objective;** Develop local standards.

**Community Cooperation;** Invite local and regional officials (Town Board and Plan Commission members, county economic development staff and county zoning staff), local business owners and any available experts.

**Goal;** Preserve areas of environmental significance.

**Objective;** Define and map environmentally significant areas and resources.

**Objective;** Document and map the history of contaminated sites such as land fill sites.

**Objective;** Develop preservation standards.

**Community Cooperation;** Invite Local and regional officials (Town Board and Plan Commission members, county and state environmentalist specialists and county zoning staff) and any available experts.

**Goal;** Promote continued communication with surrounding communities.

**Objective;** Establish a meeting schedule to discuss development issues.

**Objective;** Establish an informational network such as e-mail listings, newspaper articles, town postings, websites, town newsletter and a town development/welcome packet.

**Community Cooperation;** Invite Village of Colfax Board and Plan Commission, Town Board and Plan Commission, surrounding Boards and Plan Commission, local developers, resident landowners (large acreage), lending institutions, realtors and local business owners.

**Goal;** Balance economic growth within the township resources.

**Objective;** Identify town resources such as local businesses, local labor force and natural resources.

**Objective;** Develop a local economic development strategy.

**Objective;** Coordinate with the “Support small-scale and in-home businesses” goal.

**Community Cooperation;** Invite local and regional officials (Town Board and Plan Commission members, county economic development staff and county zoning staff), local business owners and any available economic development experts.

**Goal;** Promote an environmentally sound approach to future development.

**Objective;** Identify issues regarding the affect of development on the environment such as groundwater.

**Objective;** Develop educational information (pamphlets and newsletter) regarding the importance of groundwater.

**Objective;** Develop and implement a groundwater monitoring program for nitrates and atrazine.

**Objective;** Develop environmental/development standards.

**Community Cooperation;** Invite local and regional officials (Town Board and Plan Commission members Village of Colfax Board and Plan Commission, DNR officials, county environmental staff and county zoning staff), local developers and realtors.

## **INTEGRATION**

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may come into play. While some goals are specific to a particular element, achieving the goal may require a much broader overview. The driving force behind this whole process has been a comprehensive analysis of the community. As the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan

## **PLAN MONITORING, EVALUATION AND UPDATE**

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a

plan update. The Town of Colfax will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.

# Appendix A 2000 Census Data

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Colfax town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	909	100.0	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			Total population.....	909	100.0
Male.....	469	51.6	Hispanic or Latino (of any race).....	1	0.1
Female.....	440	48.4	Mexican.....	1	0.1
Under 5 years.....	47	5.2	Puerto Rican.....	-	-
5 to 9 years.....	74	8.1	Cuban.....	-	-
10 to 14 years.....	92	10.1	Other Hispanic or Latino.....	-	-
15 to 19 years.....	74	8.1	Not Hispanic or Latino.....	908	99.9
20 to 24 years.....	47	5.2	White alone.....	903	99.3
25 to 34 years.....	117	12.9	<b>RELATIONSHIP</b>		
35 to 44 years.....	174	19.1	Total population.....	909	100.0
45 to 54 years.....	151	16.6	In households.....	909	100.0
55 to 59 years.....	36	4.0	Householder.....	318	35.0
60 to 64 years.....	19	2.1	Spouse.....	224	24.6
65 to 74 years.....	52	5.7	Child.....	307	33.8
75 to 84 years.....	19	2.1	Own child under 18 years.....	251	27.6
85 years and over.....	7	0.8	Other relatives.....	16	1.8
Median age (years).....	35.3	(X)	Under 18 years.....	2	0.2
18 years and over.....	649	71.4	Nonrelatives.....	44	4.8
Male.....	344	37.8	Unmarried partner.....	22	2.4
Female.....	305	33.6	In group quarters.....	-	-
21 years and over.....	618	68.0	Institutionalized population.....	-	-
62 years and over.....	88	9.7	Noninstitutionalized population.....	-	-
65 years and over.....	78	8.6	<b>HOUSEHOLD BY TYPE</b>		
Male.....	39	4.3	Total households.....	318	100.0
Female.....	39	4.3	Family households (families).....	254	79.9
<b>RACE</b>			With own children under 18 years.....	123	38.7
One race.....	909	100.0	Married-couple family.....	224	70.4
White.....	904	99.4	With own children under 18 years.....	106	33.3
Black or African American.....	-	-	Female householder, no husband present.....	16	5.0
American Indian and Alaska Native.....	2	0.2	With own children under 18 years.....	11	3.5
Asian.....	3	0.3	Nonfamily households.....	64	20.1
Asian Indian.....	-	-	Householder living alone.....	45	14.2
Chinese.....	-	-	Householder 65 years and over.....	15	4.7
Filipino.....	-	-	Households with individuals under 18 years.....	129	40.6
Japanese.....	1	0.1	Households with individuals 65 years and over.....	51	16.0
Korean.....	-	-	Average household size.....	2.86	(X)
Vietnamese.....	-	-	Average family size.....	3.15	(X)
Other Asian <sup>1</sup> .....	2	0.2	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	327	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	318	97.2
Guamanian or Chamorro.....	-	-	Vacant housing units.....	9	2.8
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	2	0.6
Other Pacific Islander <sup>2</sup> .....	-	-	Homeowner vacancy rate (percent).....	1.0	(X)
Some other race.....	-	-	Rental vacancy rate (percent).....	3.1	(X)
Two or more races.....	-	-	<b>HOUSING TENURE</b>		
<i>Race alone or in combination with one or more other races:</i> <sup>3</sup>			Occupied housing units.....	318	100.0
White.....	904	99.4	Owner-occupied housing units.....	287	90.3
Black or African American.....	-	-	Renter-occupied housing units.....	31	9.7
American Indian and Alaska Native.....	2	0.2	Average household size of owner-occupied units.....	2.91	(X)
Asian.....	3	0.3	Average household size of renter-occupied units.....	2.35	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	-	-			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Colfax town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	289	100.0	Total population.....	908	100.0
Nursery school, preschool.....	22	7.6	Native.....	908	100.0
Kindergarten.....	5	1.7	Born in United States.....	907	99.9
Elementary school (grades 1-8).....	141	48.8	State of residence.....	699	77.0
High school (grades 9-12).....	83	28.7	Different state.....	208	22.9
College or graduate school.....	38	13.1	Born outside United States.....	1	0.1
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born.....	-	-
Population 25 years and over.....	571	100.0	Entered 1990 to March 2000.....	-	-
Less than 9th grade.....	6	1.1	Naturalized citizen.....	-	-
9th to 12th grade, no diploma.....	49	8.6	Not a citizen.....	-	-
High school graduate (includes equivalency).....	272	47.6	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree.....	100	17.5	Total (excluding born at sea).....	-	-
Associate degree.....	71	12.4	Europe.....	-	-
Bachelor's degree.....	55	9.6	Asia.....	-	-
Graduate or professional degree.....	18	3.2	Africa.....	-	-
Percent high school graduate or higher.....	90.4	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	12.8	(X)	Latin America.....	-	-
<b>MARITAL STATUS</b>			Northern America.....	-	-
Population 15 years and over.....	693	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married.....	148	21.4	Population 5 years and over.....	853	100.0
Now married, except separated.....	460	66.4	English only.....	825	96.7
Separated.....	2	0.3	Language other than English.....	28	3.3
Widowed.....	18	2.6	Speak English less than "very well".....	8	0.9
Female.....	12	1.7	Spanish.....	14	1.6
Divorced.....	65	9.4	Speak English less than "very well".....	6	0.7
Female.....	19	2.7	Other Indo-European languages.....	14	1.6
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well".....	2	0.2
Grandparent living in household with one or more own grandchildren under 18 years.....	1	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	-	-	Speak English less than "very well".....	-	-
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over.....	635	100.0	Total population.....	908	100.0
Civilian veterans.....	89	14.0	Total ancestries reported.....	1,112	122.5
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab.....	-	-
Population 5 to 20 years.....	246	100.0	Czech <sup>1</sup> .....	31	3.4
With a disability.....	15	6.1	Danish.....	5	0.6
Population 21 to 64 years.....	545	100.0	Dutch.....	11	1.2
With a disability.....	67	12.3	English.....	56	6.2
Percent employed.....	61.2	(X)	French (except Basque) <sup>1</sup> .....	25	2.8
No disability.....	478	87.7	French Canadian <sup>1</sup> .....	46	5.1
Percent employed.....	86.0	(X)	German.....	390	43.0
Population 65 years and over.....	62	100.0	Greek.....	-	-
With a disability.....	29	46.8	Hungarian.....	-	-
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	64	7.0
Population 5 years and over.....	853	100.0	Italian.....	-	-
Same house in 1995.....	511	59.9	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	342	40.1	Norwegian.....	346	38.1
Same county.....	145	17.0	Polish.....	38	4.2
Different county.....	197	23.1	Portuguese.....	-	-
Same state.....	142	16.6	Russian.....	-	-
Different state.....	55	6.4	Scotch-Irish.....	10	1.1
Elsewhere in 1995.....	-	-	Scottish.....	14	1.5
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	21	2.3
			Swiss.....	2	0.2
			Ukrainian.....	2	0.2
			United States or American.....	8	0.9
			Welsh.....	4	0.4
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	39	4.3

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Colfax town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	319	100.0	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			Occupied housing units.....	313	100.0
1-unit, detached.....	248	77.7	1.00 or less.....	309	98.7
1-unit, attached.....	2	0.6	1.01 to 1.50.....	4	1.3
2 units.....	2	0.6	1.51 or more.....	-	-
3 or 4 units.....	5	1.6			
5 to 9 units.....	-	-	Specified owner-occupied units.....	124	100.0
10 to 19 units.....	-	-	<b>VALUE</b>		
20 or more units.....	-	-	Less than \$50,000.....	11	8.9
Mobile home.....	60	18.8	\$50,000 to \$99,999.....	59	47.6
Boat, RV, van, etc.....	2	0.6	\$100,000 to \$149,999.....	40	32.3
			\$150,000 to \$199,999.....	12	9.7
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999.....	2	1.6
1999 to March 2000.....	19	6.0	\$300,000 to \$499,999.....	-	-
1995 to 1998.....	53	16.6	\$500,000 to \$999,999.....	-	-
1990 to 1994.....	10	3.1	\$1,000,000 or more.....	-	-
1980 to 1989.....	36	11.3	Median (dollars).....	95,000	(X)
1970 to 1979.....	67	21.0			
1960 to 1969.....	18	5.6	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959.....	37	11.6	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier.....	79	24.8	With a mortgage.....	91	73.4
<b>ROOMS</b>			Less than \$300.....	-	-
1 room.....	2	0.6	\$300 to \$499.....	14	11.3
2 rooms.....	4	1.3	\$500 to \$699.....	7	5.6
3 rooms.....	9	2.8	\$700 to \$999.....	18	14.5
4 rooms.....	41	12.9	\$1,000 to \$1,499.....	46	37.1
5 rooms.....	68	21.3	\$1,500 to \$1,999.....	6	4.8
6 rooms.....	63	19.7	\$2,000 or more.....	-	-
7 rooms.....	49	15.4	Median (dollars).....	1,040	(X)
8 rooms.....	46	14.4	Not mortgaged.....	33	26.6
9 or more rooms.....	37	11.6	Median (dollars).....	284	(X)
Median (rooms).....	6.1	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
Occupied housing units.....	313	100.0	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000.....	38	12.1	Less than 15.0 percent.....	33	26.6
1995 to 1998.....	105	33.5	15.0 to 19.9 percent.....	22	17.7
1990 to 1994.....	52	16.6	20.0 to 24.9 percent.....	24	19.4
1980 to 1989.....	49	15.7	25.0 to 29.9 percent.....	19	15.3
1970 to 1979.....	40	12.8	30.0 to 34.9 percent.....	12	9.7
1969 or earlier.....	29	9.3	35.0 percent or more.....	14	11.3
			Not computed.....	-	-
<b>VEHICLES AVAILABLE</b>			Specified renter-occupied units.....	20	100.0
None.....	8	2.6	<b>GROSS RENT</b>		
1.....	42	13.4	Less than \$200.....	-	-
2.....	141	45.0	\$200 to \$299.....	2	10.0
3 or more.....	122	39.0	\$300 to \$499.....	11	55.0
<b>HOUSE HEATING FUEL</b>			\$500 to \$749.....	4	20.0
Utility gas.....	4	1.3	\$750 to \$999.....	-	-
Bottled, tank, or LP gas.....	200	63.9	\$1,000 to \$1,499.....	-	-
Electricity.....	21	6.7	\$1,500 or more.....	-	-
Fuel oil, kerosene, etc.....	39	12.5	No cash rent.....	3	15.0
Coal or coke.....	-	-	Median (dollars).....	442	(X)
Wood.....	49	15.7	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy.....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel.....	-	-	Less than 15.0 percent.....	10	50.0
No fuel used.....	-	-	15.0 to 19.9 percent.....	5	25.0
			20.0 to 24.9 percent.....	-	-
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent.....	-	-
Lacking complete plumbing facilities.....	4	1.3	30.0 to 34.9 percent.....	-	-
Lacking complete kitchen facilities.....	2	0.6	35.0 percent or more.....	2	10.0
No telephone service.....	8	2.6	Not computed.....	3	15.0

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

## Appendix B MAPS

The following maps are included and referenced as follows;

**Map 1 (Zoning)** details the existing zoning classifications

**Map 2 (Existing Land Use)** details existing land uses at the time of the study based on the following definitions:

**Industrial**

Parcel of land zoned industrial or its primary use is industrial in nature.

**Commercial**

Parcel of land zoned commercial or its primary use is commercial in nature.

**Residential**

Parcel of land 10 acres or smaller.

**Residential-Woods**

Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.

**Residential-Ag**

Parcel of farmland greater than 10 acres and contains a private residence.

**Farmland**

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.

**Farmland-Woods**

Parcel of farmland with a minimum of 10 acres as woods.

**Farmstead**

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

**Mixed**

Parcel of land greater than 10 acres, is **not** residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

**Public Recreation**

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

**Public**

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

**Map 3 (Steep Slopes)** locates steep slopes

**Map 4 (Woodlots)** locates wooded areas 10 acres in size or greater

**Map 5 (Wetlands)** locates wetland areas based on soil characteristics

**Map 6 (Water Quality Management Areas and Frequently Flooded)**

**Map 7 (Soil Productivity)** delineates soils by classes

**Map 8 (Preferred Land Use)** delineates preferred land uses

**Map 9 (School Districts)** delineates school district boundaries within Dunn County



# EXISTING Zoning Town of Colfax Dunn County, Wisconsin



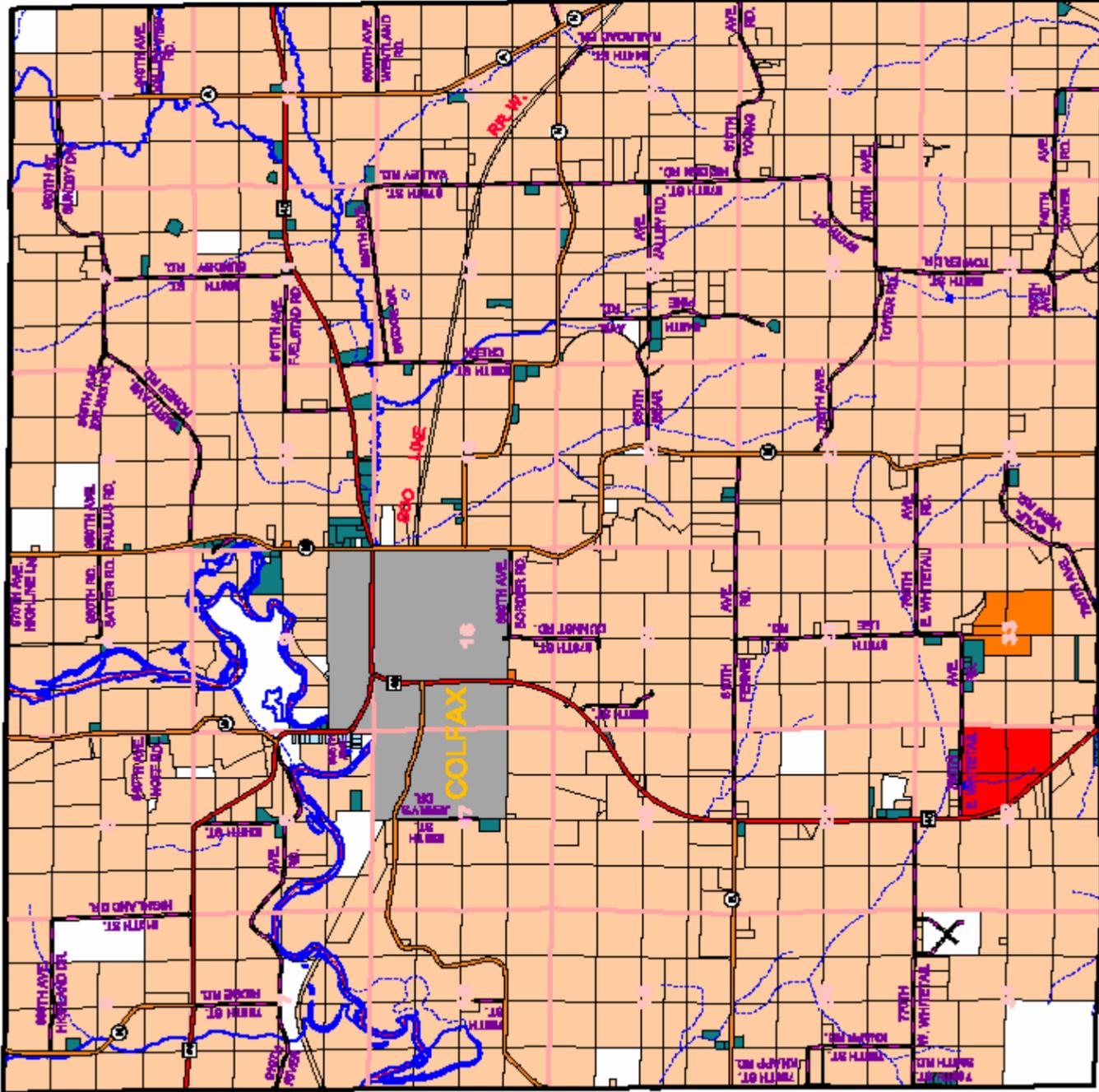
## Existing Zoning

- Exclusive Ag
- Agricultural
- Ag Residential
- Commercial
- Restricted Commercial
- Industrial
- Residential 1
- Residential 2
- Rural Housing
- Shoreland Recreational
- Non-Taxed

## TRANSPORTATION

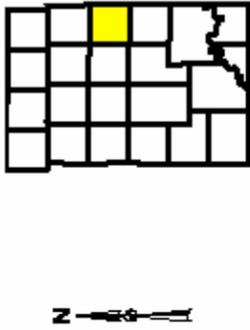
- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology



2004 Photography January, 2005

# EXISTING LANDUSE Town of Colfax Dunn County, Wisconsin

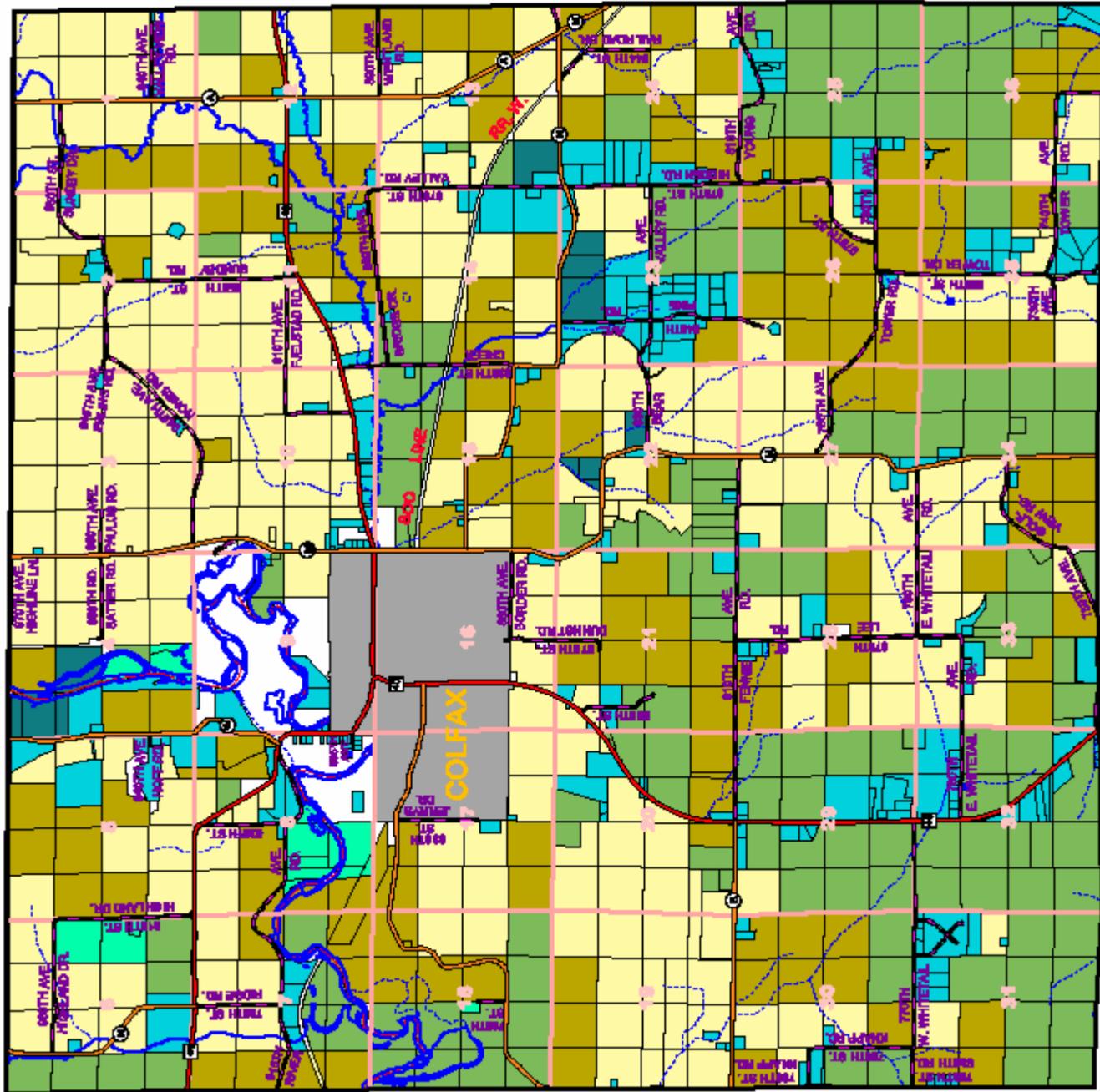


## Existing Land Use

- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

## TRANSPORTATION

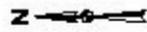
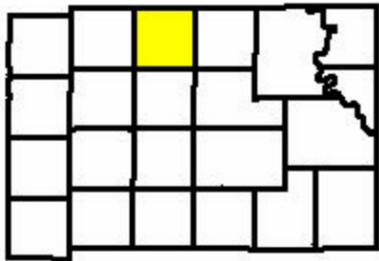
- Interstate
- Federal
- State
- County
- Town
- Sections
- Hydrology



2004 Photography January, 2005

# STEEP SLOPES

Town of Colfax  
Dunn County, Wisconsin



 Slopes Greater Than 20 Percent

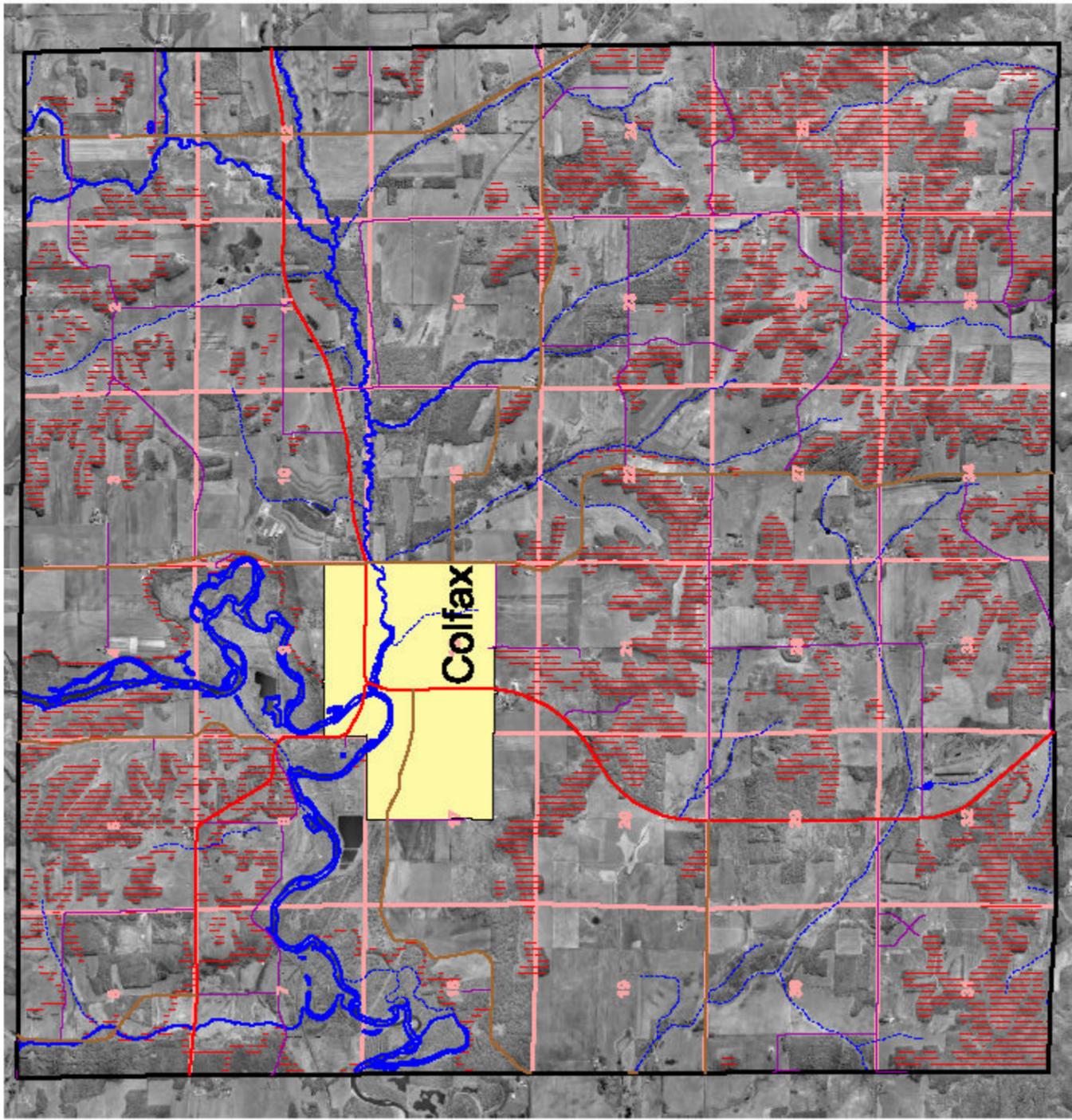
## TRANSPORTATION

-  Interstate
-  Federal
-  State
-  County
-  Town

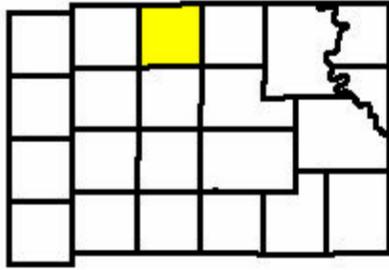
-  Sections
-  Hydrology

2004 Photography

January, 2006



**WOODLOTS GREATER THAN 10 ACRES**  
**Town of Colfax**  
**Dunn County, Wisconsin**



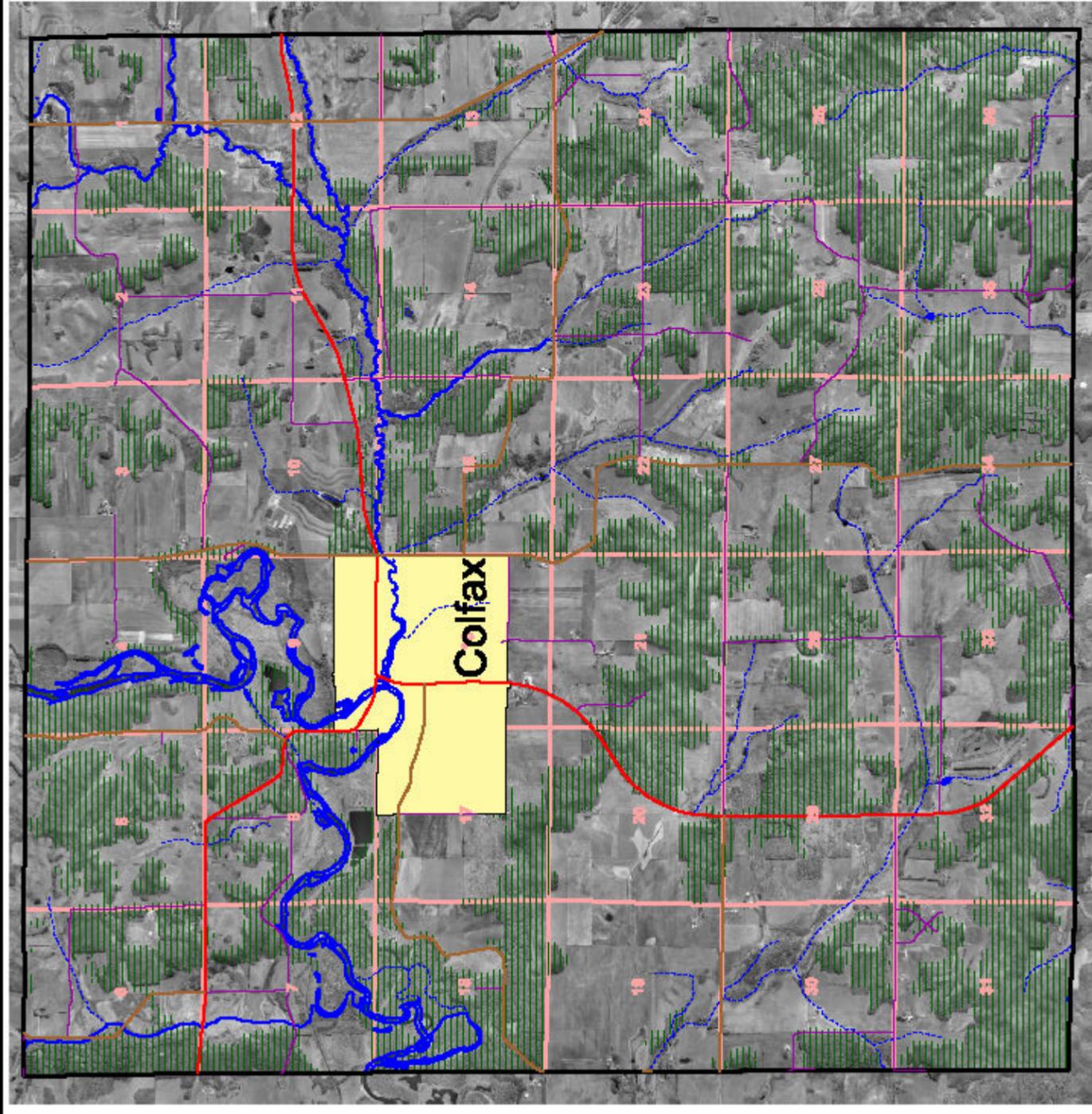
Woodlots Greater Than 10 Acres

**TRANSPORTATION**

- Interstate
- Federal
- State
- County
- Town

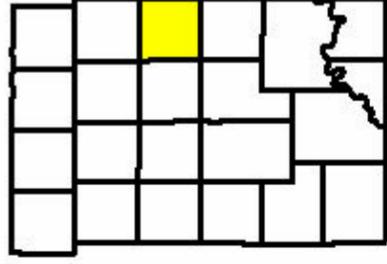
- 1 Sections
- Hydrology

2004 Photography January, 2006



# WETLANDS

Town of Colfax  
Dunn County, Wisconsin



Hydric Soils

## TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town



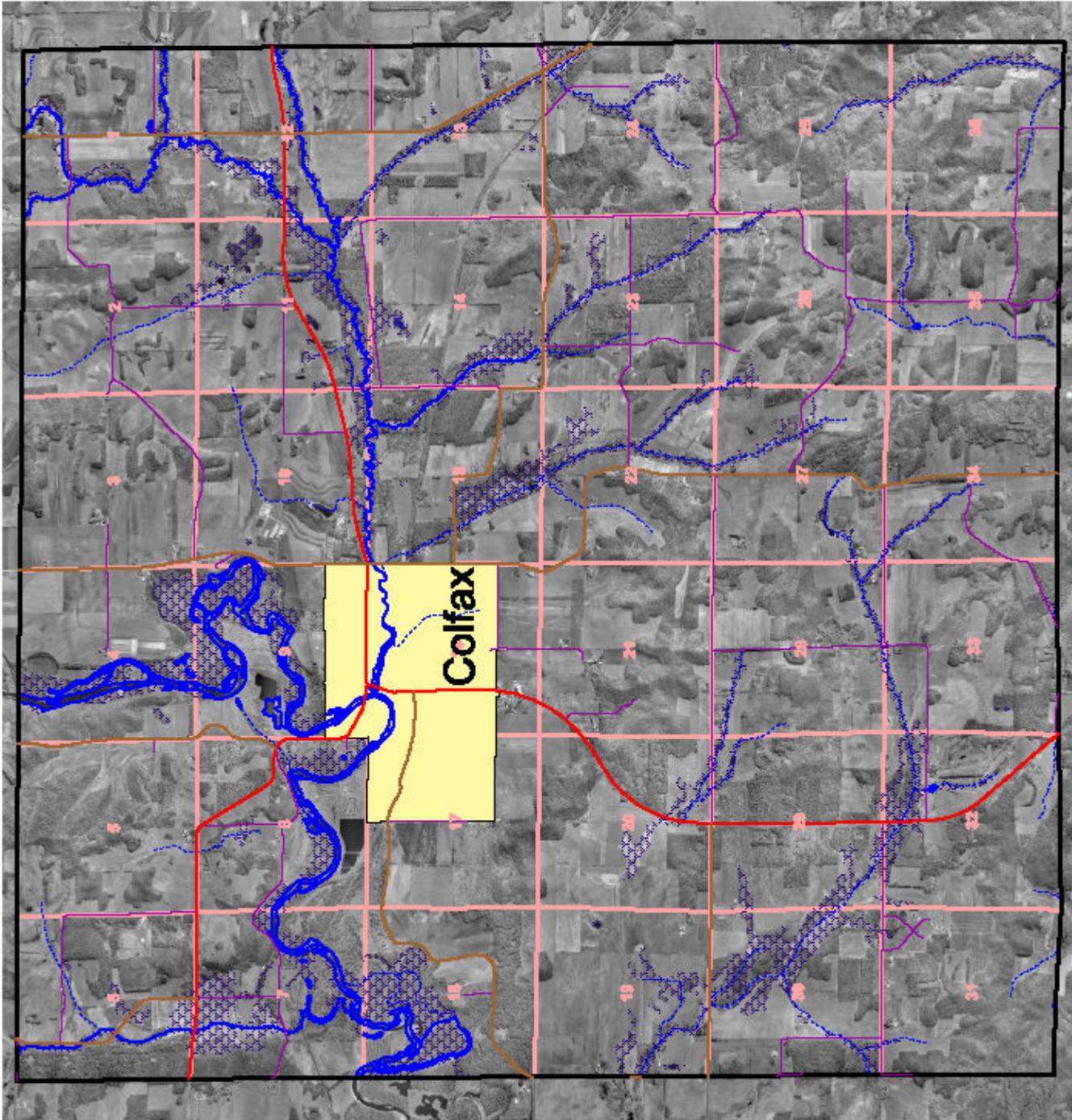
Sections



Hydrology

2004 Photography

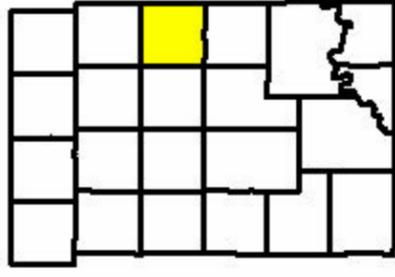
January, 2005

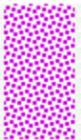


2 Miles

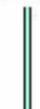
**WATER QUALITY MANAGEMENT AREAS  
AND AREAS PRONE TO FLOODING**

**Town of Colfax  
Dunn County, Wisconsin**



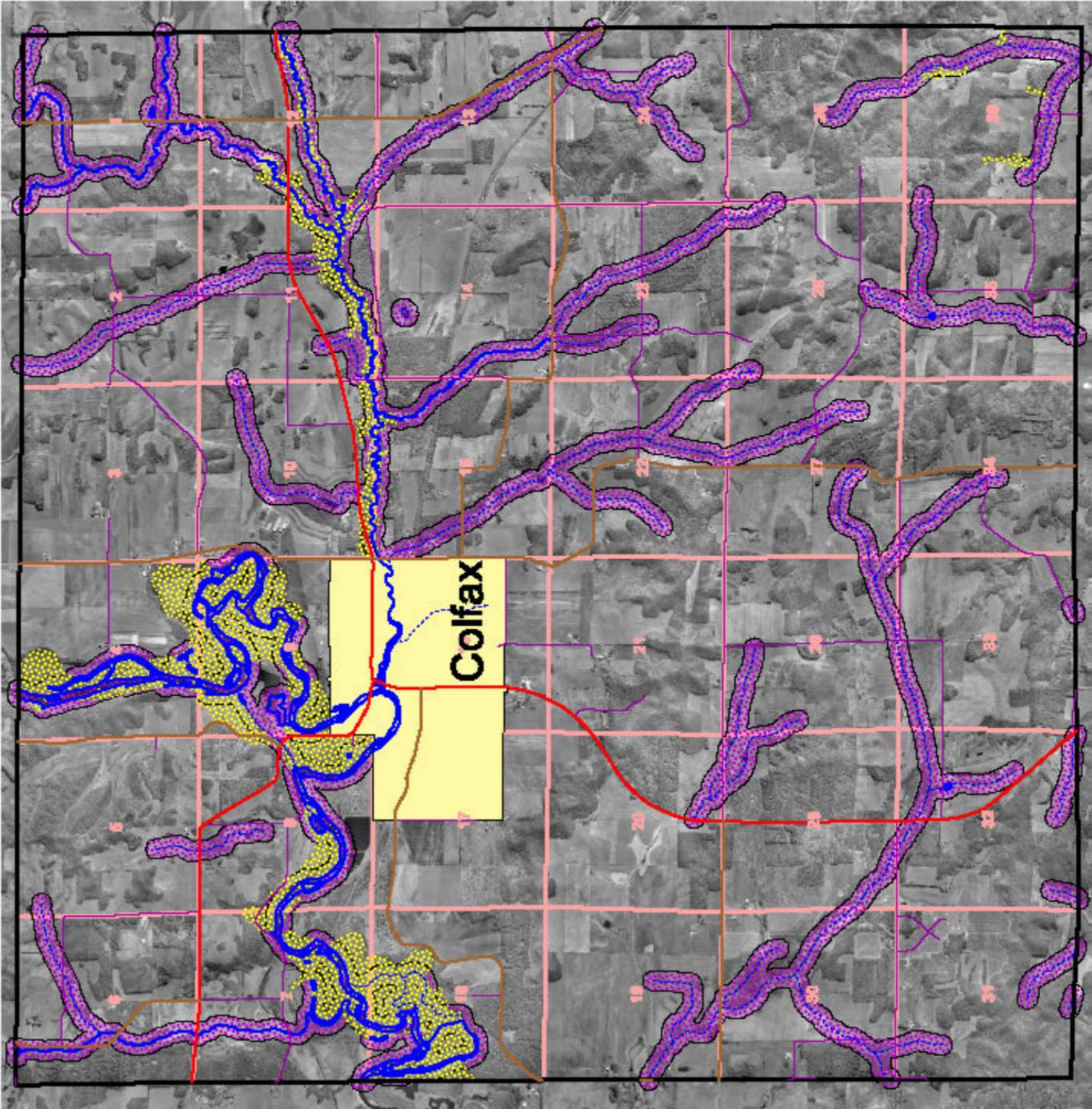
- Water Quality Management Areas**
-  Water Quality Management Areas
  -  Areas Prone to Flooding

**TRANSPORTATION**

-  Interstate
-  Federal
-  State
-  County
-  Town

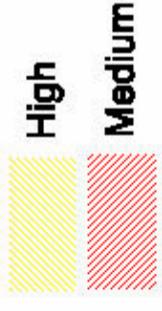
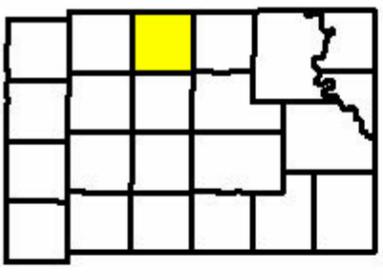
-  Sections
-  Hydrology

2004 Photography January, 2005



# SOIL PRODUCTIVITY

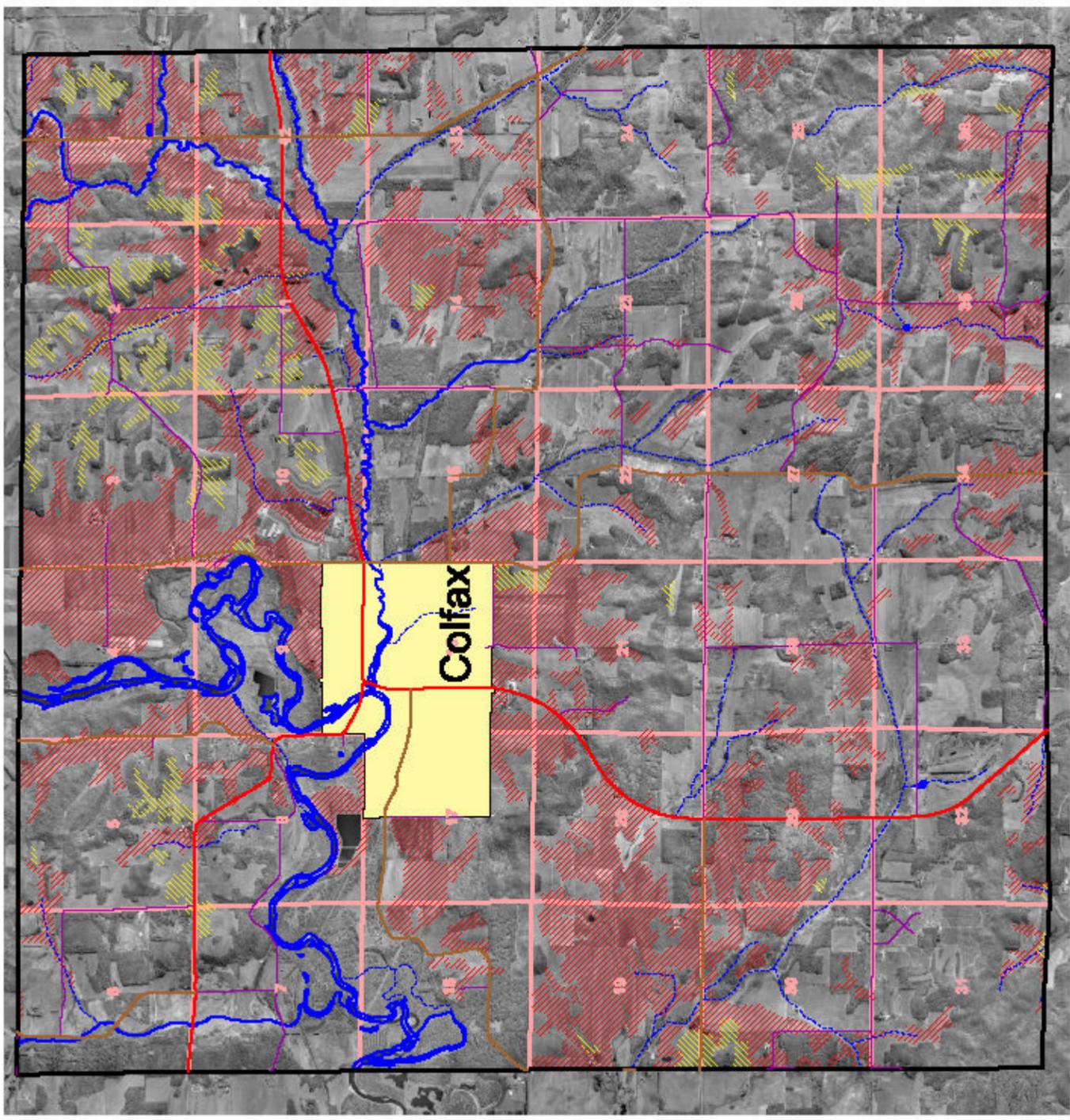
Town of Colfax  
Dunn County, Wisconsin



## TRANSPORTATION

- Interstate (black line)
- Federal (green line)
- State (red line)
- County (orange line)
- Town (purple line)
- Sections (red outline)
- Hydrology (blue line)

2004 Photography January, 2005



# PREFERRED LAND USE Town of Colfax Dunn County, Wisconsin

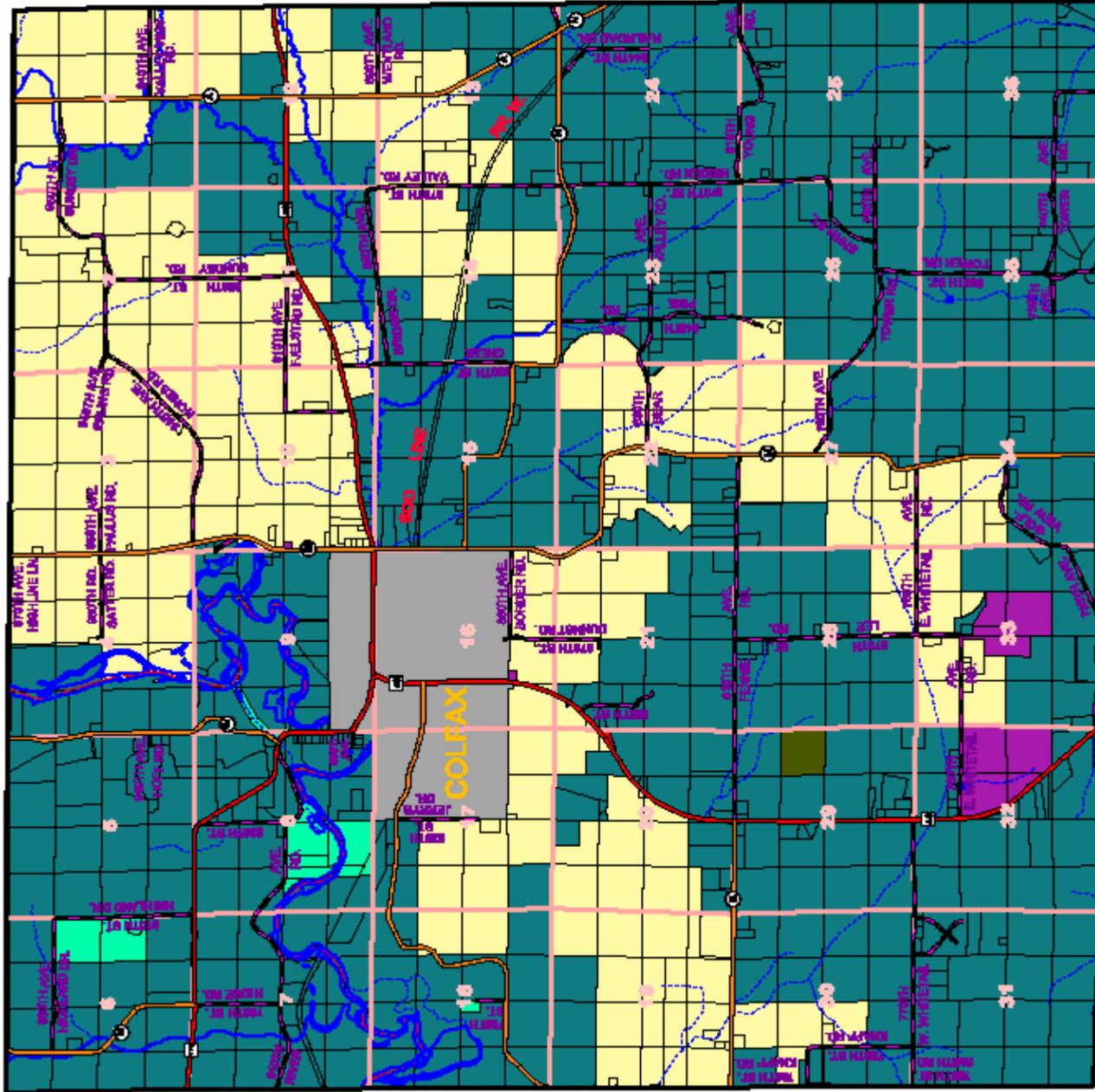


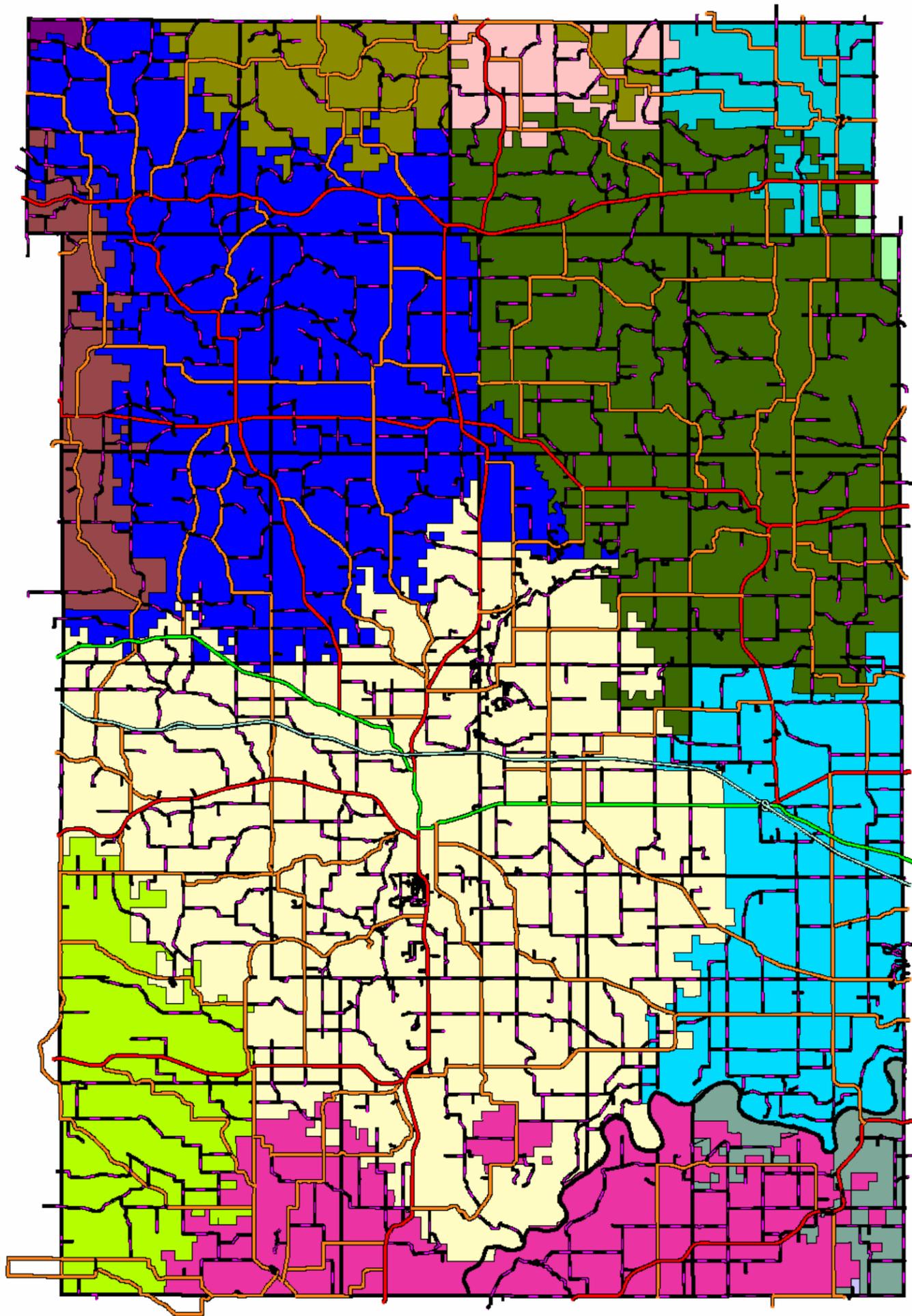
- Preferred Land Use**
- Industrial
  - Commercial
  - Residential-Ag
  - Farmland
  - Public
  - Public Recreational

- TRANSPORTATION**
- Interstate
  - Federal
  - State
  - County
  - Town
  - Sections
  - Hydrology

2004 Photography

May, 2008





4 0 4 8 Miles

**Transportation**

- Interstate
- Federal
- State
- County
- Town

**School Districts**

- |              |                 |
|--------------|-----------------|
| ■ Barron     | ■ Eau Claire    |
| ■ Bloomer    | ■ Elk Mound     |
| ■ Boyceville | ■ Elmwood       |
| ■ Chetek     | ■ Glenwood City |
| ■ Clear Lake | ■ Menomonie     |
| ■ Colfax     | ■ Mondovi       |
| ■ Durand     | ■ Prairie Farm  |

**SCHOOL DISTRICTS  
Dunn County, Wisconsin**

January 2005

# Appendix A Visioning Responses



\_\_\_\_\_ More than 100      \_\_\_\_\_ From 100 to 300      \_\_\_\_\_ From 300 to 500      \_\_\_\_\_ Over 500  
**10. If you plan on selling your dairy herd, will you continue to farm?**      \_\_\_\_\_ Yes  
\_\_\_\_\_ No

**11. If you answered "Yes" to # 10, what will be your major source of farm income?**

**12. Are you concerned that non-farm use of the area surrounding your farm will interfere with your agricultural plans?**      Yes \_\_\_\_\_      No \_\_\_\_\_

**Explain:** \_\_\_\_\_

**13. If areas in the Town are identified for agricultural protection, what kind of protection tools do you consider appropriate? (Check those that apply)**

Zoning       Financial Incentives       A revised Farmland Preservation

Program that

They should not be identified       offers higher financial incentives

**14. Which best describes your plans for the next ten years?**

Live there and maintain its current use       Keep a portion for myself and sell the rest to

Sell all of the property on the open market       family member(s)

Keep a portion for myself and sell the rest       Other (Please

specify) \_\_\_\_\_

Sell all of the property to family member(s)

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