

Town of Sand Creek Comprehensive Plan



1865



1873



1945



1950

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Issues and Opportunities

General Overview

This element provides demographic information and development trends by identifying key issues and opportunities, and generates population projections

The purpose of the plan is to provide information about the Town, its resources, 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.

Basic Objectives

- Document public participation
- Identify key issues and opportunities that the plan revolves around
- Research selected trends in the local economy and demographics
- Generate population projections

General Town Policies

- Support agricultural land resources and farming as a viable occupation.
- Support the preservation and enhancement of natural resources in the Town.
- Support the preservation of the Town's rural, scenic, "small Town" character.
- Promote an efficient, sustainable, and high-quality land use pattern consistent with the Town's rural agricultural character.
- Maintain a safe and efficient transportation system that meets the needs of multiple users and minimizes impacts on land owners and farming.
- Support the efficient delivery of community utilities, facilities, and services corresponding with the expectations of Town residents and a rural atmosphere.
- Encourage and support safe, affordable housing and neighborhood environments for all Town residents.
- Encourage and support high-quality economic development opportunities appropriate to the Town's resources, character, and service levels.
- Encourage participation on mutually beneficial intergovernmental relations with surrounding and overlapping governments.

Background

Sand Creek – The Village of Sand Creek, situated in Section 13 of the town of Sand Creek (Township 31, Range 11), and on the Red Cedar River, was surveyed and platted in July, 1871. The

survey and plat was made by W. Weissenfels for H.P. and Mary J. Graham, Samuel and Clara A. White and Robert and Mary R. Folles, all of the city of Eau Claire.

Sand Creek is a somewhat retired rural community, the nearest railroad station being New Auburn on the "Omaha," which is about eight miles to the east and slightly north, while Ridgeland on the "Soo" lies about 12 miles to the west. Soon after the platting of the Village, or in 1872, a dam across Sand Creek and a flour mill were constructed. For approximately 12 years thereafter the mill was an important enterprise of the Village even though it, along with the dam, was several times carried away by floods. Finally in 1884 another flood washed them both out and they were not rebuilt.

The first school was started in 1873 which was the same year Tucker & Pomeroy had a small store in the Village. They later sold to Ezra Clark and soon after that another store was established. The Village grew and prospered until, in addition to the mill, it contained five stores, three blacksmith's shops, three hotels and two wagon shops. By this time (1880) the population reached about 130. The height of prosperity was reached about 1881, in November of which year H. Brewer surveyed and platted a small addition for Ole Nelson. A stage line furnished transportation three times a week between Menomonie, Sand Creek, and Rice Lake, F.E. Smith being the contractor and E.L. Doolittle the carrier.

After 1881 the Village began to decline partly due to the re-routing of the railroad. That Line now known as the "Omaha", being in the process of construction and completed as far as New Auburn, bypassed Sand Creek some miles to the east depriving it of direct rail communication. In 1891 the population was given as 100. At that time, in addition to the post office, The Village included several stores, a blacksmith's shop, a church, a district school, a grist mill and a flour mill. Of the two mills the former was operated by A. T. Johnson and the latter by P.S. Petersen & Co. (*What Year is this? It speaks as if in the present, but seems like 1925*) The population of Sand Creek Village is now about 110. A larger creamery, owned by the Farmer's Store Company, has been in successful operation for 18 or 20 years. The Cooperative Store Co. also constructed a mercantile enterprise that is well patronized and financially stable. A combined feed and planing mill—the one formerly operated by Johnson family, and which is located half a mile west by south across the river—has within the last few years passed into other hands. In the vicinity there used to be a carding mill, which ceased operation after the raising of sheep was given up here. Telephone service is furnished by the Prairie Farm, Ridgeland & Dallas Telephone Co., which was organized in the fall of 1906 and took in Sand Creek as an additional exchange. There is a brick schoolhouse, housing a two-room graded school built within the last two years, a bank, a hotel, several stores, a garage and a blacksmith's shop.

The Bank of Sand Creek, which is a state bank, was established in 1918 and has membership in the State Bankers Association. It has a paid up capital of \$10,000 with a surplus and undivided profits (Jan 1, 1924) of \$4,000 and deposits of \$144,280. William Larson is president; Theodore Nelson, vice president; and J.M. Moe, cashier.

The first settlers set foot in Sand Creek on July 3, 1865 and some of those settlers were Ole K. Myran and Swen Toycen. When these settlers came they realized that they had entered an Indian village. Somewhere to the south also lived the Donaldson family and the Mason family. Ole Myran began cutting logs for a cabin and it was the first cabin built. The second year brought other settlers and finding their way to the Myran home they would often stay with them until their own cabins were built. Between the farms of the Myran's and the Toycen's were many wigwams of the Indians. They were eager to trade dried deer meat, dried blueberries and fish for the white man's bread. They became friendly and taught the settlers how to hunt with a bow and arrow.

The nearest place to get flour was Eau Claire, which then had a store and post office. This being at the close of the civil war, wheat cost \$4 per bushel and flour sold for \$18 per barrel. By 1884 our records show that the families of Hovelands, Lofthus, Seversons, Brewers, Nelsons and many others became a part of the settlement. Wheat was the important crop and about this time Ole and Betsy

Nelson acquired a deed from the State of Wisconsin for the land we now know as the Village of Sand Creek. He in turn sold a parcel to Graham and White and Co. of Eau Claire. It was likely that they saw the wheat fields as a reason to build a flour mill on Sand Creek. One industry invites another – so in order to provide the necessities for growth we find stores, hotels, boarding houses, livery barns, blacksmith shops, wagon shops drug stores and saloons being built. Sand Creek became a stopping point between Eau Claire and Rice Lake and Menomonie.

As the town of Sand Creek grew they felt a need for some leadership and government. The first town chairman recorded was Lewis Toyce. The names linked with the town clerk are Mr. Fox and Johan Werner. The town treasurer was Benjamin Waade, who was looked upon as a trusted leader and a good church worker.

The Red Cedar River played an important part in the history of Sand Creek. We are sure that the Indians used the river for fishing and traveling in their canoes. The settlers used the river as a means to move the logs to the mills as well as fishing.

A bridge was built across the Red Cedar River making it possible for people on the west side of the river to get into Sand Creek. They could shop at the Farmer Store, take their milk to the creamery, visit the blacksmith, the post office, and the people in town without having to drive the long way. In the early 1950's a new bridge was built and still exists today.

Sand Creek was the birthplace of the Farmers Store and had its beginning in the Farmer Alliance Party and was referred to as the "Alliance" - which had no meaning to them so it was shortened to the "Line Store". Leaders of the movement were P. L. Scritchmeir, T. Johnson, Ed McCarty, Joe Maoney, Tom Neuton, P. A. Peterson, and C. P. Hanson. Later stocks and shares were sold to form the Farmers Store Co. and Charley Toyce was the first manager. It was a wooden building with a glass front and a warehouse attached for storage. Along the front were hitching posts for horses. Groceries, dry goods and other much needed items were sold at the Farmers Store.

Logging was a winter industry. After harvesting the crops in the fall, the men were beckoned to the woods. In the spring the "log drive" became the big event. From the logging camps to the north the logs were floated down the Red Cedar River after the ice disappeared. The river drivers were a hardy group and rode the logs to keep them moving to the saw mills along the route.

In the early 1900's the Farmers Store Co. built a creamery and Roy Rathbun became the first buttermaker. The creamery must have been instrumental in promoting Sand Creek's dairy community. Other early buttermakers were - Emerson, Pete Scott, Oscar Bengston, and Bob Warmon. It was successfully operated under the Farmers Store for 18 or 20 years. It was then sold to the Ed Pfeiffer Family. On April 19, 1944 the little town of Sand Creek was awakened at midnight to bright flames as the creamery was on fire. There was no fire department so all stood by and watched it burn. Milk then had to be shipped to the plant in Ladysmith. A new creamery was built and continued to serve the community again under the management of Bob Worman, Arthur Anderson, and eventually Ben Keltner. It was known as the Falls Dairy owned by the Grudem Brothers. The creamery closed in 1970 and in 1980 the Town Hall and Fire Hall were built in its place.

The original white school house was built in 1873 north of Sand Creek on County I in the area north and west of the Zion Cemetery. It was later moved into Sand Creek on the present location of the old school and served the children of the community for almost 50 years. School Board members were F. Mortenson, C. Toyce, and S. S. Hoveland. A new brick building was built by June 1923 for a cost of \$11,162.63. The June 1922 report indicated that the school house was not completed. There were, however, toilets in the basement. A need for a drinking fountain was indicated. In 1954 two rooms were added to the brick building. The following year a gymnasium was added. Sand Creek consolidated with the Chetek School District June 30, 1957. In 1982 the Sand Creek School was closed and students were bused to Chetek.

The faith community of Sand Creek played an important role in the social life of the time. Two churches were organized, the first being the Norwegian Lutheran Congregation of Sand Creek, later known as Our Savior's Lutheran Church. It was organized in 1867 with sixty-four members from about 40 families. In 1881, the church building was erected two miles west of town on land donated by Stenuld Thompson. The frame building had a seating capacity of two hundred people. The structure was forty feet by twenty-eight feet and sixteen feet high. Between 1914 and 1919, the church was raised to erect a basement under it and to add a furnace. During this time colored art windows were also added. In 1939, an inside entrance to the church parlor was added and in 1942 a choir and pipe organ wing was added. In 1958 the east wing was added to the church so that the building then had the shape of a cross. Other improvements were made to the furnace, kitchen and indoor plumbing facilities at the time. The parsonage was built in the Village of Sand Creek. The church building was dismantled in the early 1970's, as Our Savior's congregation became part of the present day New Hope Lutheran Church.

On the east side of the Red Cedar River, Zion Lutheran Church was organized in 1868. After much discussion and many proposed sites, the church was finally built in town on land donated by Ole and Betsy Nelson. Construction of the church was completed in the summer of 1882. The nave was thirty feet by forty-eight feet and the chancel was twenty-eight feet by twenty feet. The base of the bell tower was twelve feet by twelve feet. The project was completed at a cost of \$1,597.75 of which \$1,117.75 was paid when the church was completed. In 1910 the building was raised and a full basement was put under it along with the installation of a new furnace. Between 1928 and 1933 electric lights were installed in the building. In 1937, a stairway and balcony were added. A remodeling project in 1951 enlarged the basement and added restrooms. The kitchen remodeling included cupboards, a double sink and a hot water system for the women's convenience. The building was torn down in the early 1970's as the congregation joined our Savior's Lutheran to form the present day New Hope Lutheran Church.

In 1935 Conrad Gilberts sells Chrysler cars from Old Home Oil Building as a sub dealer. In 1945 Garfield Gilberts and Conrad Gilberts form a partnership as Gilberts Motors. They built a building and obtained a factory direct dealership. In 1961 Garfield buys out Conrad and Conrad retires from the business. In 1970 Garfield's son Paul joins his Dad in the business and in 1980 Garfield passed away. In 1999 Paul sold the dealership to Steve Olson. Gilberts Motors has been a big part of Sand Creek for over 70 years.

The building that the cafe is in was first a tire shop. The tire shop belonged to Carl Hansen and his sons, Ing and Art. The cafe was started in about 1924 and in 1976 Cece Cruse (present owner) purchased the cafe.

Authority and Purpose

Wisconsin's Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law on October 27, 1999. This legislation defines a comprehensive plan, details land use regulations that must be consistent with a comprehensive plan in 2010, and lists mandatory procedures for adopting a comprehensive plan. Since its adoption in 1999, the Comprehensive Planning Law has been amended several times. In particular, the consistency requirement was amended to reduce the number of land use regulations that must be consistent to a certain group: zoning, subdivision regulations, and official mapping. 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.

State law requires a Plan Commission to draft and recommend adoption of a comprehensive plan. July 12, 2004 the Town Board adopted resolution authorizing the formation of a Plan Commission.

Public Participation

To guide the planning process, the Town Board and Town Plan Commission directed a number of efforts seeking public input and participation. These efforts also raised key issues and opportunities that later sections of the Plan attempt to address. The results of these exercises are summarized below:

Visioning

The Town held a vision workshop on April 18, 2005. The purpose of the workshop was to identify a shared vision for the Town, and some basic strategies for achieving that vision. Town residents attended this workshop and identified Sand Creek's opportunities and challenges for future growth.

Participants were asked to express their opinions about the Town's strengths, weaknesses, opportunities and threats. Common responses included:

Strengths: Beautiful rural setting; active agricultural community; friendly atmosphere; low crime; good schools.

Weaknesses: Vulnerable to development pressures; unplanned housing growth; loss of farmland due to high price of land.

Opportunities: Chance to preserve agricultural land and natural resources; balance residential and business growth with rural atmosphere; channel development into appropriate areas.

Threats: Inflation of property values and taxes; development pressures; fragmentation and loss of agricultural land; groundwater pollution.

Vision Statement

Protect and maintain the rural character of the Town while guiding responsible growth.

Opinion Survey

The Town mailed a survey to all property owners on January 25, 2005. The survey included questions to gather basic demographic data, obtain an assessment of current situations in the Town, and to get opinions on the future of the Town. The full results of the survey may be found in Appendix A.

Open House

The Town held an open house on October 4, 2005 to gather input on its Goals. The open house consisted of presentations of the goals, followed by a question and answer period and individual examination of presentation materials. Participants provided verbal and written reactions

Community Concerns

- **Community Character:** Respondents were concerned with preserving the rural, agricultural atmosphere and appearance of the Town. "Rural Atmosphere" was by far the number one reason given for choosing Sand Creek as a place to live. Other top reasons included the natural beauty of the Town, family roots, and farming opportunities. Nearly all respondents rated the preservation of farmland as an important goal for the Town.
- **Land Use:** Most respondents were interested in strengthening Town land use policies to better guide future growth but they also want to remain an unzoned Town.
- **Economic Development:** Sand Creek currently has a limited number of commercial uses. Most respondents to the survey supported a limited number of new non-farm business uses,

particularly businesses related to farming services serving mostly local residents and in home businesses.

- Environment: Respondents overwhelmingly supported the preservation of woodlands, wetlands, wildlife habitat, and historic resources within the Town.

Public Meetings

All Plan Commission meetings where the Comprehensive Plan was being drafted, discussed and /or when recommendations regarding the content of the plan were made; were duly noticed. The Plan Commission generally met once a month (the second Thursday of each month) to discuss and work on the comprehensive plan.

Public Hearing

On March 8, 2007 the Plan Commission of the Town of Sand Creek by majority vote of the Plan Commission recorded in its official minutes, passed a resolution recommending to the Town Board the adoption of the document entitled “COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF SAND CREEK”, containing all of the elements specified in section 66.1001 (2) of the Wisconsin Statutes. On April 16, 2007 the Town of Sand Creek held a Public Hearing to take testimony and listen to comments regarding adopting an ordinance titled “AN ORDINANCE TO ADOPT THE COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF SAND CREEK, WISCONSIN”. At a duly noticed Town Board meeting the Town Board, by majority vote, adopted Ordinance titled “AN ORDINANCE TO ADOPT THE COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF SAND CREEK, WISCONSIN”.

Goals

A goal is a general statement about what the community wants to have happen in the future. A set of goals might describe a picture of what the community wants to look like in 5, 10 or 20 years. By their nature, goals do not outline a specific course of action. Goals represent the ‘ends,’ not the ‘means’ used to get to those ends. In general those attending supported the following goals;

Community

- Remain an unzoned Town.
- Maintain and promote a safe and friendly community.
- Preserve the rural character of the Town.
- Encourage families to locate in the Town.

Housing

- Develop a local subdivision review policy.

Transportation

- Maintain the transportation system to its current standards.

Utilities and Community Facilities

- Maintain viable fire and first responders departments.

Economic Development

- Encourage small scale (5-20 employees) businesses and industries to locate and or stay in the Town.

- Maintain the recreational areas in the Town.

Natural, Agricultural, and Cultural Resources

- Maintain a safe and healthy water supply
- Improve the library facilities and service

Intergovernmental Cooperation

- Establish a meeting format and schedule to discuss planning issues with surrounding jurisdictions.

Land Use

- Promote, encourage and support the construction and remodeling of homes and property

Socioeconomic Characteristics

Note: unless otherwise noted US Census data is the source of data and information. Census 2000 tables are found in Appendix C.

Population

Population change is the primary component in tracking Sand Creek’s past growth as well as predicting future population trends. Population characteristics such as size, distribution, density, and growth trends must be monitored in order to plan for housing, educational, utility, community and recreational facility needs as well as its future economic development.

Population Comparisons

	1990	2000	Total Numeric Change	Total Percent Change
T. Sand Creek	568	586	18	3.07
T. Grant	412	426	14	1.03
T. Wilson	490	500	10	1.02
Dunn County	35,909	39,858	3,949	11.10
State of Wisconsin	4,891,769	5,363,675	471,906	10.96

Surprisingly, the Town is experiencing a higher rate of growth than of its neighboring communities, but is well below the growth rate of the county and state.

Population and Household Size Comparison

<i>Town of Sand Creek</i>	1990	2000	Numeric Change	Percent Change
Population	568	586	18	3.07
Households	568	578	10	1.02
Household size	2.67	2.55	- 0.12	- 4.49

In examining the population against the size of household indicates that the population is increasing at the same time the household size is decreasing. In general, this is consistent with most other Towns and the county. A conclusion of this trend suggests that as population increases, and as household size decreases; then more housing will be needed to meet their needs.

Population Projections

Source: Wisconsin Department of Workforce Development

Unit of Government	Census			Projection				
	1980	1990	2000	2005	2010	2015	2020	2025
Sand Creek	575	568	586	609	625	637	656	677

Analyzing the projected population figures for the Town indicates that the Town could expect to see a total growth of 16% (91 additional persons) over the next 20 years. The last 10 years the Town experienced approximately a 3% growth and if the state projections are correct the Town can expect to see an 8% increase for next two 10 year cycles.

Households

Households By type

	Town of Sand Creek	
	Number	Percent
Total number of households	230	100
Family households	161	70.0
With children under 18 years	66	28.7
Married couples	146	63.5
With children under 18 years	60	26.1
Female head of household	10	4.3
With children under 18 years	3	1.3
Non-family household	69	30.0
Householder living alone	56	24.3
Householder 65 years & older	28	12.2

Household by Type indicates that Sand Creek is largely a family community, with 70.0% as family households and roughly half of those are with children under the age of 18. The Town also has high percentage of married couples 63.5%.

Household Projection

Source: Wisconsin Department of Workforce Development

	2000	2005	2010	2015	2020	2025
Sand Creek	230	242	253	262	273	284

According to the DOA projections the Town can expect to add 54 new households over the next 20 years or a 23% increase in households over the same period.

Demographic Trends

Age Distribution

	<i>Town of Sand Creek 2000</i>		<i>Dunn County 2000</i>	
Total Population	586		39,858	
Subject	Number	Percent	Number	Percent
Male	303	51.7	20,094	50.4
Female	283	48.3	19,764	49.6
Under age 5	34	5.8	2,285	5.7
5-9 years	35	6.0	2,415	6.1
10-14 years	40	6.8	2,844	7.1
15-19 years	49	8.4	4,175	10.5
20-24 years	23	3.9	5,496	13.8
25-34 years	70	11.9	4,817	12.1
35-44 years	94	16.0	5,444	13.7
45-54 years	94	16.0	4,988	12.5
55-59 years	31	5.3	1,689	4.2
60-64 years	28	4.8	1,230	3.1
65-74 years	36	6.1	2,231	5.6
75-84 years	40	6.8	1,569	3.9
85 years & older	12	2.0	675	1.7
Median age			30.6	

A review of the population by age group, is an indicator of local population needs. For example, a large school-age population (ages 15 and under) requires schools and recreation facilities for children, while predominately elderly population (ages 62 and older) may need additional health care services, group home/care facilities, and leisure opportunities.

The largest increase for the Town was in the 55-59 age group. This group showed a 69% increase from 1990-2000, followed by the 60-64 age group with a 32% increase and the 85 and older age group grew by 22%. The 62 and older group makes up approx 116 persons or 20% of the total population.

Regarding the impact of population on the school system in 2000 the 0-14 age group made up 19% of the total population.

The 25-44 age group includes young parents with growing families. Stable, full time employment opportunities are required to support growing financial demands for permanent housing, day care, medical and transportation costs. In 2000 this group had 164 persons or 28% of the total population.

Education

Educational Attainment

	<i>Town of Sand Creek</i>	
<i>Subject</i>	<i>Number</i>	<i>Percent</i>
Population 25 years & over	413	100.0
Less than 9 th grade	32	7.7
9-12, no diploma	26	6.3
High school graduate (includes equivalency)	171	41.4
Some college, no degree	78	18.9
Associate degree	28	6.8
Bachelor's degree	55	13.3
Graduate or professional degree	23	5.6
High school graduate or higher		86.0
Bachelor's degree or higher		18.9

School Enrolment

	<i>Town of Sand Creek</i>	
<i>Subject</i>	<i>Number</i>	<i>Percent</i>
Population 3 years & Over in school	140	100
Nursery school, preschool	3	2.1
Kindergarten	3	2.1
Elementary (grades 1-8)	79	56.4
High school (9-12)	40	28.6
College or graduate school	15	10.7

Income

Household Income

<i>Subject</i>	<i>Number</i>	<i>Percent</i>
Households (in dollars)	237	100.0
Less than 10,000	11	4.6
10,000-14,999	23	9.7
15,000-24,999	44	18.6

25,000-34,999	31	13.1
35,000-49,999	45	19.0
50,000-74,999	51	21.5
75,000-99,999	19	8.0
100,000-149,000	11	4.6
150,000-199,999	2	0.8
200,000 or more	0	0
Average Income	40,197	

Employment

Historical Labor Force

Source: Wisconsin Department of Workforce Development

Year	Labor Force	Dunn County Unemployment Rate	Wisconsin Unemployment Rate
1994	21108	4.2	4.7
1995	21943	3.6	3.7
1996	22688	3.2	3.5
1997	22540	3.5	3.7
1998	22312	3.2	3.4
1999	21562	3.0	3.0
2000	21945	3.9	3.6
2001	22333	4.0	4.5
2002	22593	4.6	5.5

Historical Labor Force shows a historical comparison between the county and the state. Employment Status indicates that the Town has a lower rate of unemployment than does the county and state.

Employment Status

	Town of Sand Creek	
Subject	Number	Percent
Age 16 & older	479	100
In labor force	345	72.0
Civilian labor	345	72.0
Employed	333	69.5
Unemployed	12	2.5
Armed forces		
Not in labor force	134	28.0
Female (16 & older)	233	100.0
In labor force	147	63.1
Civilian	147	63.1
Employed	147	63.1

Employment by Industry

	Town of Sand Creek	
Subject	Number	Percent
Agriculture, forestry, fishing, hunting and mining	43	12.9
Construction	41	12.3
Manufacturing	48	14.4
Wholesale trade	8	2.4
Retail trade	30	9.0
Transportation, warehousing and utilities	20	6.0
Information	8	2.4
Finance, insurance, real estate, rental and leasing	17	5.1
Professional, scientific, management, administrative, and waste management services	11	3.3
Educational, health and social services	75	22.5
Arts, entertainment, recreation, accommodation and food services	13	3.9
Other services (except public administration)	10	3.0
Public administration	9	2.7

Employment by Industry looks at a variety of employment categories. Education health & social services is the largest employer in the Town. The second largest employer by percentage is manufacturing. While the Town's third largest employer is agriculture, forestry, fishing, hunting and mining.

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 3,700 jobs added in the period 1991-2001, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period 2001 to 2010.

Housing

General Overview and Basic Objectives

Housing Element 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.

Policies

Low and Moderate Income / Housing Choices

The Town recognizes that housing choices should meet a variety of needs of all the residents in the Town including, all levels of income, all age groups, and those with special needs. Unfortunately the resources of Sand Creek Town does not afford opportunity for development funds, but neither do we desire the discouragement of use of affordable options of housing by our residents or potential developers. Therefore, the policy of Town is to not enact ordinances that would not restrict the use of manufactured housing or any other housing option except those not allowed by the Department of Commerce in its adopted Uniform Dwelling Code or the adopted commercial code, the International Building Code as adopted by state statutes.

Maintain / Rehabilitate

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

Sand Creek does 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. State and Federal programs and sources are for those with special housing needs to use as resources are listed in the Programs section of this element.

Maps

See Existing and Preferred Land Use Maps in Appendix B.

Federal and State Housing Programs

www.commerce.state.wi.us/CD/CD-org.html

While most of the above programs may not be relevant for small rural communities such as Sand Creek they are provided as a resource.

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

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

Housing Stock Assessment

Age Characteristics

<i>Pre 1940</i>	<i>1940-1959</i>	<i>1960-1969</i>	<i>1970-1979</i>	<i>1980-1989</i>	<i>1990- 2000</i>
107	33	15	31	39	19

In addition to the US Census data listed above, Dunn County Zoning Department records from 2000 through 2005 indicate there were 25 new sanitary systems installed for new home construction in the Town over this period. In looking back at the housing stock in the Town there were three growth spurts. Clearly a more homes were built in the Town before 1940 (approx 44% of the total housing). From 1940-1949 33 homes were constructed or 14% of the total housing stock and the other large growth spurt occurred from 1980-1989 where 39 homes were constructed or 16% of the total housing stock.

Given the large number of homes built pre 1940 suggest that a number of homes in the community may be in need of remodeling or rehabilitation.

Town of Sand Creek Structural Characteristics

	Number	%
Total of all units	244	100
1-unit, detached	220	90.2
1-unit, attached	0	0
2 units	4	1.6
3 or 4 units	0	0
5 to 9 units	0	0
10 to 19 units	1	0.4
20 or more units	0	0
Mobile home	6	2.5
Boat, RV, van, etc	0	0

The Town is almost exclusively single family detached housing units, with only one other substantial housing category of 10-19 units. This is Morning Side Apartments a federally subsidized housing project.

Occupancy Characteristics

	Number	%
Description	244	100
Occupied Housing	230	94.3
Vacant	14	5.7

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers. The Town has a vacancy rate of almost 6% which should provide ample opportunities for consumers wishing to locate in the area.

Value Characteristics

	2000	
108 sampled	Number	Percent
Less than \$50,000	37	34.3
\$50,000-\$99,999	54	50.0
\$100,000-\$149,999	12	11.1
\$150,000-\$199,999	2	1.9
\$200,000-\$299,999	3	2.8
\$300,000-\$499,999	0	0
\$500,000-\$999,999	0	0
\$1,000,000 or more	0	0
Average	\$63,900	

In general the Town has a higher than average number of homes values at less than \$50,000 than does the county but compared to similar units of government this number is fairly consistent.

Summary

In reviewing changes which have occurred in the housing sector of the Town over the last 20 years indications are that Sand Creek has seen a steady growth rate between 8% and 16%. Indicators suggest this trend will continue well into the foreseeable future. Given its location and availability of infrastructure, it is not likely that the Town will grow much beyond this established growth trend. However, it is worth noting that there have been discussions and plans to open a bridge from Minnesota into Wisconsin near Stillwater Minnesota. If and when this happens, it most likely will affect land values and desirability of the commuting population to consider Sand Creek as a viable housing option.

Transportation

Maps

See Appendix B for maps detailing the transportation network in the Town.

Programs

The Town of Sand Creek is responsible for maintaining 33.6 miles of roads. According to state law, the Town 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.

Condition of Local Roads in 2005

PASER Rating	Miles	Condition	Percent	Type of Treatment	Average Cost Per Mile
1	0.43	Failed	0.32	Reconstruction	125,000
2	2.52	Very Poor	7.42	Reconstruction	75,000
3	4.02	Poor	14.75	Mill and Pave	50,000
4-5	10.16	Fair	36.7	Overlay	35,000
6-7	11.53	Good	22.3	Sealcoat	7,000
8	3.48	Very Good	14.58	Crack Seal	2,500
9-10	1.53	Excellent	3.94	None	0
Total	33.67		100.0		

Local 5 Year Plan

- North ½ mile of 970th Street and 930th Street. (Near the Fire Station).
- 0.40 miles of 730th Street and the rest of the streets in the village.
- 0.25 miles of the east end of 1330th Avenue. And 0.50 miles of the north end of 850th Street and 0.18 miles of 836th Street.
- 1 mile of the north end of 930th Street.
- 1 mile of the east end of 1230th Avenue.

Road and Highway Classification

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 64 runs east west through the Town, intersecting, outside of the Town, with STH 25 a north south collector. STH 64 connects with Bloomer to the east and New Richmond to the west while STH 25 connects with Ridgeland to the north and Menomonie to the south,

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 Town are county roads I, M, U, V, 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.

Highways

See Appendix B for maps identifying the highways in the Town.

Transit

No public or private transportation system is available in the Town or in the county, the closest transit is the Greyhound Bus Service which is available in Eau Claire.

Transportation for the Disabled

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

Bicycles / Walking

Public bike trails exist in Myron Park a seasonal (summer) use. The next closest trail being the Red Cedar State Trail which 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. This trail accommodates walking, bicycling, and cross country skiing.

Railroads

No terminals exist in the Town but two rail freight lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county. There is no passenger rail service in the Town or Dunn County.

Air Transportation

No airports exist within the Town however; 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.

Trucking

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.

Water Transportation

There are no Water based public or private transportation services in the Town or in the county. The closest water based transportation services are located up and down the Mississippi River with Alma, Wisconsin being the closest location.

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 Town 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 can 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.

Summary

In reviewing and comparing the towns transportation needs and goals with those of the County and State, the town concludes that due to the amount, intensity and location of transportation issues that the town will continue to pursue its policy of cooperation as needed. However, it is worth noting that there have been discussions and plans to open a bridge from Minnesota into Wisconsin near Stillwater Minnesota. If and when this happens, it most likely will affect transportation issues especially those of the commuting population which may consider Sand Creek as a viable housing option.

Utilities and Community Facilities

Overview

This chapter of the plan contains background information, goals, objectives, policies and recommended programs to guide the future maintenance and development of utilities and community facilities in Sand Creek, as required under §66.1001, Wisconsin Statutes. Recommended programs are mainly included within policy statements.

Residents of the Town of Sand Creek currently utilize services and facilities needed to support their rural Town. Concerns about safety, health, mobility, education, and recreation are met, for the most part, through existing local services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life making the Town of Sand Creek attractive to potential new residents.

Since the Town is rural in nature traditional services and infrastructures may not exist within our political boundary. Even though some of the following are not located within the Town they have been inventoried for reference or for future use.

Policies

- Continue to provide basic services for Town residents, including public road maintenance, snow plowing, and emergency services.
- Consider the objectives and policies of this Plan, as well as the general welfare of all residents, to determine whether new or expanded Town services or facilities may be appropriate.
- Work with the County Zoning to ensure the proper approval process and placement of new on-site wastewater systems, and appropriate maintenance and replacement of older systems as a means to protect ground water quality. .
- Support the provision of new neighborhood parks or common open spaces within and near areas planned for significant residential development.

Inventory of Facilities

Water Facilities

Sand Creek does not provide municipal water service. All Town residents receive their water via private wells. The nearest municipal water systems are located in the Village of Colfax which, provide municipal water services to residents within their corporate limits. The Town does not anticipate expanding the sanitary district to include municipal water service over the 20-year planning period.

Wastewater Facilities

Disposal of most rural domestic wastewater in Sand Creek is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems, which generally discharge the wastewater to underground drainage fields. Many of the Town's existing systems were installed prior to 1970, when standards for on-site systems began to be upgraded.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private sewage system code called COMM 83. This revised code allows conventional on-site systems and alternative systems, such as those that employ biological or chemical treatment. There are six types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. In some cases,

alternative waste disposal systems can be used in areas where conventional systems are not feasible due to unsuitable soil conditions. In Dunn County, the Zoning Department administers the county's private sewage system ordinance. The ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years.

According to a 1999 Groundwater Protection Plan in Dane County, research and information from Wisconsin and neighboring states suggests that there is a low probability of significant groundwater pollution associated with on-site sewage disposal systems where housing densities are less than one house per two acres where there are concentrations of twenty or more homes. There is a high probability of groundwater pollution where homes are located at densities greater than one house per one acre.

While most residents have private septic systems, residents residing within the unincorporated village of Sand Creek are members of a sanitary district. The sanitary district was formed in 1976 to provide sanitary service to approximately 100 residents. The treatment facility has a design capacity of 25,000 gallons per day and the average treatment is around 8,000 Gallons per day. The sanitary district has a policy that all households within the district participate. Along with the normal infrastructure the systems has one lift station and a siphon under the river. The sanitary district has a 3 member board plus a secretary/ treasure and meets quarterly. There are no plans to expand the district over the 20-year planning period. The nearest public sewer system are in the Village of Colfax.

Storm Water Management Facilities

A storm sewer system does not exist in the Town nor does the Town plan to implement any type of system. Generally storm water is dispersed using the natural contours of the land in most sections of the Town, 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. Since the Town is not under the Dunn County Comprehensive Ordinances the only reviewing agency is the Wisconsin Department of Natural Resources (DNR). The Wisconsin DNR requires an erosion control plan and permit for all projects that disturb one or more acres of land. The landowner is required to ensure that a site-specific erosion control plan and storm water management plan are then implemented. These storm water management practices apply to new development in the Town of Sand Creek. Dunn County Land Conservation offers programs and technical assistance regarding these issues.

Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Dunn County. In 1985, the County had 21 Solid waste sites (dumps) and 1 construction demolition landfill operational landfill sites. With the passage of stringent federal regulations in the late 1980s, many Town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfills sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems.

Sand Creek does not participate in the Dunn County Solid Waste program, resident's contract with private haulers. The Town does participate in the county's recycling program. Dunn County operates one Transfer Station, located in the Town of Menomonie and 7 satellite collection sites throughout the county. Each site serves as recycling facilities. Recyclables are transferred from each site to the Transfer Station where they are processed and shipped to private buyers.

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. The Town has set recreation as a priority and as such owns, operates and maintains four public parks.

The Town is considering purchasing Myron Park from Dunn County. As that decision is being worked out the county and Town have an agreement to share the cost to upgrade the park on a 50/50 basis over a three year period, with an estimated renovation cost of \$60,000. In 2005, the first year of renovation, the dump station and bathrooms were upgraded. In 2006 Electrical service to the bathrooms was finished as well as beginning to run water and electricity to the some of the campsites. In 2007 the project is scheduled to be complete by having the remaining water and electrical services completed to the campsites

Memorial Park provides for passive recreation and includes amenities such as open space, swings and picnic tables.

Riverside Park is also considered to be a passive recreation facility. This park can accommodate larger groups than can Memorial Park and it also has picnic type facilities and open space.

Ball Diamond Park is lighted baseball/softball facility. It provides the community with facilities to meet organized baseball/softball activities as well as unorganized (pick up/ church games).

These parks are mapped in Appendix B.

Another regional recreation resource is the Red Cedar Trail which 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. A complete listing of county parks and recreation facilities can be found in the Dunn County Outdoor Recreation Plan.

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.

While currently there is not an official plan to upgrade the existing Library the town does recognize its importance to the community and will continue to support the Library.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Town as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities. In addition to county services the Town has a local constable, licensed to carry a firearm and is paid by the Town.

Fire Protection and Emergency Medical Service (EMT)

Fire protection for the Town is provided by the volunteer fire department located in the unincorporated village of Sand Creek. The fire hall houses all of the fire equipment including 2 brush buggies, a pumper tanker, a pumper, and a water supply truck. Besides providing local fire the Town has an agreement with nearby Sioux Creek to provide fire services. Facility expansions or changes will be the responsibility of the community housing the service. These are voluntary organizations

paid a set rate for each "run." The cost of this service is borne by assessments to each municipality based upon population, fees received from users and insurance companies, and Medicare/Medicade. Uncollected fees are absorbed by district property owners.

Other Government/ Community Facilities

The Town Hall/Garage/ Fire Hall serves as a multi-use facility. Along with providing meeting space for Town related business it also houses the Towns fire fighting equipment as well as the Town's maintenance equipment. To meet the need for large meetings and gatherings the Sand Creek Senior Citizens Center has a large space available for rent. Each of these facilities meets current and forecasted space needs over the 20-year planning period.

Electrical and Natural Gas Transmission

Electrical power is provided to the Town by the Dunn County Energy Cooperative, and Xcel. Propane gas and fuel oil are supplied by local dealers from the surrounding communities.

Telecommunications Services

Local and long distance telephone service are provided by a variety of carriers such as AT&T, SBC and Centurytel 24/7 and cellular phone service is available from a number of companies.

Health Care Facilities

Town residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, 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 approaches.

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

There are three cemeteries in the Town; Myron Cemetery, Zion Lutheran Cemetery and Our Savior's Lutheran Cemetery. All three cemeteries have plots available.

Schools

Sand Creek is divided between four public school districts (see Appendix B). The majority of the students in the Town attend school in the Chetek School District, while others attend school in Colfax, the second largest district. A small number of students attend school in the Barron and Bloomer School Districts.

Other regional higher education degree programs are available from the University of Wisconsin-Stout, University of Wisconsin-Eau Claire, and University of Wisconsin-River Falls, all within commuting distance. Other institutions of higher learning are offering courses via on-line and outreach programs.

Contaminated Sites

There are no known contaminated sites within the Town.

Goals and Objectives

See implementation

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 facilities within the Town.

Future Needs Timetable

The following is an estimated timetable for possible changes to utilities and community facilities within the Town over the 20-year planning period. Budgetary constraints and other unforeseen circumstances may affect this timeframe.

- Water Supply N/A All water supplied by private wells.
- Waste Disposal N/A All homes in Town have private wastewater disposal systems except for those within the Sanitary District. There are no plans to expand the sanitary district.
- Solid Waste N/A All landfills in the Town are closed and residents will continue to contract with private haulers for solid waste services.
- Stormwater Management N/A the Town has no ordinances and is not planning to implement any such ordinance.
- The Town Hall, Fire Hall and Garage meets current and forecasted space needs over the 20-year planning period.
- The County's recycling and solid waste service meets current and forecasted needs over the planning period.
- Law Enforcement Services N/A Dunn County administers a dispatch station in the City of Menomonie. This station meets current and forecasted needs over the 20-year planning period. The Town constable will continue to provide additional police service without additional staff.
- Fire Protection and EMS Services N/A the Town's fire protection and EMS services are provided by intergovernmental agreements with nearby communities. The Town anticipates continuing those agreements, rather than developing its own fire or EMS services or facilities.

- Medical Facilities N/A Medical facilities serving the Town are located in nearby communities. These facilities meet local needs.
- Telecommunication facilities N/A current providers meet existing needs. Upgrade in technology may happen but no expansion or new construction is planned for the 20 year planning period.
- Power Plants and Transmission lines N/A no new transmission corridors are planned and there are no plans to locate/construct a power plant in the Town for the 20 year planning period.
- Library N/A the public libraries serving the Town are located in Town and in nearby communities. These libraries meet current and forecasted needs over the 20-year planning period.
- Schools N/A Public schools serving Town residents meet current and forecasted needs over the 20 year planning period.
- Park & Recreation Facilities N/A the Town has no plans for additional facilities local parks and those mentioned in the County outdoor Recreation Plan are adequate to serve the needs for the 20 year planning period.

Agricultural, Natural and Cultural Resources

Natural Resources

The Town's natural resources include, topography, productive soils, woodlots, groundwater, wetlands, floodplains, surface waters, non-metallic minerals, threatened and endangered species, wildlife and wildlife habitat which, all help to define the rural character that the residents hold so dear.

Whenever possible these resources have been mapped. Mapped resources can be found in Appendix B. Those resources which could not be mapped have been described or inventoried.

It is important to note that all maps are for reference purposes only. Actual field verification may be required on the part of the user to accurately locate mapped features.

Sand Creek is an unzoned Town, however even in an unzoned Town a portion of the Dunn County Comprehensive Ordinance applies. Chapter 3 deals with Shoreland Zoning and in general it states that all lands in the unincorporated areas of the county. Chapter 3.3.03 defines the jurisdiction of Shoreland Zoning. Essentially it includes areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages. Areas within 300 feet of the ordinary high water mark of navigable rivers, streams or the landward side of the floodplain, whichever distance is greater. The shorelands of unzoned Towns shall be regulated by the provisions of the Shoreland Recreational District (SR) Chapter 2.12-2.12.11. A copy of the Dunn County Comprehensive is available for review or purchase through the Dunn County Zoning Office or can be viewed and printed online at www.dunncountywi.govoffice2.com under the Planning, Resources and Development of the County Departments.

Steep Slopes

Areas with slopes greater than 20% are considered environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most of these slopes are wooded but some are pastured while few, if any, are cultivated. These types of slopes are prevalent throughout the Town. The Town does not want to exclude development or the use of these slopes, but would need assurances that the integrity and stability of this resource has been considered and planned for. Such consideration could be in the form of an erosion control plan or similar documentation detailing how the slope will be protected during and after proposed land disturbing activities. For the purpose of this plan slopes of 20% and greater have been mapped using the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey. See Appendix B for a map of these slopes.

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). For the purpose of this plan hydric soils as identified in the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey were used to represent wetlands in the Town. See Appendix B for a map of this resource.

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). This includes areas which are subject to occasional or frequent flooding. For the purpose of this plan frequently flooded soils as defined in the 2005 NRCS soil survey was used to identify floodplains in the Town. See Appendix B for a map of this resource.

Woodlands

For the purpose of this plan satellite imagery was used to identify contiguous tracts of wooded lands. This plan identifies 10 acre tracts of woodland as the smallest mapped unit. This acreage was selected because generally it is the minimum acreage required to be enrolled in the State's Managed Forest Program and it's also the smallest size of wooded lands that is commercially logged. See Appendix B for a map of this resource.

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. While USGS maps are not included in Appendix B, USGS maps were used in the inventory and mapping of rivers and streams. Rivers and streams depicted on this map are not necessarily deemed navigable and are for planning purposes only. Information on the navigability status of a particular stretch of a river or stream can be obtained from the Dunn County Zoning Office or through the Wisconsin Department of Natural Resources. See Appendix B for a map of this resource.

Wildlife and Habitat

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the Town: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goal is 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. The Town will cooperate to the fullest extent possible regarding the states policy on Endangered Resources.

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

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

No threatened or endangered species are known to exist within the Town. For additional information on these resources contact any local DNR representative.

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 land and water related issues. The Towns Comprehensive Plan will be consolidated into Dunn County's Land and Water Resource Management Plan. This 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. Information regarding Threatened and

Endangered Species is available through the Wisconsin Department of Natural Resources. A copy of this plan will be available through the Dunn County Land Conservation Department.

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 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. Even though a map of groundwater does not exist it is generally agreed that our groundwater is a safe source of potable water. As development pressures increase so does the potential of groundwater contamination. To assist in protecting the groundwater of the Town and of the county as a whole, a map of groundwater recharge areas is included in Appendix B. This map is included as an educational tool at the Town level to educate the development community of the importance and location of groundwater recharge areas throughout the county.

Nonmetallic Mining Deposits

The Town of Sand Creek has sand and gravel deposits. The soils amongst glacial outwash are the most likely source for sand and gravel. Areas where the bedrock is at or near the surface are areas which are probably better suited for quarrying stone.

Productive Agricultural Lands

When the NRCS established a consistent, national identification of productive farmlands it created a soils classification system to categorize soils according to their relative agricultural productivity. There are two categories of soils, national prime farmland and farmland of statewide significance. Both categories national prime farmland and farmland of state significance are well suited for the production of food, feed, forage, fiber and oilseed crops and possess the soils properties to produce economically sustained high yields of crops when properly managed. Soils that fall into classes I, II, and III of the NRCS's capability unit classification system are considered prime agricultural lands.

For this plan the classification of "prime" is not being used to describe the most productive land in the Town. The "Prime" designation is a state definition which if used, may not paint a complete picture of the important agricultural land in the Town. Instead this plan identifies productive agricultural land, as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but it is not existing urban and/or built up land. This is land that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage. See Appendix B for a map of Productive Agricultural land.

Productive farmland was identified using the NRCS's system to evaluate agricultural lands, Land Evaluation and Site Assessment (LESA), which uses a more detailed analysis of soils capability and can assess factors beyond soil productivity in determining the potential of land for sustainable agricultural uses.

The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development and decision making.

Environmentally Sensitive Areas

Environmentally sensitive areas include mapped areas that meet one or more of the following criteria;

- Public Owned park, recreation , and/or conservancy lands
- Mapped water bodies and wetlands.
- Mapped floodplains
- Contagious woodlands 10 acres or greater in size.
- Slopes that are 20% or greater.

See Appendix B for these maps.

Parks/Open Space and Recreational Resources

Parks and open space provide recreation opportunities, open space and scenic amenities. They also serve to preserve unique physical features, plant communities and wildlife habitat. Recreation opportunities are generally passive in nature but some parks and open spaces are designed to provide active recreation such as golf courses, ball diamonds, soccer fields, campgrounds, ect. See Utilities and Community Facilities for an inventory and description of parks and open spaces in the Town.

Historical/Cultural Resources

Historic sites are of great importance to society in general, since they are reminders of past events and also a reminder of progress that has been made. For the protection of historic sites they have not been identified or mapped as part of this plan. For information on historic sites contact the Wisconsin Historical Society.

Community Design

The Town of Sand Creek is an unzoned Town, development pressures are present but minimal. The Town is proud of its rural character and while it is not pursuing becoming zoned nor is it looking to implement unnecessary rules or regulations, it is concerned that unchecked development could degrade the reason residents choose to live in Sand Creek. To this end the Town supports development that is sensitive to its surroundings, is environmentally friendly and in general parallels the goals of this plan.

Economic Development

Overview

The economy of Sand Creek is important in determining land use development. The incomes of Town residents are directly related to employment opportunities in the Town and surrounding areas. Generally speaking the Town has two economies; the rural economy which is agricultural based and the economy of the unincorporated village of Sand Creek is more urban in nature providing services and goods.

The Town needs new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be planned for. Growth can be and should be directed for the benefit of the entire community.

General Policies

- Understand the economic base of the community and statewide trends affecting the community and region.
- Identify economic development programs at the local and state level.
- Assess the community's strengths and weaknesses relative to attracting and retaining economic growth.
- Identify desirable businesses and industries.

Labor and Economics

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 time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Sand Creek had an unemployment rate of 2.5%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

Employed Civilian Population

OCCUPATION	Number	Percent
16 years and older	333	100
Management, professional, and related occupations	100	30.0
Service occupations	49	14.7
Sales and office occupations	59	17.7
Farming, fishing, and forestry	23	6.9
Construction, extraction, and maintenance occupations	46	13.8
Production, transportation, and material moving occupations	56	16.8

The work force is fairly evenly distributed among the above occupational categories with the exception of farming, fishing and forestry, 23 people (6.9%).

Class of Worker

Occupation	Town of Sand Creek		Dunn County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	263	79.0	15,312	73.6	2,217,490	81.1
Government workers	44	13.2	3492	16.8	340,792	12.5
Self employed workers in own not incorporated business	22	6.6	1,862	9.0	167,248	6.1
Unpaid family workers	4	1.2	125	0.6	9,395	0.3

A comparison of the class of workers at the Town, County and State level indicates that across the board “Private wage and salary workers” is the largest class of worker. However, the Town has a larger “self employed worker in own not incorporated business,” 6.6%, than the state, 6.1% but smaller than the county 9.0%.

Commuting to Work

	2000	
	Persons	Percent
16 Years and Older	333	100.0
Drove alone	225	67.7
Carpooled	27	8.1
Walked	39	11.7
Other means	7	2.1
Worked at home	35	10.5
Mean Travel Time = 26.6 minutes		

Largest Employers

Regional

- Wal-Mart Associates
- University of Wisconsin-Stout
- County of Dunn
- Minnesota Mining & Manufacturing
- Hunt-Wesson Inc.
- Myrtle Werth Hospital Inc.
- Cardinal F. G. Co.

Local

- Farmers and area local in home businesses

Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. Appropriateness includes things such as 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.

Community Strengths and Weaknesses

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good medical services.
- A number of religious institutions.

Weaknesses

- No public sewer system except for inside the sanitary district.
- No economic assistance programs to promote new businesses.

Regional Industrial/Business Parks

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

The Town has plenty of available land suited for development but since the Town does not have an industrial base making projections is not appropriate. The Town does have a commercial base which needs to be encouraged to remain. The Town would also encourage new businesses to locate in the Town and would support businesses that parallel the direction of the plan. If the proposed business is not appropriate, the Town would recommend those businesses pursue the above listed Industrial/business parks or areas better suited to meet their needs.

Environmentally Contaminated Sites

No sites have been identified as environmentally contaminated.

Economic Development Programs

State and County Programs

The Town has no resources to offer or provide economic development assistance but would support appropriate proposals and would encourage them to review the following State and the County programs regarding locating or expanding existing businesses:

Selected 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-BEBR).
- Enterprise Development Zone (EDZ)
- Community Development Zones (
- 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.
- Industrial Revenue Bonds.
- Technology Development Fund Program.
- Transportation Economic Assistance
- Tax Incremental Financing

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 large scale industrial and commercial growth is not likely to occur. The Town would encourage these types of businesses to locate in or near an incorporated area with proper utility and infrastructure.

INTERGOVERNMENTAL COOPERATION

General Overview

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the Town implements its Comprehensive Plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by cities, villages and Towns which may help in comprehensive plan implementation, cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.30, respectively, of the Wisconsin Statutes.

The changing nature of political environments 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 between Towns, villages, cities, counties, school districts, and special service districts (i.e., fire/ambulance districts) should be implemented. 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.

Existing Areas of Cooperation

Sand Creek Town is a rural community, composed of farms, rural residences, a sanitary district, traditional businesses and several businesses operating out of the residents' homes. Overarching the Town are Dunn, and Barron counties as well as the State of Wisconsin

Existing cooperative agreements fall under Section 66.30 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Section 66.30 refers to State, counties, cities, villages, Towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.30 are minimal and are intended to be liberally interpenetrated among the agencies involved. Agreements under section 66.30 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services. At the present time there are no plans for surrounding units of government to site shared facilities within the Town. There are also no plans to substantially change or expand existing services between surrounding units of government.

Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain Highway 64 the only state highway in the Town. The Town does not have a formal relationship or agreement with the state since it does not provide any maintenance on state highways.

Dunn County

The county provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste facilities and recreational facilities.

The Dunn County Highway Department and the Town work cooperatively regarding the PASER Program, which is a highway rating and evaluation system; bridge petition program; LRIP, which is a Local Road Improvement Program. The Town and county highway department have also worked out agreements regarding road maintenance such as paving; seal coating and crack filling.

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

School Districts

A description of the school districts can be found in the Utilities and Community Facilities Element of this plan. The Town does not have a formal relationship with the school districts, but as a policy it maintains a spirit of cooperation regarding school related issues to work cooperatively with the school districts. Currently there are no plans from the school districts to site school facilities within the Town. A map of the school district can be found in Appendix B.

Conflicts

Presently no conflicts exist regarding land use. The Town is unzoned and unwritten but enduring agreements between Sand Creek 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.

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:

Mediation

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

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.

Conflict Resolution Techniques

Regardless of the Town elects to use mediation or litigation to resolve a dispute, 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

Summary

A complete description of the benefits is normally available through local legal council. Each technique should be evaluated prior to selecting a course of action

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

LAND USE

Basic Policies

- Identify changes to the municipal boundary due to annexation
- Prepare existing land use map
- Assess real estate forces
- Identify conflicts
- Prepare 20-year projections
- Prepare preferred land use map

Existing Land Use Map

The existing Land Use map was generated by analyzing demographic data related to development. It shows the patterns of development up to the time the map was created. It has probably already changed since development is a constant force at work changing the landscape. However, the importance of the map isn't its accuracy, but rather the patterns and type of development that has occurred. Sand Creek is a large Town with many large farm fields which lends to large scale agriculture. Housing development is another major land use shown on the map. The following chart is a statistical look at the various land uses within the Town.

Land Use Summary

Total acres in the Town is 19,819

	Total Parcels	Improved Parcels	Total Acres	Net Density Per Parcel	Average Parcel Size In acres
General Property					
Residential	257	216	416	1:77.12	1.62
Commercial	36	16	4	1:550.53	0.11
Manufacturing	1	0	24	1:19,819	24
Agricultural	490	0	11,464	1:40.45	23.40
Undeveloped	374	0	2,252	1:52.99	6.02
Ag Forest	4	0	41	1:4,954.75	10.25
Forest	378	0	5,498	1:52.43	14.54
Other	57	55	120	1:347.7	2.11
Total	1,597	287	19,819		

Trends

Land Demand

Currently in the Town 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,
\$2,000 per acre and up for farmland
\$3,000 per acre and up for residential
\$5,000 per acre and up for commercial

Redevelopment Opportunities

The Town is basically agricultural in nature. It is a rural environment there are no incorporated areas in the Town but there is a Sanitary district for the unincorporated village of Sand Creek, 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 as different land uses are placed or are planned to be placed 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.

Existing Conflicts

From discussions with elected officials and the general population no land use conflicts have been identified.

Potential Conflicts

In looking at the Town from a land use perspective and taking into consideration the low development pressures and the fact that Sand Creek is an unzoned Town it does not appear as if land use conflicts are an issue.

Projections

	2010	2015	2020	2025
Number of Housing Units	66	110	110	110
Acres of Housing Units	66	110	110	110
Number of Commercial Units	1	2	2	2
Acres of Commercial Units	5	10	10	10

Preferred Land Use

The map (see appendix) represents the preferred patterns of development in the Town over the next twenty years. It mainly deals with the three land uses, residential, commercial and agricultural development. These uses represent the citizens concern regarding both "Protecting Agricultural Land" and "Preserving Rural Character",

Agricultural lands of high value in Sand Creek are identified on the map. These areas represent land that because of soil types, parcel size, proximity to other farm land and/or its potential to be irrigated are of higher agricultural value. However, managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

Future Boundaries and Extensions of Public Utilities and Community Facilities

Sand Creek Town has a sanitary district with capacity to extend beyond its current boundary however it is not anticipated that this service area will be extended in the near future.

IMPLEMENTATION

General Overview and Basic Objectives

The Town of Sand Creek 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.

Inventory of Existing Ordinances and Regulations

Zoning

Currently the Town is unzoned

Official Maps

The Town has no Official maps of record.

Sign Regulations

The Town has no Sign regulations of record.

Erosion / Storm water Control Ordinances

The Town has no Erosion / Storm Water Ordinances however, the Wisconsin Department of Natural Resources does require compliance with NR151 when applicable.

Historic Preservation Ordinances

The Town has no Historic Preservation Ordinances of record.

Site Plan Regulations

The Town has no Site Plan Regulations of record.

Design Review Ordinance

The Town has no Design Review Ordinances of record.

Building Codes

As per a state mandate all units of government must comply with the Wisconsin Dwelling Code (UDC). On March 8, 2004 the Town adopted an ordinance authorizing the State of Wisconsin to enforce the UDC.

Mechanical Codes

The Town has no Mechanical Codes on record, other than required inspections as per UDC.

Housing Codes

The Town has no Housing Codes on record, other than required inspections as per UDC. The Town does have a building permit and a Driveway permit process.

Sanitary Codes

The Town has no Sanitary Code on record however, Dunn County issues sanitary permits.

Subdivision Ordinance

The Town has no Subdivision Ordinance on record but is covered under Chapter 236 of the Wisconsin Statutes via Dunn County's subdivision ordinance.

Implementation Process

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 a specific goal 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;
- Town Board acts independently and implements the goal.
- The Town Board passes the goal to the Plan Commission for its study and recommendations.
- 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.

Adopting local ordinances requires compliance with Chapter 60 of the Wisconsin Statutes. When adopting local ordinances it is important to note that if the proposed ordinance to be adopted is bound by other statutory requirements such as a subdivision ordinance must follow Chapter 236, then prior to adopting the ordinance a public hearing must be held and noticed with a Class II notice. If the proposed ordinance to be adopted is bound by only Chapter 60 then the Town can follow the adoption procedures in Chapter 60 of the Wisconsin statutes.

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 Towns 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 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

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate sanitary permits, subdivisions, storm water and erosion control and zoning. Of those ordinances, zoning is 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 such as street, school, recreation and utility systems. 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 Sand Creek currently is not participating in Dunn County Comprehensive Zoning and all indications are that this will not change in the foreseeable future. However, the county is amending its zoning ordinance to reflect current development patterns and practices and is working closely with the Town to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance. If the Town is not ready to become zoned, the Town Board should use the plan as a decision making tool to meet the wishes of the majority of Town residents.

In the future, if the Town were to move towards becoming zoned, it should review county ordinances against the Town's plan. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make ordinance revisions to be consistent with the plan.

Town comprehensive plan recommendations are long range, and it is important to note that some areas of the plan may not be developed for a number of years. Consequently immediate changes to reflect the Town's comprehensive plan may not be necessary and should be made incrementally.

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.

An objective represents concrete actions or steps that can be taken to achieve each of the community's goals. Objectives can be general policy statements or they can be specific rules that can be used to guide future land use decisions.

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.

Community

- Remain an unzoned Town.
 - Work cooperatively with residents to resolve land use conflicts before they become community issues.
- Maintain and promote a safe and friendly community.
 - Develop a Code of Rural Living.
 - Describe why Sand Creek is a safe place to live.
 - Police services.
 - Fire and Rescue services.
- Preserve the rural character of the Town.
 - Remain unzoned.
 - Develop a Code of Rural Living.
 - Defines Rural character.
- Encourage families to locate in the Town.
 - Develop Code of Rural Living.
 - Describe Sand Creek as a good place to raise a family.

Housing

- Develop a local subdivision review policy.
 - Draft and adopt a local subdivision ordinance.

Transportation

- Maintain the transportation system to its current standards.
 - Review town road standards.
 - Modify as needed.
 - Inventory town roads.
 - Develop a road maintenance schedule.

- Utilize Pacer to evaluate condition of roads.

Utilities and Community Facilities

- Maintain viable fire and first responders departments.
 - Develop a Code of Rural Living.
 - Describe the importance of a volunteer Fire department.
 - Describe the importance of First Responders.
 - Provide information on how to volunteer.

Economic Development

- Encourage small scale (5-20 employees) businesses and industries to locate and or stay in the Town.
 - Define the types of businesses that would be compatible with town goals.
 - Inventory locations for such businesses.
 - Describe desirable businesses and availability.
 - Develop a Code of Rural Living.
- Maintain the recreational areas in the Town.
 - Inventory local recreation sites.
 - Inventory amenities.
 - Develop a maintenance/replacement schedule.
 - Develop maintenance/replacement budgets.

Natural, Agricultural, and Cultural Resources

- Maintain a safe and healthy water supply.
 - Identify groundwater recharge areas.
 - Develop groundwater recharge area protection plan.
- Improve the library facilities and service.
 - Support the Dunn County Library Committee as it implements the Library Plan.

Intergovernmental Cooperation

- Cooperate /participate in meetings or programs dealing with planning related issues which affect the Town and its neighboring jurisdictions.

Land Use

- Promote, encourage and support the construction and remodeling of homes and property.
 - Develop a Code of Rural Living.
 - Describe civic pride and the importance of Aesthetics in the Town.
 - Don't enact rules or ordinance to make it difficult to remodel or renovate.

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

Progress 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 Sand Creek 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

Public Participation

Town of Sand Creek Plan Commission - Citizen Opinion Survey

The Town of Sand Creek consists of 36 square miles including the unincorporated “village” of Sand Creek. All questions in this survey refer to the entire 36 square miles known as the Town of Sand Creek.

- A. Do you reside in the Town of Sand Creek ____ Yes ____ No
 B. If you actively farm, how many acres are located in the Town of Sand Creek? _____ acres
 C. Of the total acres you've indicated in Question B, How many acres do you own? _____ acres
 How many acres do you rent? _____ acres

Please answer the following statements by checking the column that best corresponds to your opinion.

	Strongly Disagree	Disagree	Agree	Strongly Agree	
1. The Town of Sand Creek should preserve farms and farmland for agricultural purposes.					
2. A landowner or farmer should have the right to sell his/her farmland for purposes other than farming.					
3. The Town of Sand Creek should allow farmland to be used for non-farm purposes.					
4. Agricultural businesses should be encouraged to locate in the Town of Sand Creek.					
5. Corporate farms should be encouraged to locate in the Town of Sand Creek.					
6. Conflicts exist between farm and non-farm neighbors regarding dust, noise and odors.					
7. Agricultural land may be used for residential housing purposes.					
8. Agricultural land may be used for commercial/industrial purposes.					
9. More single family housing is needed in the Town of Sand Creek.					
10. There is a need for affordable startup type homes for young families.					
11. What should the minimum size of a residential lot be in the Town of Sand Creek, excluding the unincorporated “village” area? (Select only one box)					
<input type="checkbox"/> 1 acre	<input type="checkbox"/> 3 acres	<input type="checkbox"/> 5 acres	<input type="checkbox"/> 10 acres	<input type="checkbox"/> 35 acres	other (please give acres size) acres
	Strongly Disagree	Disagree	Agree	Strongly Agree	
12. Small and home-based businesses should be encouraged in the Town of Sand Creek.					
13. I am satisfied with the way things are happening in the Town of Sand Creek regarding land use and growth.					
14. More should be done to preserve wildlife and wildlife habitat in the Town of Sand Creek.					
15. House construction should be discouraged in environmentally sensitive areas in the Town of Sand Creek.					
16. There is a problem with contamination of groundwater in the Town of Sand Creek.					

17. There is a problem with pollution of rivers and streams in the Town of Sand Creek.				
18. Enough is done regarding the recycling program in the Town of Sand Creek.				
19. Trees and open spaces are more important to me than neighboring houses.				
20. It is important to preserve woodlands and environmentally sensitive areas in the Town of Sand Creek.				
21. Gravel pits should be allowed to operate in the Town of Sand Creek.				
22. Salvage or junkyards should be allowed to operate in the Town of Sand Creek.				
23. More parks, recreational areas and open areas are needed in the Town of Sand Creek.				
	Strongly Disagree	Disagree	Agree	Strongly Agree
24. The Town of Sand Creek should budget \$10,000 per year for the next 3 years for capital improvements to Myron Park.				
25. The Town of Sand Creek has a problem with pets running loose.				
26. Littering on town roads is a problem in the Town of Sand Creek.				
27. What is your opinion as to the future growth of the Town of Sand Creek? (Select only one) <input type="checkbox"/> stay as is and discourage development <input type="checkbox"/> encourage some development <input type="checkbox"/> let market forces determine development				
28. What value do you place on the scenic quality and rural characteristic of the Town of Sand Creek? <input type="checkbox"/> Little value (Select only one) <input type="checkbox"/> Some value <input type="checkbox"/> Great value				
29. What is there about the Town of Sand Creek that you are happy with and want to see continued or unchanged?				
30. What is there about the Town of Sand Creek that you would like to see changed or discouraged?				
31. Do you have any comments regarding land use or questions being asked in this survey?				
32. Please tell us something about you by answering the following demographic questions. Age _____ years Number in your household _____ How long have you lived at your current location _____ years What is your present occupation? (Select only one) <input type="checkbox"/> farming <input type="checkbox"/> retail business <input type="checkbox"/> self-employed <input type="checkbox"/> professional <input type="checkbox"/> service sector <input type="checkbox"/> retired <input type="checkbox"/> education <input type="checkbox"/> manufacturing <input type="checkbox"/> other (please list)				

33. Are you interested in serving on a Planning Committee for the Town of Sand Creek? _____ Yes _____ No If Yes, please contact Harlan Anderson, Chair, Town of Sand Creek at 715-658-1130
34. Name (optional)

Please return your survey in the enclosed postage paid envelope by **February 15, 2005.**

Survey Analysis

Land Use

Respondents are generally pleased with growth and land use and would encourage some development but they also want the town to preserve farms and farm land but they also believe that a farmer should have the right to sell land for non farm uses (residential is ok as long as it isn't in an environmentally sensitive area and they are split regarding industrial/commercial use) and they want the town to support this. They also support agricultural related businesses.

Generally the respondents feel that if a minimum lot size were to be required that most prefer between 1 and 5 acres. They are comfortable with having gravel pits in the area but do not like junk or salvage yards. They do not believe the town needs additional parks

Housing

The respondents want the town to preserve farms and farm land but they also believe that a farmer should have the right to sell land for non farm uses (residential is ok). They feel that more housing is needed and generally support having affordable housing as an option and if a minimum lot size were to be required that most prefer between 1 and 5 acres, they also support agricultural related businesses.

Agriculture

Respondents want the town to preserve farms and farm land but they also believe that a farmer should have the right to sell land for non farm uses (they are split regarding industrial/commercial use) and they want the town to support this. They support agricultural related businesses but do not necessarily want to have corporate farms in the town. They are split regarding problems between farm and non farm neighbors regarding dust, noise and odors and they do not believe that there is a problem with pollution of river and streams

Natural Resources

Respondents want the town to preserve farms and farm land but they also believe that a farmer should have the right to sell land for non farm uses (they are split regarding industrial/commercial use) and they want the town to support this.

They do not believe that there is a problem with pollution of river and streams. They value the natural resources more than more neighbors. They feel that woodlands and environmentally sensitive areas should be preserved. They are comfortable with having gravel pits in the area. They do not believe the town needs additional parks but do place a high value on the scenic quality and rural character.

Misc

They feel that small in home businesses are fine and fell the town should encourage them. They are strongly apposed to spending money to improve Myron Park for capitol improvements, they don't feel there is a real big problem regarding pets but are somewhat concerned about litter along the roadsides.

Appendix B

Maps

The following are explanation of maps in this appendix.

Base Map

This map shows base information ;roads, rivers and streams and an aerial photo background of the Town.

Soil Productivity

This map shows land which is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. It does not reflect whether the land is currently being cropped or has a history of cropping.

Floodplains / Water Quality

For the purpose of this plan this map shows soils with characteristics indicating it is prone to flooding have been mapped. As is the case with Federal emergency Management Agency (FEMA) maps, errors have been found. Therefore, it is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

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 this map shows those areas. The Town's Comprehensive Plan 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. This map shows areas where water qualities measures would meet the minimum state requirements.

Wetlands

For the purpose of this plan this map shows hydric soils have been mapped. These are soils which have evidence indicating that these soils are wet in nature. It is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Steep Slopes

This map shows steep slopes as 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.

Woodlands

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

Existing Land Use

The primary purpose of the Existing Land Use map is to accurately inventory the Town's present land use situation. This process utilized photo interpretation, field surveys, and local review. The end result of this inventory process was the existing land use map. The inventory results confirm that the Town is a rural community with a large agricultural base and a healthy variety of natural areas. According to the goals and objectives, hopes to be maintained as such.

To more accurately represent current land use patterns, eleven categories were developed. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan the following land use definitions were used;

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 with a primary use as residential, includes vacant lots.

Residential-Woods

Parcel of land greater than 10 acres, is 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 and 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.

Residential-Commercial

Parcel of land 10 acres or smaller with a dual use of commerce and residential

Farmland-Irrigated

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water, has an irrigation system (center pivot) and is predominantly agricultural in nature.

Preferred Land Use

The Preferred Land Use map represents the preferred patterns of development in the town over the next twenty years. It mainly deals with the three land uses, residential, commercial and agriculture.

Agricultural lands of high value in Sand Creek are identified on the map and defined as Important Farmland. These areas represent land that because of soil types, parcel size, proximity to other farm land and/or its potential to be irrigated are of higher agricultural value.

- The Preferred Land Use map is intended to be a graphic depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map itself is not a zoning map nor is it intended to be a rigid end-product document. It is to be used as a necessary planning tool to help the community evaluate its position on development issues and thereby formulating policies which will best achieve local objectives in an effective and flexible manner.

To meet the demand for more housing without sacrificing the spatial requirements of “sustainable agriculture” while at the same time preserving the aesthetic qualities of “rural character” three major land uses are planned; Agriculture, Residential-Agriculture and Residential. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan they are defined as follows;

Residential-Agriculture

Parcel of land where agriculture, higher density residential development or a combination of both should be encouraged.

Agriculture

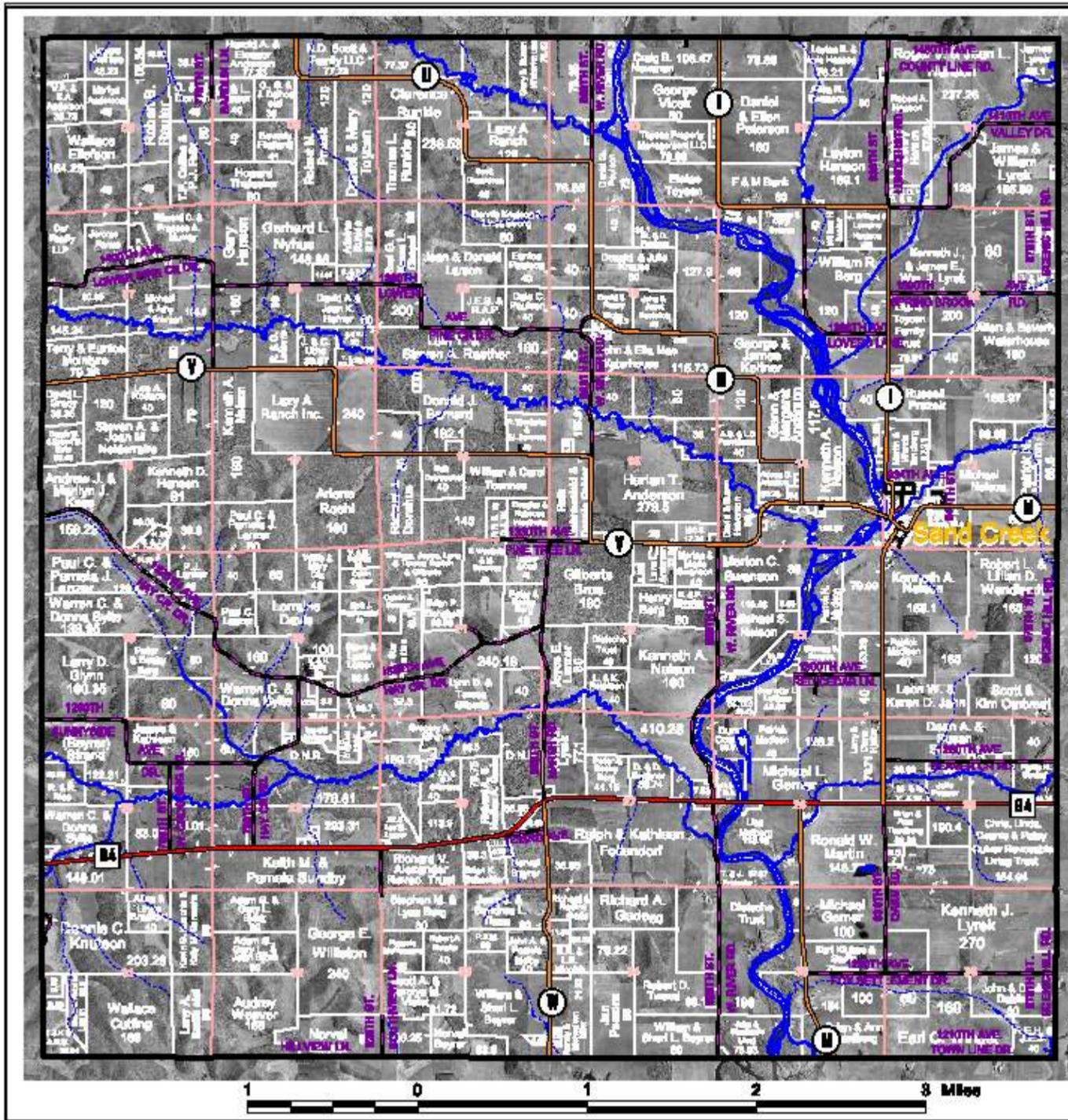
Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water which is predominantly agricultural in nature. These parcels could sustain limited non-agricultural development. Agricultural related activities and practices should be encouraged while higher density residential development or other incompatible non-agricultural uses should be discouraged.

Residential

Parcel of land with a primary use as residential, includes vacant lots.

School Districts

This map shows the school district boundaries of the entire county.



BASE MAP

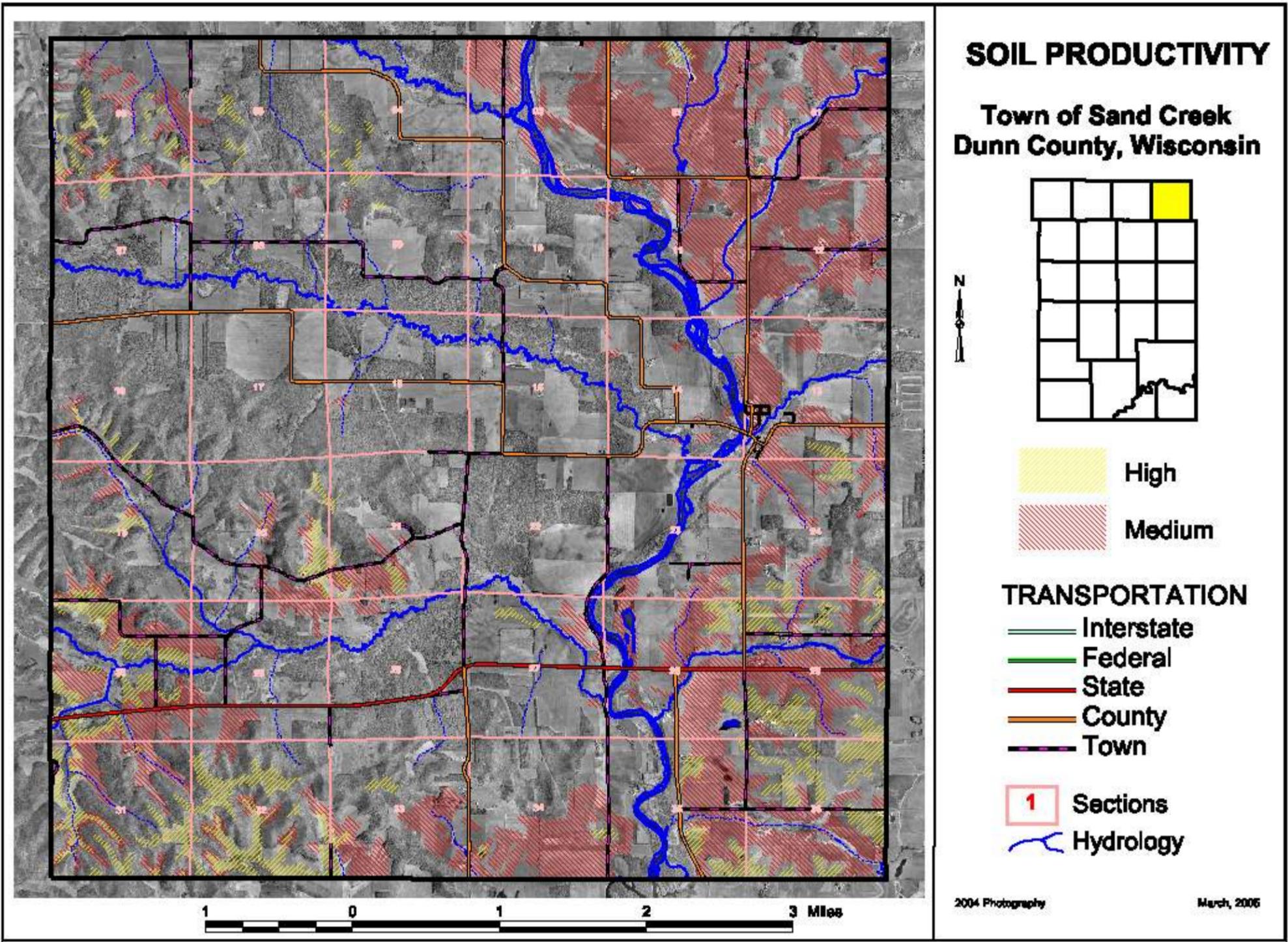
Town of Sand Creek Dunn County, Wisconsin

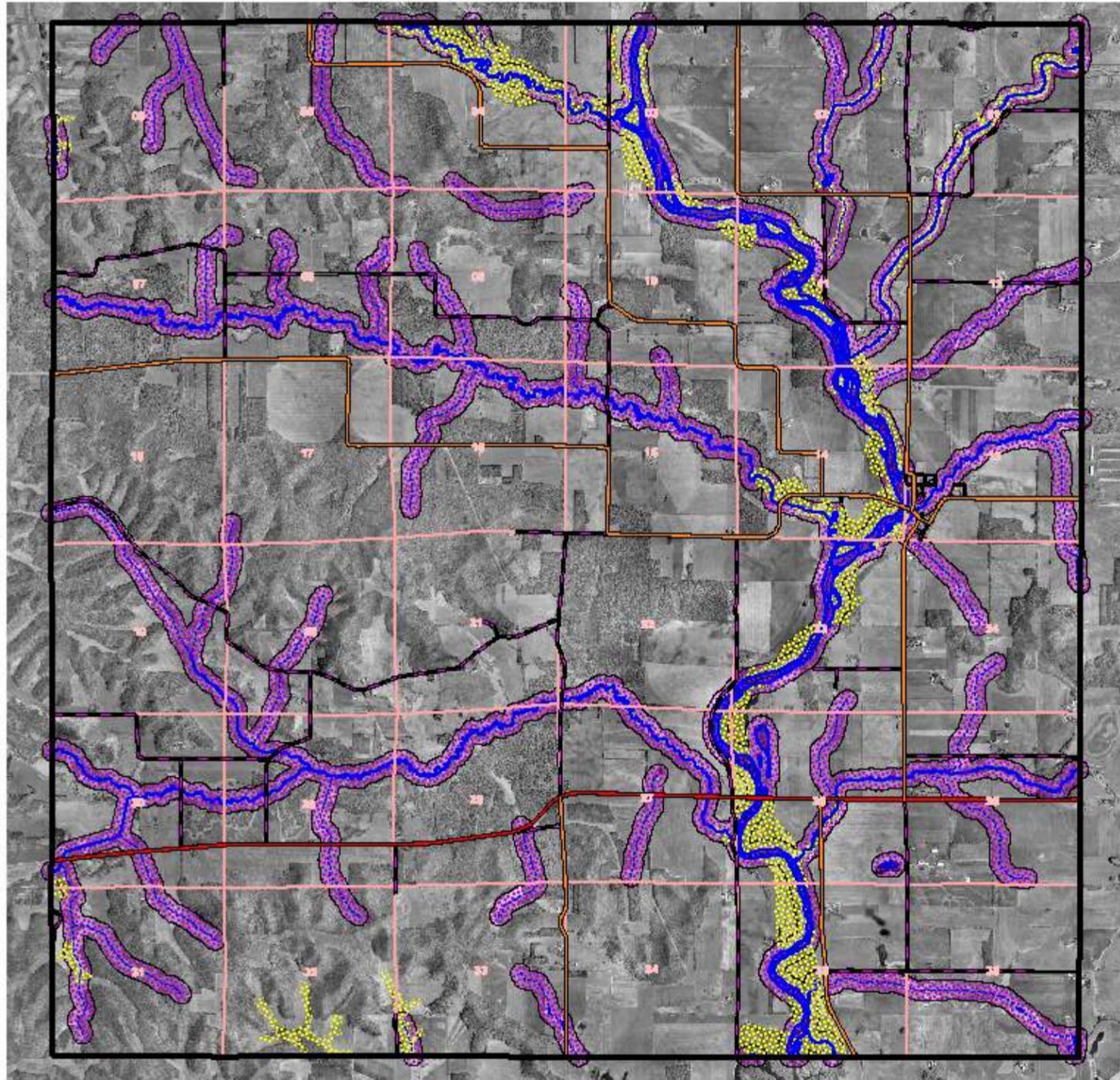
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- Hydrology
- Sections
- Tax Parcels
- Ownership Parcels

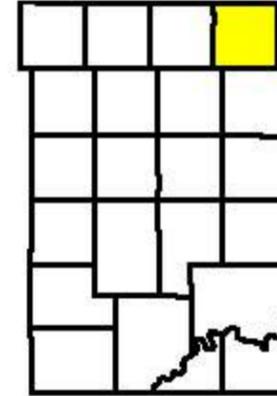
2004 Photography
February, 2005





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

**Town of Sand Creek
Dunn County, Wisconsin**

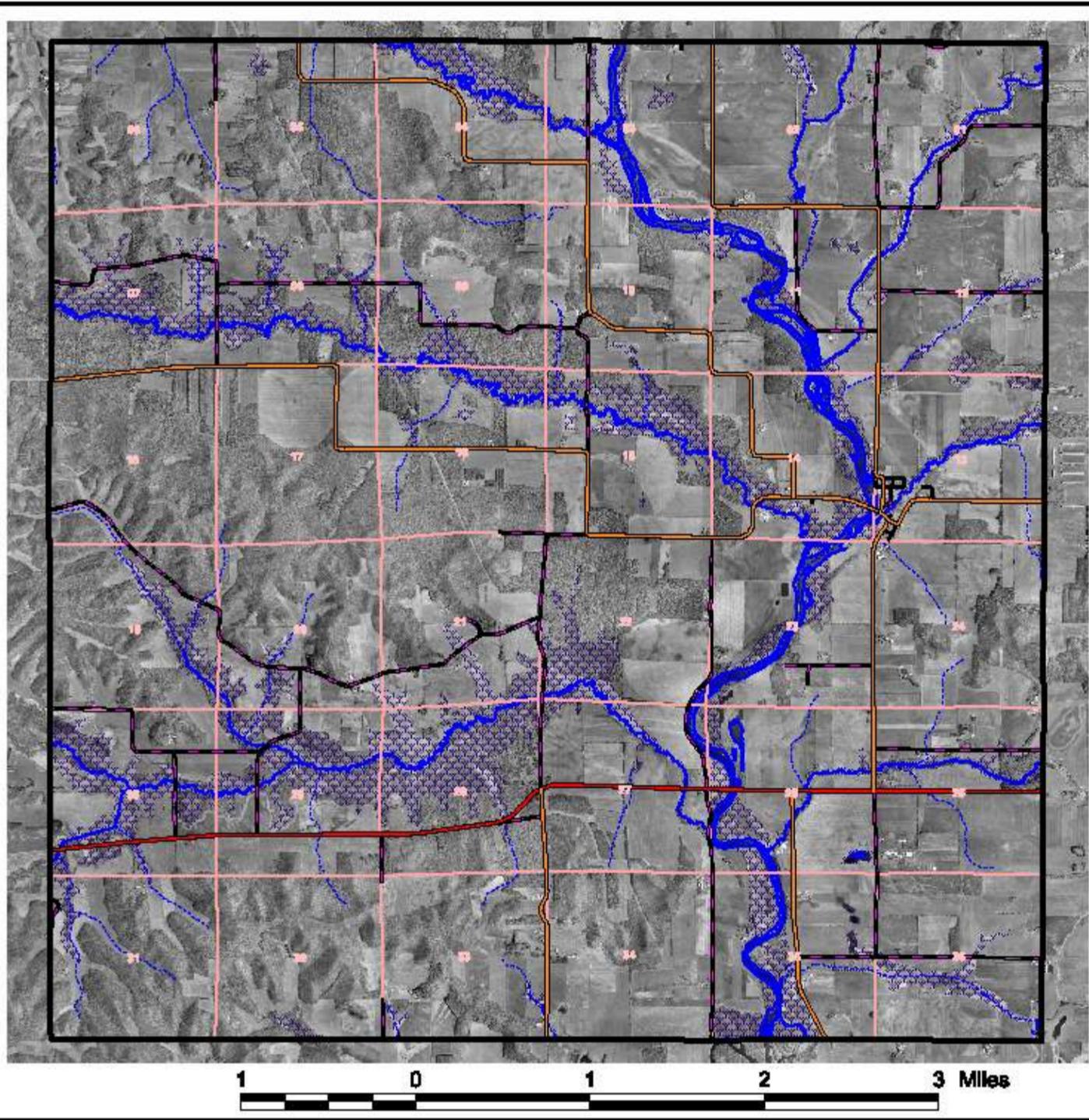


-  Water Quality Management Areas
-  Areas Prone to Flooding

- Transportation**
-  Interstate
 -  Federal
 -  State
 -  County
 -  Town

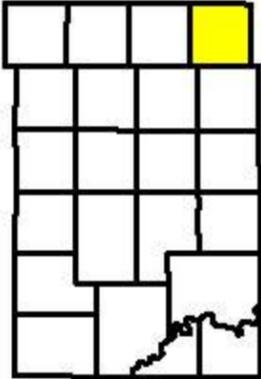
-  Tax Parcels
-  Sections
-  Hydrology

2004 Photography March, 2005



WETLANDS

Town of Sand Creek
Dunn County, Wisconsin



 Hydric Soils

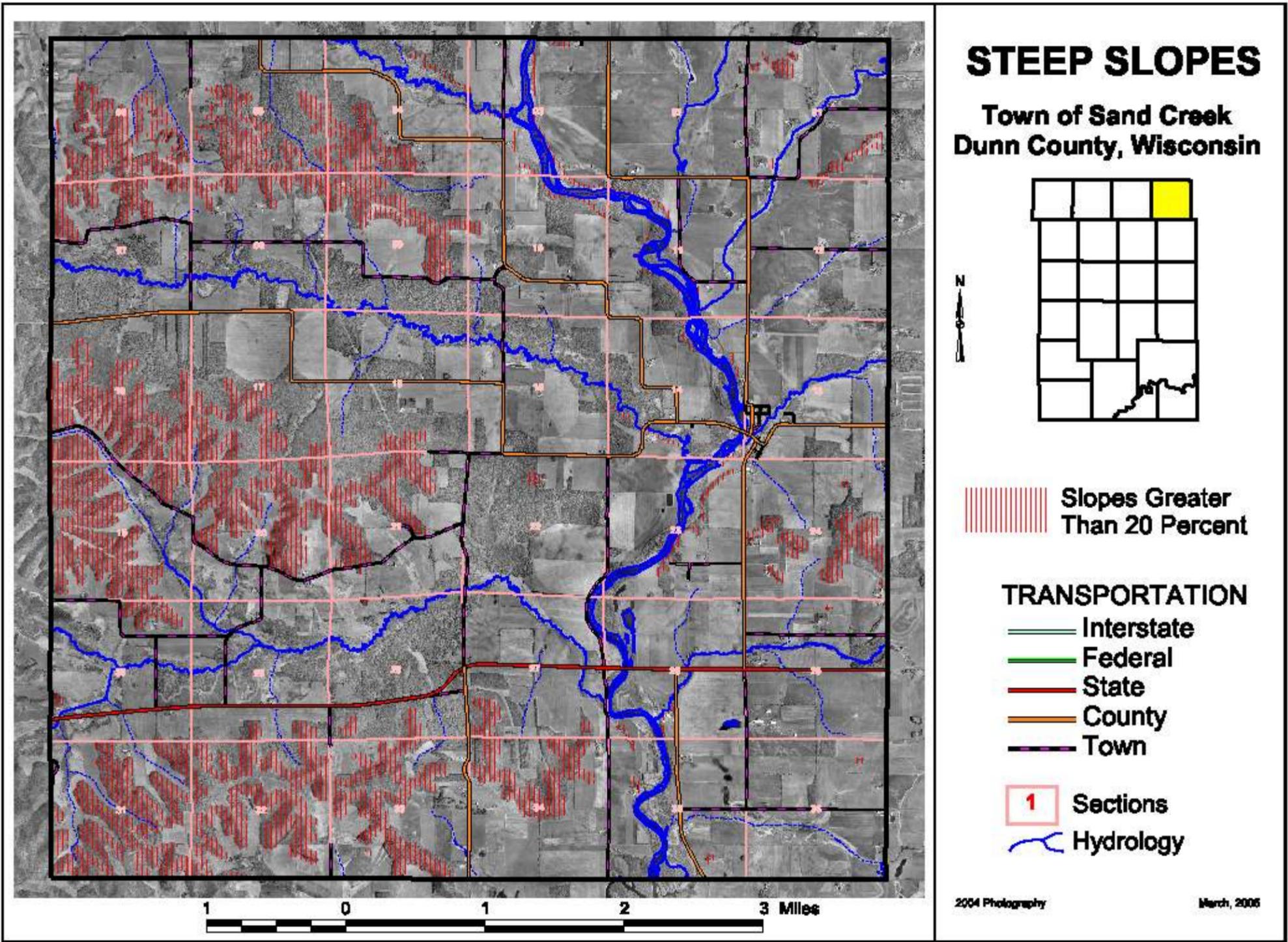
TRANSPORTATION

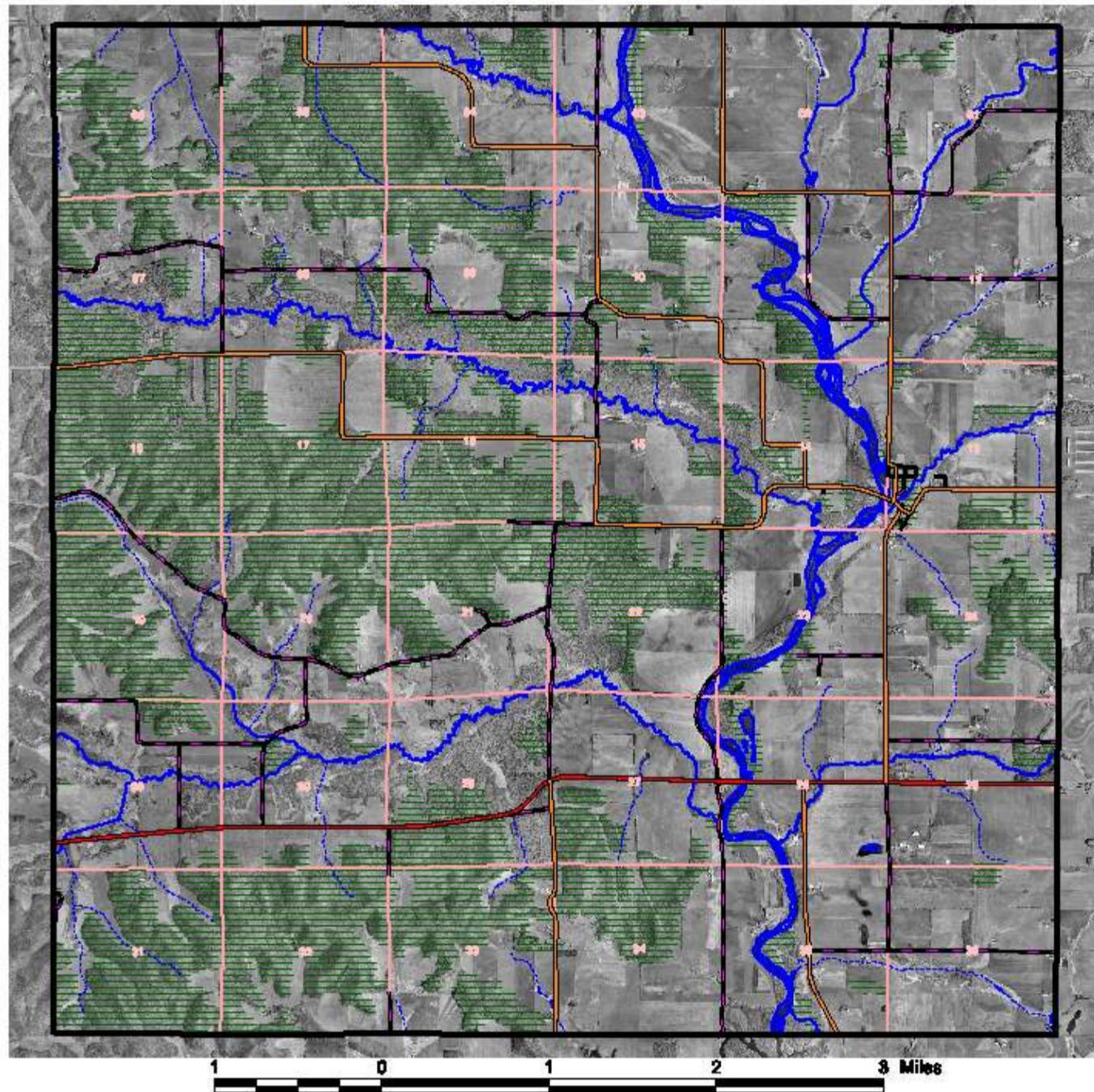
-  Interstate
-  Federal
-  State
-  County
-  Town

-  Sections
-  Hydrology

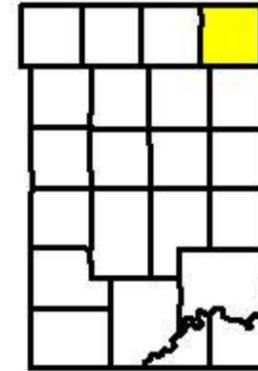
2004 Photography

March, 2006





WOODLOTS GREATER THAN 10 ACRES
Town of Sand Creek
Dunn County, Wisconsin



 Woodlots Greater Than 10 Acres

Transportation
 — Interstate
 — Federal
 — State
 — County
 — Town

 Tax Parcels

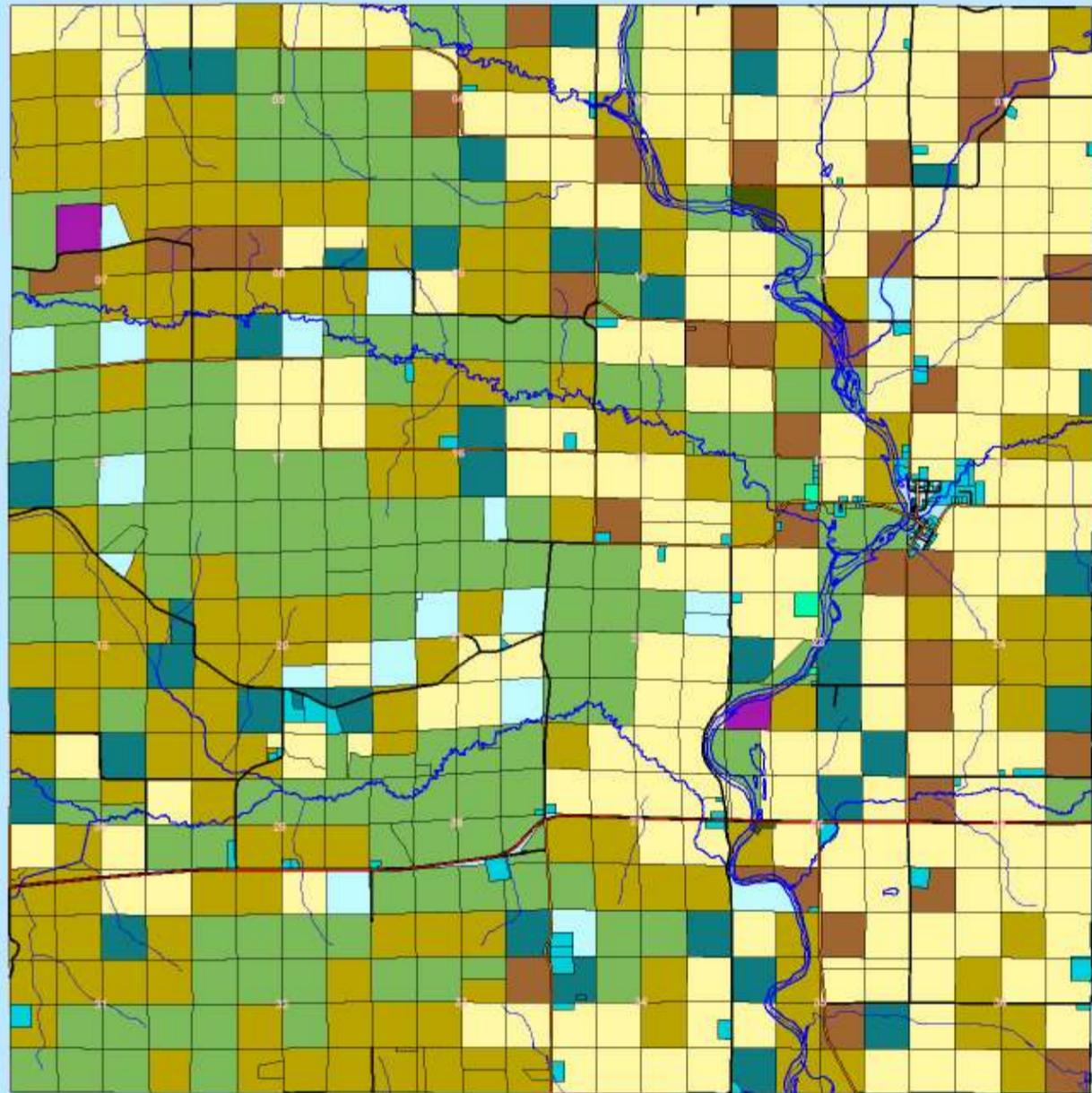
 Sections

 Hydrology

2004 Photography

January, 2005

Town of Sand Creek



Legend

- Interstate
- Federal
- State
- County
- Town
- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

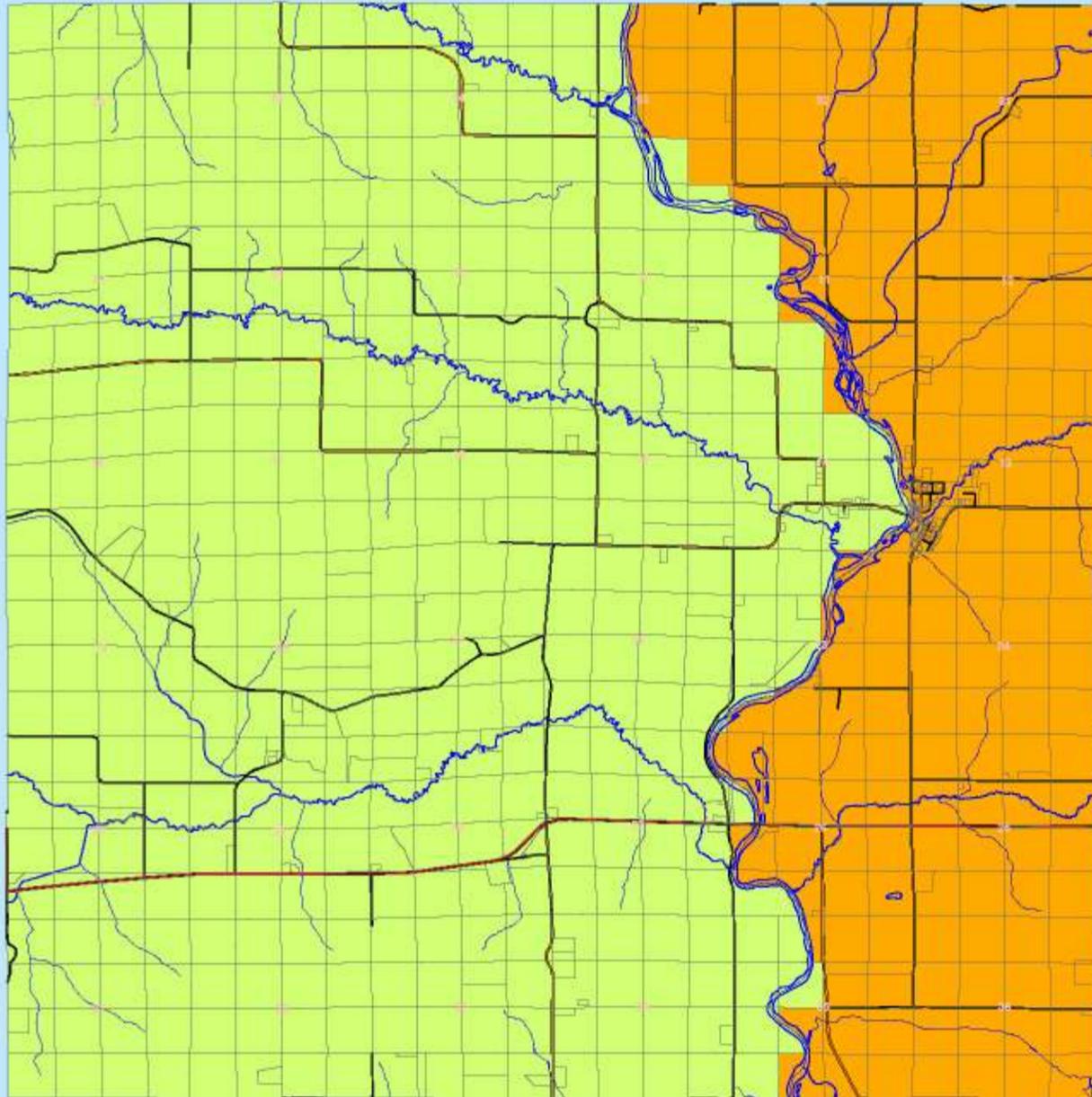


0 0.25 0.5 1 Miles

Revised 3-16-07

Existing Land Use

Town of Sand Creek



Legend

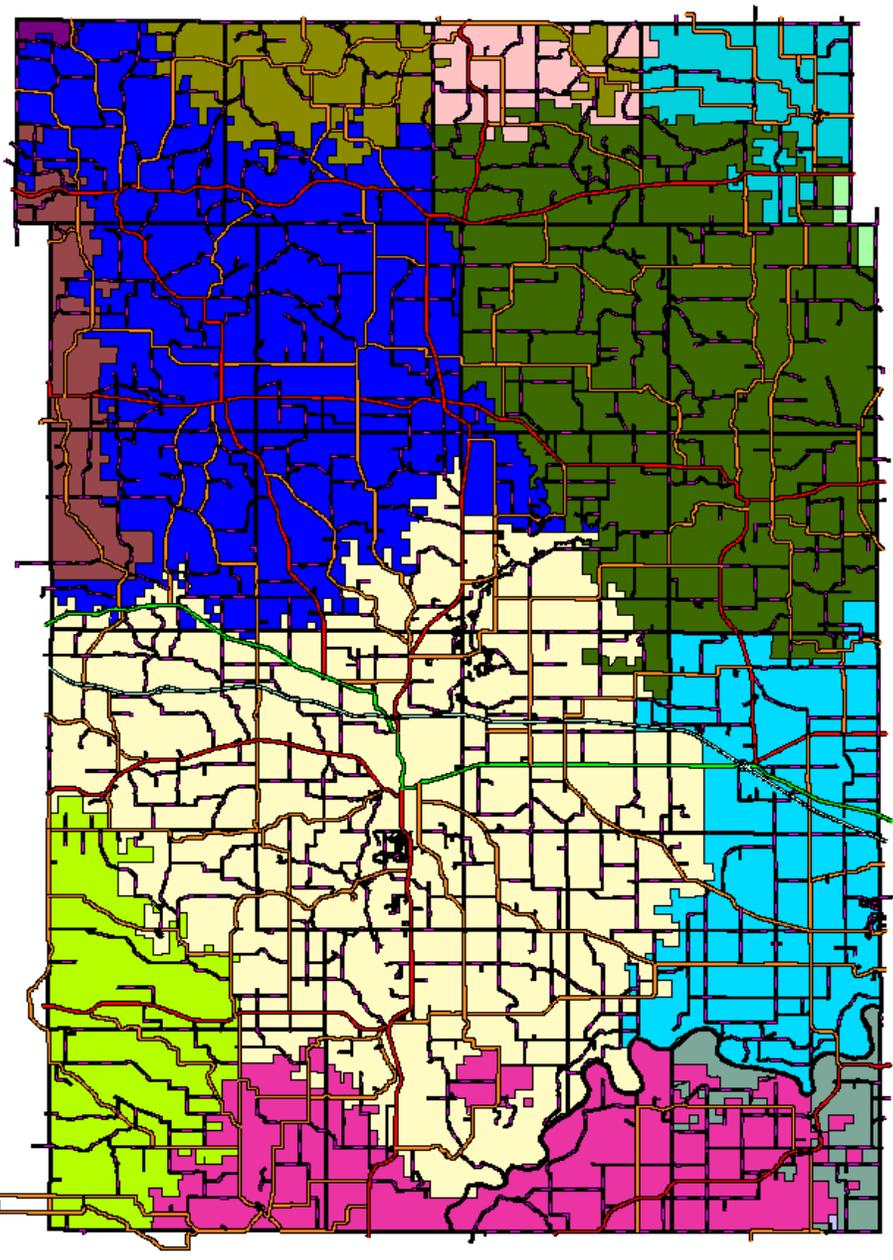
- Interstate
- Federal
- State
- County
- Town
- Residential/Agriculture
- Agriculture/Residential

Preferred Land Use



0 0.25 0.5 1 Miles

Revised 3-17-07



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 C

Demographics

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

Geographic area: Sand Creek town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population	586	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	586	100.0
Male.....	303	51.7	Hispanic or Latino (of any race).....	1	0.2
Female.....	283	48.3	Mexican.....	1	0.2
Under 5 years.....	34	5.8	Puerto Rican.....	-	-
5 to 9 years.....	35	6.0	Cuban.....	-	-
10 to 14 years.....	40	6.8	Other Hispanic or Latino.....	-	-
15 to 19 years.....	49	8.4	Not Hispanic or Latino.....	585	99.8
20 to 24 years.....	23	3.9	White alone.....	577	98.5
25 to 34 years.....	70	11.9	RELATIONSHIP		
35 to 44 years.....	94	16.0	Total population	586	100.0
45 to 54 years.....	94	16.0	In households.....	586	100.0
55 to 59 years.....	31	5.3	Householder.....	230	39.2
60 to 64 years.....	28	4.8	Spouse.....	146	24.9
65 to 74 years.....	36	6.1	Child.....	178	30.4
75 to 84 years.....	40	6.8	Own child under 18 years.....	130	22.2
85 years and over.....	12	2.0	Other relatives.....	11	1.9
Median age (years).....	39.8	(X)	Under 18 years.....	5	0.9
18 years and over.....	447	76.3	Nonrelatives.....	21	3.6
Male.....	226	38.6	Unmarried partner.....	13	2.2
Female.....	221	37.7	In group quarters.....	-	-
21 years and over.....	427	72.9	Institutionalized population.....	-	-
62 years and over.....	106	18.1	Noninstitutionalized population.....	-	-
65 years and over.....	88	15.0	HOUSEHOLD BY TYPE		
Male.....	37	6.3	Total households	230	100.0
Female.....	51	8.7	Family households (families).....	161	70.0
RACE			With own children under 18 years.....	66	28.7
One race.....	582	99.3	Married-couple family.....	146	63.5
White.....	578	98.6	With own children under 18 years.....	60	26.1
Black or African American.....	-	-	Female householder, no husband present.....	10	4.3
American Indian and Alaska Native.....	1	0.2	With own children under 18 years.....	3	1.3
Asian.....	3	0.5	Nonfamily households.....	69	30.0
Asian Indian.....	-	-	Householder living alone.....	56	24.3
Chinese.....	-	-	Householder 65 years and over.....	28	12.2
Filipino.....	-	-	Households with individuals under 18 years.....	74	32.2
Japanese.....	-	-	Households with individuals 65 years and over.....	65	28.3
Korean.....	3	0.5	Average household size.....	2.55	(X)
Vietnamese.....	-	-	Average family size.....	3.08	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	244	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	230	94.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	14	5.7
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	4	1.6
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	1.1	(X)
Some other race.....	-	-	Rental vacancy rate (percent).....	6.3	(X)
Two or more races.....	4	0.7	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	230	100.0
White.....	582	99.3	Owner-occupied housing units.....	185	80.4
Black or African American.....	1	0.2	Renter-occupied housing units.....	45	19.6
American Indian and Alaska Native.....	2	0.3	Average household size of owner-occupied units.....	2.64	(X)
Asian.....	3	0.5	Average household size of renter-occupied units.....	2.16	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	2	0.3			

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

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ 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: Sand Creek 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
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	140	100.0	Total population.....	613	100.0
Nursery school, preschool.....	3	2.1	Native.....	613	100.0
Kindergarten.....	3	2.1	Born in United States.....	610	99.5
Elementary school (grades 1-8).....	79	56.4	State of residence.....	431	70.3
High school (grades 9-12).....	40	28.6	Different state.....	179	29.2
College or graduate school.....	15	10.7	Born outside United States.....	3	0.5
EDUCATIONAL ATTAINMENT			Foreign born.....	-	-
Population 25 years and over.....	413	100.0	Entered 1990 to March 2000.....	-	-
Less than 9th grade.....	32	7.7	Naturalized citizen.....	-	-
9th to 12th grade, no diploma.....	26	6.3	Not a citizen.....	-	-
High school graduate (includes equivalency).....	171	41.4	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	78	18.9	Total (excluding born at sea).....	-	-
Associate degree.....	28	6.8	Europe.....	-	-
Bachelor's degree.....	55	13.3	Asia.....	-	-
Graduate or professional degree.....	23	5.6	Africa.....	-	-
Percent high school graduate or higher.....	86.0	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	18.9	(X)	Latin America.....	-	-
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over.....	490	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	106	21.6	Population 5 years and over.....	575	100.0
Now married, except separated.....	311	63.5	English only.....	557	96.9
Separated.....	5	1.0	Language other than English.....	18	3.1
Widowed.....	33	6.7	Speak English less than "very well".....	7	1.2
Female.....	28	5.7	Spanish.....	10	1.7
Divorced.....	35	7.1	Speak English less than "very well".....	7	1.2
Female.....	13	2.7	Other Indo-European languages.....	5	0.9
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years.....	11	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	10	90.9	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	460	100.0	Total population.....	613	100.0
Civilian veterans.....	38	8.3	Total ancestries reported.....	758	123.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years.....	138	100.0	Czech ¹	15	2.4
With a disability.....	-	-	Danish.....	8	1.3
Population 21 to 64 years.....	352	100.0	Dutch.....	11	1.8
With a disability.....	33	9.4	English.....	45	7.3
Percent employed.....	45.5	(X)	French (except Basque) ¹	17	2.8
No disability.....	319	90.6	French Canadian ¹	5	0.8
Percent employed.....	88.1	(X)	German.....	215	35.1
Population 65 years and over.....	85	100.0	Greek.....	-	-
With a disability.....	38	44.7	Hungarian.....	1	0.2
RESIDENCE IN 1995			Irish ¹	62	10.1
Population 5 years and over.....	575	100.0	Italian.....	4	0.7
Same house in 1995.....	369	64.2	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	206	35.8	Norwegian.....	282	46.0
Same county.....	60	10.4	Polish.....	32	5.2
Different county.....	146	25.4	Portuguese.....	2	0.3
Same state.....	82	14.3	Russian.....	-	-
Different state.....	64	11.1	Scotch-Irish.....	2	0.3
Elsewhere in 1995.....	-	-	Scottish.....	2	0.3
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	28	4.6
			Swiss.....	2	0.3
			Ukrainian.....	-	-
			United States or American.....	11	1.8
			Welsh.....	-	-
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	14	2.3

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

¹The 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-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Sand Creek 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
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	479	100.0	Households	237	100.0
In labor force	345	72.0	Less than \$10,000	11	4.6
Civilian labor force	345	72.0	\$10,000 to \$14,999	23	9.7
Employed	333	69.5	\$15,000 to \$24,999	44	18.6
Unemployed	12	2.5	\$25,000 to \$34,999	31	13.1
Percent of civilian labor force	3.5	(X)	\$35,000 to \$49,999	45	19.0
Armed Forces	-	-	\$50,000 to \$74,999	51	21.5
Not in labor force	134	28.0	\$75,000 to \$99,999	19	8.0
Females 16 years and over	233	100.0	\$100,000 to \$149,999	11	4.6
In labor force	147	63.1	\$150,000 to \$199,999	2	0.8
Civilian labor force	147	63.1	\$200,000 or more	-	-
Employed	147	63.1	Median household income (dollars)	40,197	(X)
Own children under 6 years	38	100.0	With earnings	205	86.5
All parents in family in labor force	29	76.3	Mean earnings (dollars) ¹	40,802	(X)
COMMUTING TO WORK			With Social Security income	74	31.2
Workers 16 years and over	333	100.0	Mean Social Security income (dollars) ¹	9,611	(X)
Car, truck, or van -- drove alone	225	67.6	With Supplemental Security Income	10	4.2
Car, truck, or van -- carpooled	27	8.1	Mean Supplemental Security Income		
Public transportation (including taxicab)	-	-	(dollars) ¹	5,340	(X)
Walked	39	11.7	With public assistance income	-	-
Other means	7	2.1	Mean public assistance income (dollars) ¹	-	(X)
Worked at home	35	10.5	With retirement income	32	13.5
Mean travel time to work (minutes) ¹	26.6	(X)	Mean retirement income (dollars) ¹	9,709	(X)
Employed civilian population			Families	173	100.0
16 years and over	333	100.0	Less than \$10,000	1	0.6
OCCUPATION			\$10,000 to \$14,999	14	8.1
Management, professional, and related occupations	100	30.0	\$15,000 to \$24,999	24	13.9
Service occupations	49	14.7	\$25,000 to \$34,999	27	15.6
Sales and office occupations	59	17.7	\$35,000 to \$49,999	39	22.5
Farming, fishing, and forestry occupations	23	6.9	\$50,000 to \$74,999	40	23.1
Construction, extraction, and maintenance occupations	46	13.8	\$75,000 to \$99,999	15	8.7
Production, transportation, and material moving occupations	56	16.8	\$100,000 to \$149,999	11	6.4
INDUSTRY			\$150,000 to \$199,999	2	1.2
Agriculture, forestry, fishing and hunting, and mining	43	12.9	\$200,000 or more	-	-
Construction	41	12.3	Median family income (dollars)	42,132	(X)
Manufacturing	48	14.4	Per capita income (dollars) ¹	16,937	(X)
Wholesale trade	8	2.4	Median earnings (dollars):		
Retail trade	30	9.0	Male full-time, year-round workers	26,667	(X)
Transportation and warehousing, and utilities	20	6.0	Female full-time, year-round workers	20,313	(X)
Information	8	2.4			
Finance, insurance, real estate, and rental and leasing	17	5.1			
Professional, scientific, management, administrative, and waste management services	11	3.3			
Educational, health and social services	75	22.5			
Arts, entertainment, recreation, accommodation and food services	13	3.9			
Other services (except public administration)	10	3.0			
Public administration	9	2.7			
CLASS OF WORKER					
Private wage and salary workers	263	79.0			
Government workers	44	13.2			
Self-employed workers in own not incorporated business	22	6.6			
Unpaid family workers	4	1.2			

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

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

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

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

Geographic area: Sand Creek 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	244	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	231	100.0
1-unit, detached	220	90.2	1.00 or less	225	97.4
1-unit, attached	-	-	1.01 to 1.50	3	1.3
2 units	4	1.6	1.51 or more	3	1.3
3 or 4 units	-	-			
5 to 9 units	-	-	Specified owner-occupied units	108	100.0
10 to 19 units	12	4.9	VALUE		
20 or more units	2	0.8	Less than \$50,000	37	34.3
Mobile home	6	2.5	\$50,000 to \$99,999	54	50.0
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	12	11.1
			\$150,000 to \$199,999	2	1.9
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	3	2.8
1999 to March 2000	8	3.3	\$300,000 to \$499,999	-	-
1995 to 1998	7	2.9	\$500,000 to \$999,999	-	-
1990 to 1994	4	1.6	\$1,000,000 or more	-	-
1980 to 1989	39	16.0	Median (dollars)	63,900	(X)
1970 to 1979	31	12.7			
1960 to 1969	15	6.1	MORTGAGE STATUS AND SELECTED		
1940 to 1959	33	13.5	MONTHLY OWNER COSTS		
1939 or earlier	107	43.9	With a mortgage	60	55.6
ROOMS			Less than \$300	-	-
1 room	-	-	\$300 to \$499	14	13.0
2 rooms	8	3.3	\$500 to \$699	25	23.1
3 rooms	19	7.8	\$700 to \$999	10	9.3
4 rooms	22	9.0	\$1,000 to \$1,499	6	5.6
5 rooms	48	19.7	\$1,500 to \$1,999	5	4.6
6 rooms	53	21.7	\$2,000 or more	-	-
7 rooms	56	23.0	Median (dollars)	618	(X)
8 rooms	18	7.4	Not mortgaged	48	44.4
9 or more rooms	20	8.2	Median (dollars)	225	(X)
Median (rooms)	6.0	(X)	SELECTED MONTHLY OWNER COSTS		
Occupied housing units	231	100.0	AS A PERCENTAGE OF HOUSEHOLD		
YEAR HOUSEHOLDER MOVED INTO UNIT			INCOME IN 1999		
1999 to March 2000	22	9.5	Less than 15.0 percent	55	50.9
1995 to 1998	58	25.1	15.0 to 19.9 percent	17	15.7
1990 to 1994	33	14.3	20.0 to 24.9 percent	13	12.0
1980 to 1989	51	22.1	25.0 to 29.9 percent	9	8.3
1970 to 1979	39	16.9	30.0 to 34.9 percent	-	-
1969 or earlier	28	12.1	35.0 percent or more	14	13.0
			Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	26	100.0
None	9	3.9	GROSS RENT		
1	52	22.5	Less than \$200	7	26.9
2	103	44.6	\$200 to \$299	4	15.4
3 or more	67	29.0	\$300 to \$499	10	38.5
			\$500 to \$749	3	11.5
HOUSE HEATING FUEL			\$750 to \$999	-	-
Utility gas	1	0.4	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	128	55.4	\$1,500 or more	-	-
Electricity	22	9.5	No cash rent	2	7.7
Fuel oil, kerosene, etc	51	22.1	Median (dollars)	367	(X)
Coal or coke	-	-			
Wood	27	11.7	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	2	0.9	Less than 15.0 percent	11	42.3
No fuel used	-	-	15.0 to 19.9 percent	2	7.7
			20.0 to 24.9 percent	-	-
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	5	19.2
Lacking complete plumbing facilities	-	-	30.0 to 34.9 percent	2	7.7
Lacking complete kitchen facilities	-	-	35.0 percent or more	4	15.4
No telephone service	-	-	Not computed	2	7.7

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

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

Final Population Projections for Wisconsin Municipalities: 2000 - 2025

(The 2000 Census counts include the latest corrections - November 25, 2003 and may not equal those in the county age by sex projections)

Municipality	1980	1990	2000	2005	2010	2015	2020	2025
T COLFAX	660	691	909	993	1,066	1,130	1,206	1,286
T DUNN	1,294	1,315	1,492	1,579	1,648	1,705	1,780	1,862
T EAU GALLE	944	854	797	788	770	747	734	722
T ELK MOUND	66	749	1,121	1,254	1,374	1,481	1,605	1,733
T GRANT	443	412	426	436	442	445	452	461
T HAY RIVER	433	510	546	585	618	646	681	718
T LUCAS	699	644	658	678	690	698	714	731
T MENOMONIE	2,453	2,732	3,174	3,399	3,587	3,746	3,946	4,159
T NEW HAVEN	707	658	656	671	678	680	691	703
T OTTER CREEK	337	339	474	529	578	622	673	725
T PERU	194	203	247	262	274	283	296	310
T RED CEDAR	1,278	1,417	1,673	1,845	1,999	2,136	2,296	2,463
T ROCK CREEK	668	696	793	831	860	882	914	950
T SAND CREEK	575	568	586	609	625	637	656	677
T SHERIDAN	476	468	483	497	505	510	520	533
T SHERMAN	666	725	748	775	794	808	830	855
T SPRING BROOK	1,293	1,293	1,320	1,392	1,448	1,493	1,555	1,622
T STANTON	553	637	715	799	875	942	1,020	1,101
T TAINTER	1,507	1,756	2,116	2,339	2,536	2,711	2,915	3,128
T TIFFANY	639	594	633	654	667	676	692	711
T WESTON	654	560	630	636	634	629	631	635
T WILSON	464	490	500	516	527	534	548	562
V BOYCEVILLE	862	913	1,043	1,096	1,137	1,170	1,216	1,265
V COLFAX	1,149	1,110	1,136	1,165	1,181	1,189	1,211	1,236
V DOWNING	242	250	257	261	263	262	265	268
V ELK MOUND	737	765	785	815	837	852	877	905
V KNAPP	419	419	421	428	430	429	433	438
V RIDGELAND	300	246	265	265	262	257	255	254
V WHEELER	231	348	317	317	313	307	305	304
C MENOMONIE	12,769	13,547	14,937	15,632	16,153	16,558	17,144	17,788
DUNN COUNTY	34,314	35,909	39,858	42,046	43,771	45,165	47,061	49,105

Prepared by Demographic Services Center, Wisconsin Department of Administration, January 2004