



**The Comprehensive Plan
for the
Town of Peru
2007**

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VISION STATEMENT

To protect and maintain the rural character of the Town of Peru while guiding responsible growth for the benefit of current and future citizens.

PLAN INTRODUCTION AND STRUCTURE

Overview

Development, without which the Town of Peru would not exist, has been a fact since our beginning, but has been historically gradual. In the last 10-15 years, we have seen an increase in development pressure in surrounding townships. While it would be neither possible nor healthy to prevent development in our township, we do believe that if it is not controlled, we risk losing the rural character we value so highly.

The purpose of this plan is to provide information about the town, its resources, its residents, and its existing character and to address resident concerns about what the community will be in the future. The plan will guide land-planning decisions in the Town of Peru over the next twenty years. Our intent is to provide goals and objectives that will give those making the decisions about future growth and development a mandate from the people that will make their jobs easier. As the recommendations included in this plan are long-range, it is important to remember that some of them may not be implemented for several years, while others may never be acted on. This plan will strive to incorporate the following general town policies:

- Support agricultural land resources and farming as a viable occupation.
- Support the preservation of, and enhancement of, the 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 landowners 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 in mutually beneficial intergovernmental relations with surrounding and overlapping governments.

This plan will document public participation as well as the development process of which it is the result. It is organized around the following nine planning elements:

Issues and Opportunities

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

Housing

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential

problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

Transportation

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

Agriculture

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

Natural and Cultural

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

Utilities and Community Facilities

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

Economic Development

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

Land Use

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

Intergovernmental Cooperation

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

Implementation

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

PART I

BACKGROUND

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. Sometimes referred to as the "smart growth law", the Comprehensive Planning Law does not mandate how a community should grow, rather it requires public participation at the local level in deciding how a community wants to look and be in the future.

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 with a comprehensive plan in 2010 to a certain group: zoning, subdivision regulations, and official mapping.

The Town of Peru utilized several state statutes to comply with the planning mandate. Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government. Chapter 60.23 enables the town to exercise village powers. These were adopted at the annual meeting on October 6, 2003, allowing the formation of a Plan Commission. State law requires this commission to draft and recommend adoption of a Comprehensive Plan. On, April 11, 2005 the town board adopted a resolution authorizing the formation of said Plan Commission.

Community Involvement and Input

The development and implementation of a successful land use and development plan, and the creation of the policies and management tools required, are based largely on community involvement. Our planners involved the community by educating the public and gathering public input through:

Visioning

The Town held a vision workshop on March 10, 2005. The purpose of the workshop was to identify a shared future vision for the Town, and somewhat more detailed strategies for achieving that vision. Residents / landowners attended this workshop and identified Peru's opportunities and challenges for future growth and preservation. Complete results of the vision-setting workshop can be found in Appendix A.

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, to balance residential and business growth with rural atmosphere, to channel development into appropriate areas.

Threats: Inflation of property values and taxes, development pressure from nearby urban communities, fragmentation and loss of agricultural land, groundwater pollution.

Opinion Survey

On January 4, 2005, the citizen opinion survey was sent to all town residents and/or landowners. Eighty-seven responses were tabulated, representing an approximately 97% return. The responses indicate that the people of the town are concerned about the Town losing its rural character. The following is a synopsis of concerns and opinions:

Agriculture

We need to preserve prime farmland for agricultural purposes.

We like to have agricultural businesses in the township as long as they are not large scale or corporate in nature.

There is harmony between farm and non-farm neighbors regarding dust, noise, and odors.

We feel that agricultural businesses should be allowed only in designated areas.

Housing

There is a preference for single-family homes over any other type of development.

Suggested lot size should be between one and ten acres.

Economics

Economic development should occur in designated areas only.

A landowner/farmer should have the right to sell his/her farmland for purposes other than dairy/ farming.

Small scale pits and quarries should be allowed to operate in the town, though not on a large scale.

Transportation

Town roads adequately meet the needs of the citizens and businesses.

Town roads are well maintained.

Natural Resources

Rural and agricultural character should be preserved in the Town.

Currently, there are no perceived problems with contamination of groundwater or pollution of streams.

Woodlands and environmentally sensitive areas should be protected.

Local Government/Land Use

The primary role of town officials regarding land use should be advisory first, then regulatory, and then educational.

Land use policies and regulations should emphasize preserving the rural and agricultural character of Peru.

Citizens are satisfied with the maintenance of the roads.

Town officials should continue agreements with other units of government.

Town officials should improve communications with neighboring townships and villages, and with Dunn County.

The Plan Commission used the survey information to guide the formation of the Comprehensive Plan. The responses to the survey questions, as well as comments made at the visioning session, indicate that the people of the Town are concerned about the Town losing its rural character. They support the idea of preserving farms and farmland, particularly prime farmland. Most citizens do not find the noise, dust, and odors of farming difficult to live with, and they enjoy the open space, woodlands, and wildlife habitat. The vast majority are willing to support land-use policies and regulations designed to preserve the rural and agricultural nature of the Town, within reason.

Open House

On April 23, 2005, the Plan Commission hosted an open house to discuss and present the results from the visioning session and from the citizen opinion survey and to present the progress in the planning process including goals and objectives.

The analysis presented showed that “rural atmosphere” was by far the number one reason given for choosing Peru 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. Most respondents were interested in strengthening Town land use policies to better guide future growth and overwhelmingly supported the preservation of woodlands, wetlands, wildlife habitat, and historic resources within the Town. Peru currently has a limited number of commercial uses. Respondents supported a limited number of new non-farm business uses, particularly businesses related to farming, services serving mainly local residents, and in-home businesses.

Goals

A goal is a long-term end toward which programs or activities are ultimately directed, but which may 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.

The goals developed from community response are:

- Protect/preserve/maintain the quality of our groundwater
- Protect environmentally sensitive areas (ESA)
- Preserve and protect wildlife and wildlife habitat
- Preserve/protect productive farmland
- Protect/preserve the "rural character" of the Town
- Discourage mobile home parks in the Town
- Support in-home businesses
- Designate rustic roads
- Designate areas for business
- Regulate lot sizes
- License junkyard

Public Meetings

All Plan Commission meetings are open to the public. When the Plan Commission was working on the Comprehensive Plan or making recommendations regarding the content of the plan, the public notice specifically listed those activities.

Public Hearing

On May 14, 2007, the Town of Peru held a Public Hearing to take testimony and listen to comments regarding an Ordinance titled "An Ordinance To Adopt The Comprehensive Land Use Plan For The Town Of Peru, Wisconsin". At a duly noticed Town Board meeting, the Town Board, by majority vote, adopted said ordinance.

PART II

PLAN ELEMENTS

To plan for our future, we must begin by understanding who and what we are. This understanding, coupled with a look into our past, will help us project what our township will look like in the future.

A Bit of History

The area we now call the Town of Peru has been in the making for over 12,000 years. With human presence here for as long as 11,000 years, our land use has seen many changes.

Before Europeans came, the people living in this area were called the Woodland People. They had made their way here from the eastern coastal region of North America. These people used the land by understanding its demands and limitations. They rarely had permanent settlements. The Woodland tribes came to be known as the Chippewa, the Sioux, and the Dakota. The Chippewa River valley was rich in the small and large game and the plants that these people relied on. The valley came to be called “the War Road” as the Chippewa and the other tribes would often battle each other to gain its control. The Chippewa would eventually win, with the other tribes moving west.

By the 1600’s, Europeans had also discovered the rich valley. The French, and later the British, began to rely on the valley and the Chippewa tribe. They traded their beads, iron tools, and cloth for the Chippewa’s rice and furs so desired in Europe.

By 1763, the European fur trading business was all but ended. The British had lost the Revolutionary War and no longer had control over the valley and the surrounding area. The land became part of the Northwest Territory; eventually it was divided into states.

Land surveys were required by the government to help with land purchases by European settlers, who were steadily making their way to the “new world”. The people of the Chippewa tribe became subject to these new settlers and their government. Treaties and laws that would eventually put most of them on reservations also saw an end to a land use that would never be seen again.

In 1848 Wisconsin ended its territorial status when enough people were living here to apply for statehood. In the process of forming its state government, counties and towns were formed. Dunn County was officially formed in 1857 and already had five towns within its borders. Peru would be its first new town. Citizens petitioned the County in March of 1859 to separate from the Town of Rock Creek.

It is interesting to note that most towns have 36 sections with each section containing 640 acres. Peru would only have 15 full sections. The remaining 21 sections are shared with, or belong to, the neighboring Towns of Springbrook and Dunn. The Chippewa River is a major factor in the loss of these sections, making Peru the smallest town in Dunn County.

Early town meetings were held in homes or public places such as schools or businesses as they came about. Peru did not have a Town Hall until 1926, when the schoolhouse in Meridean was abandoned for a new building. In 1961, the town hall would be moved into the current building when the school was moved to the Grandview building.

Hamilton Hubbard, a citizen living in section 21, was present at the July 1850 meeting of the Dunn County Board. He was recorded as the representative from Peru. He would later

petition the county to establish a county-licensed ferry to cross the Chippewa River near section 21. Two other ferries would later be located in section 10 and section 14. By 1960, the last ferry, located in section 14, was closed with the opening of a new bridge crossing the river near Caryville in the Town of Rock Creek.

Early town business would concentrate on obtaining land. Road right-of-ways were purchased so that roads could be laid out. In 1864, Peru purchased land from the Lockwood family in section 24 for a cemetery. They purchased one acre for \$15.00. (In 1976, the town purchased an additional 1.5 acres from the Richard Jackson family for the sum of \$1000.00.)

Land was also acquired for schools. Towns were required to provide education for students in grades 1-8. Peru at one time had four school districts. District 1 was known as the Lock (and later the Keck) School. It was located near the cemetery and is shown in service on an 1877 plat map. A new school was built in 1939 on the corner of State Highway 85 and County Road O. When it was closed, it became a residence.

District 2, known as the Red Cedar School, was located in section 32, though it may have had its beginnings in section 21. It, too, would become a residence upon its closure, until it was torn down in the early 1970's.

District 3 in its later years was known as the Meridean School. It is shown on an 1877 plat map long before the settlement of Meridean came about.

Joint District 3 was located in nearby Town of Lima in Pepin County and was called the Luna School. It was more sensible to share the costs of operating this nearby school than to build a separate one.

By 1945, all districts were merged into one with all students in Peru attending the school in Meridean. By 1961, Peru chose to send their students to the Durand school district so that all students could also attend the Durand High School after finishing grades 1-8. At present, all students are bussed to Durand schools. The only school left in the Town is an Amish school owned and operated by the Amish themselves.

To cover the costs of maintaining roads, the cemetery, schools, and other Town operations, taxes were placed on the land and personal property owned by the citizens of Peru. Collections were based on the value of land and improvements. In an earlier time, personal property tax included the value of cattle, jewelry, and even a piano or organ. At one time, each landowner also had to pay a road tax. Often this tax was paid by doing a share of the work to keep roads maintained.

Peru's early citizens would come here to be farmers. Some logging was done to clear the land. One of the first sawmills was built by Hamilton Hubbard. He was one of the earliest settlers, coming in 1856. Hubbard was an industrious man. He dredged out a canal to bring in logs off the river to a holding area. This holding area became known as Lake Tyrone.

Hubbard eventually owned over 800 acres of land. In 1858, he plotted out a village and recorded it with the county. With streets plotted out, he named his prospective village Tyrone, supposedly after the county of Tyrone in Ireland. He built a large home that was also used as a hotel for passengers who road the steamboats up the Chippewa River. From there they could travel by stagecoach to Rock Falls, Mondovi, and points east. Tyrone would come to have a school, blacksmith shop, livery stable, and sawmill.

In 1882 the railroad came. Coming from Minnesota, it crossed the Mississippi on a floating bridge. At a point between Nelson and Pepin called Trevino, it continued east following the Chippewa River. Entering Peru, the railroad right-of-way was purchased from landowners

along the river. Upon its completion, the track was bought and operated by the Milwaukee Railroad.

Hubbard may have been glad to sell right-of-way to the railroad to give his village the boost it needed to survive. With the coming of the railroad, passenger, freight, and postal service became available. Unfortunately, even the coming of the railroad did not bring prosperity to Tyrone. By 1888, Hubbard had sold his vast acreage. He left the area and some of his family behind, moving on to Virginia, then Michigan, where he died in 1909. Nothing remains of Tyrone.

Other settlements would come about with the coming of the railroad. A small settlement in section 31, originally called Hunt, started out, like Tyrone, because of the logging business. It was named after a man by the same name who, with the big lumbar barons of Knapp and Wilson of Menomonie, started up a sawmill. It was on the Chippewa River across from where the Red Cedar River ran into the Chippewa.

It was at this point that a junction was laid so that the new railroad could cross the river and travel on into Menomonie. A turntable, water tower, coal shed, and depot were built. It was here that the train, when coming from Menomonie, would have to have its engine turned so that it could back in to Durand to provide services there before continuing on to Eau Claire.

Because of the location, Hunt was renamed Red Cedar. Soon businesses such as a general store that sold everything from food to farm implements came about. There was a Methodist church. Passenger and freight service was provided along with postal service at the depot. Stockyards were built along the track.

As with Tyrone, this community did not last. By 1930, services at the church were ended. The building was taken down and was rebuilt as a house in Durand. The depot and the section foreman's house were removed in 1932; the turntable and water tank in 1958. Today all that remains is a house that was once the home of the last section foreman to live in Red Cedar.

Meridean was the last settlement to come about because of the lumber business and the railroad. Already shown on an 1888 plat map, Meridean had its beginnings on an island in the Chippewa River in the Town of Rock Creek. A lumber company had built a mill there to manufacture shingles from the logs that were floated down the river. Meridean was named for a girl by the name of Mary Dean who, while coming to meet family, was, by some unfortunate circumstance, drowned before reaching her destination.

A Lutheran church and a school were built on the island, as were several other businesses and farms. A bridge was built over Goose Lake in section 12. The river, however, often flooded, damaging both the settlement and the bridge. By 1900, everything began to leave the island. The bridge was abandoned after it was damaged by an ice jam in 1929. The island was purchased by the county in 1943.

A little settlement had started in section 14 along the railroad track. There was a general store (operated by I.E.Brack), a Lutheran church, and a school. Soon other businesses such as a creamery, lumberyard, feed mill, funeral parlor, bank, and doctor's office were established. The settlement came to be known as "new" Meridean. A depot provided passenger and freight service. Postal services were provided at Brack's store. The funeral parlor later became Dahl's Grocery. A garage and a pickle factory were also built.

An early citizen, Torger Olson, along with other family members, may have been quite prominent in getting "new" Meridean started. He, too, was an industrious man. He purchased land in section 13 for a farm. He also built a cheese factory, one of the first in the

state. The Meridean Lutheran Church was originally built on his land. Torger continued to farm until he died and was buried in the Peru Cemetery. His farm, now owned by Don and Arnold Talford, continues to be the longest-operating dairy and crop farm in Peru (several area farms have century-farm status).

By the 1930's Meridean's businesses began to disappear. Gone were Brack's store and the bank. The railroad abandoned its depot in the 1940's. By the 1960's Jackson's Garage was closed. Today all that remains are 17 households, one of which occupies the old bank and another the old lumberyard office. Dr. Bedley's house sits empty, but the house built by I.E.Brack has continued to be occupied and nicely kept up. The church continues to hold Sunday services, though the membership is small.

There were other early businesses worthy of mention. In section 29 a feed mill, located on Fall Creek, was shown in operation on an 1888 plat map. In section 13, a cement block factory was operated by P.O.Bromellem. It was later sold to Carl Sandvig on whose land it stood. Many of the old cement buildings in the area were built with block from this factory. Building foundations are all that remain of these businesses.

The Milwaukee Railroad continued using its track through Peru until its abandonment in 1980. The Department of Natural Resources later obtained the track bed from the Red Cedar junction on into the city of Eau Claire. In 1997, this track bed was developed as a public trail to be used for walking, biking, and snowmobiling.

Peru had to deal with the taking of land for the railroad, schools, and later telephone and electricity right-of-ways. Their biggest land use challenge came in the 1970's when Northern States Power Company (NSP) wanted to build a nuclear plant. They chose land in Peru as the site of this plant and called it the Tyrone Energy Park. Purchasing approximately 4600 acres, they came to own almost half of Peru's land. Twenty-three landowners sold voluntarily, but three would enter a condemnation process.

Many heated discussions and protests against nuclear energy were held locally, with large numbers of outsiders taking part. The town Board had little control over the matter. With the condemnation process all but over, NSP went before the Public Service Commission in 1979. The Commission voted the plan down 2-1, stating that the nuclear plant was not needed and was uneconomical. They were ordered to come back with plans for a coal plant.

With the decision of the PSC, NSP returned land to two of the three condemned landowners. The third party, brothers Joe and Stanley Cider, were allowed to remain on their land until they were no longer able to do so. They remained until their deaths. They owned the former Hamilton Hubbard acreage, also known as Tyrone.

In 2005, Xcel Energy (formerly NSP) announced the renewed possibility of using the Tyrone site to build a coal plant in the near future. At the end of 2006, their decision was to build elsewhere.

Land use in the Town of Peru has been through its share of events with more to face and solve.

ISSUES AND OPPORTUNITIES

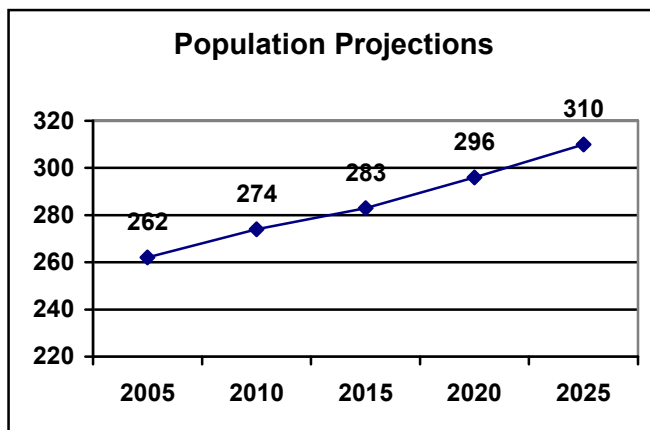
This section presents information about the existing population of our township and economic conditions with a historical perspective. It looks at development trends and makes projections for our future.

Unless otherwise noted, the source for socio-economic information is the 2000 U.S. Census. See Appendix C for Census 2000 data.

Population

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

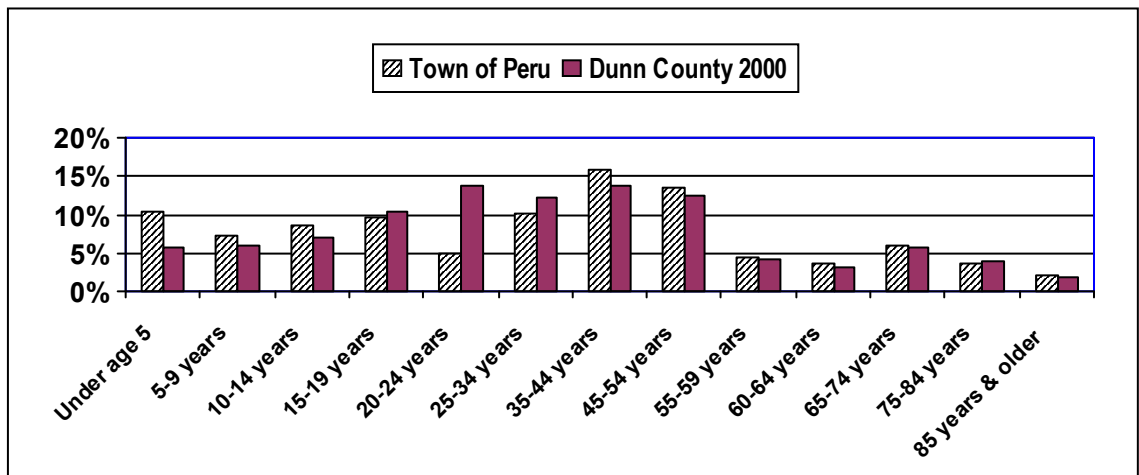
Population Size



There were 247 residents in the Township in the year 2000. This is an increase of 53 people since 1980. This change was heavily influenced by the land purchases made by Northern States Power in the late 70's for the proposed nuclear power plant, which was later banned. Because NSP (now Xcel Energy) controls approximately one third of the land in the township, any action on their part could drastically change these numbers again.

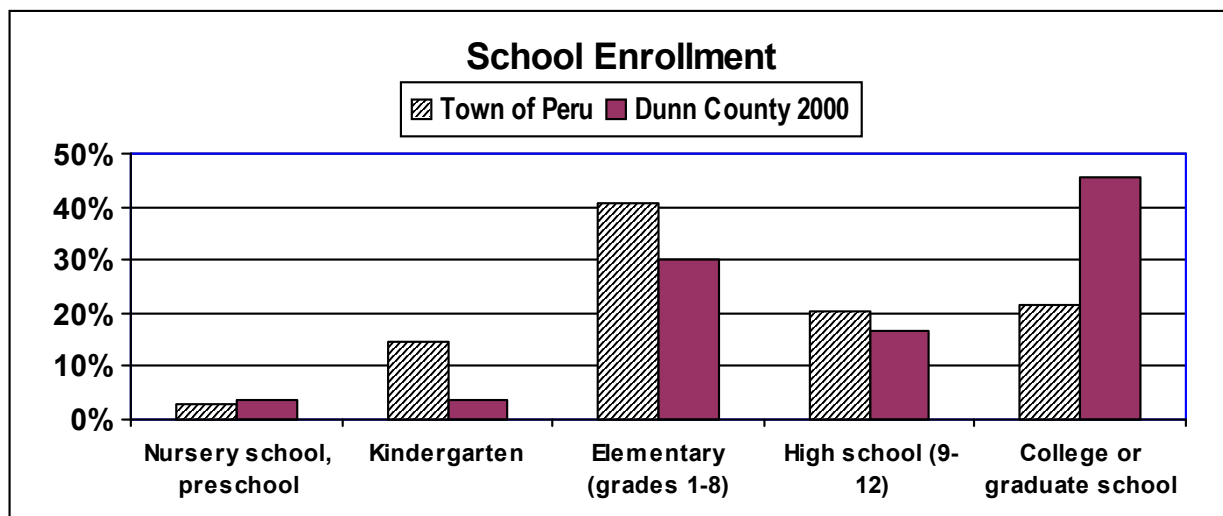
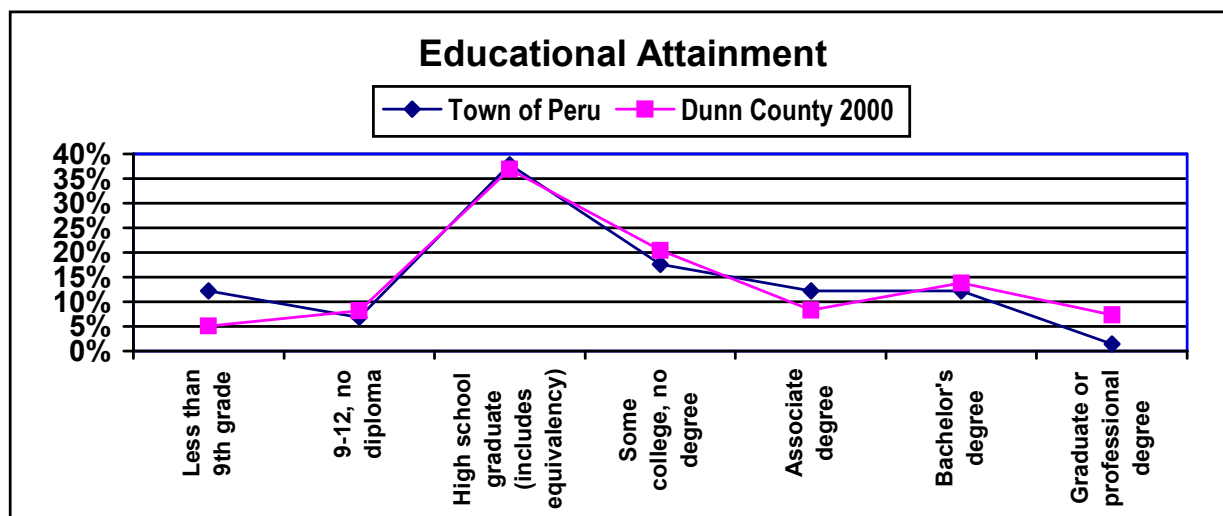
Currently, Peru's population is projected to grow 25 % by 2025 from 247 to 310. However, based on growth since the 2000 Census, this projection could be conservative.

Age Distribution



This table compares Peru's population in 2000 to that of Dunn County. Trends in age distribution factor into future demand for housing, schools, park and recreational facilities and the provision of social services. Of the 247 residents living in the Town of Peru in 2000, 130 (52.6 %) were male and 117 (47.4%) were female, a close match with the County's gender distribution. This is not the case with the age distribution, though it is very similar. The median age for the county was 30.6 years, while the township's median age came in slightly older, at 33.6 years. The percentage of the town's population aged 19 and under was again close to that of the county except for those under the age of five, where the town shows a much higher percentage. Peru is substantially lower in the age category of 20-24 year olds, though UW-Stout and its large student population influence the county's percentage at this age. The percentage of older residents aged 45 and above, was again very similar. Combined, these statistics suggest a large population of "baby boomers" with children in Peru and that, while there are young families in town, young adults tend to leave between the ages of 20 to 34.

Education Levels



According to the 2000 census, about 81.1 % of the Town's population age 25 or older had attained a high school level education. Approximately 13.5% of this same population had attained a college level degree (bachelor's degree or higher) while another 29.8% had some college education, with 12.2% of those achieving an associate degree.

Employment Characteristics

Subject	Town of Peru		Dunn County	
	Number	%	Number	%
Age 16 & older	174	100	31,773	100.0
In labor force	117	67.2	22,439	70.6
Civilian labor	117	67.2	22,415	70.5
Employed	114	65.5	20,791	65.4
Unemployed	3	1.7	1,624	5.1
Armed military	0	0	24	0.1
Not in labor force	57	32.8	9,334	29.4
Female (16 & older)	79	100.0	15,715	100.0
In labor force	47	59.5	10,578	67.3
Civilian	47	59.5	10,566	67.2
Employed	44	55.7	9,876	62.8

A community's labor force is defined as that portion of the population employed or available for work. This includes people who are in the armed forces or are otherwise employed as well as those who are unemployed and actively seeking employment. According to the 2000 Census data, 114 residents of Peru aged 16 and older (65.5%) were employed out of a potential labor force of 174 Town residents. Only three (1.7%) were unemployed, while 57 (32.8%) were not in the labor force, either caring for home and family, disabled, or retired. These are similar to the percentages for Dunn County as a whole.

Employed Civilian Population

	Town of Peru		Dunn County	
	Number	%	Number	%
Employed 16 years and over	114	100.0	20,791	100.0
Management, professional and related occupations	29	25.4	5,819	28.0
Service	13	11.4	3,540	17.0
Sales and office	22	19.3	4,539	21.8
Farming, fishing and forestry	5	4.4	532	2.6
Construction, extraction and maintenance	16	14.0	1,921	9.2
Production, transportation and material moving	29	25.4	4,440	21.4

The primary economic activity occurring within the Town's boundaries are agricultural production and agriculture-based businesses. Other businesses include a bakery, a beauty shop, and construction businesses. According to the 2000 census, only 4.4% of the employed persons in the Town of Peru were employed in the agricultural sector. Most of the employed residents commute to non-farm jobs in nearby towns, working in professional services, the retail/wholesale trade, or manufacturing. While this does require an added emphasis on community services such as road repair and snow removal, it also helps to maintain our desired rural atmosphere.

Household Rent as a Percentage of Income

	Number	%
Less than 15.0 percent	11	32.4
15.0 to 19.9 percent	10	29.4
20.0 to 24.9 percent	6	17.6
25.0 to 29.9 percent	2	5.9
30.0 to 34.9 per	0	0
35.0 percent or more	5	14.7

According to the latest Census survey, 85% of our residents spend 30% or less of their income on housing, which, according to HUD (Housing and Urban Development), defines affordable housing.

Household Trends

	Town of Peru		Dunn County	
	Number	%	Number	%
Total number of households	83	100.0	14,337	100
Family households	69	83.1	9,265	64.6
With children under 18 years	36	43.4	4,496	31.4
Married couples	61	73.5	7,754	54.1
With children under 18 years	31	37.3	3,527	24.6
Female head of household	4	4.8	993	6.9
With children under 18 years	2	2.4	666	4.6
Non-family household	14	16.9	5,072	35.4
Householder living alone	12	14.5	3,500	24.4
Householder 65 years & older	5	6.0	1,286	9.0
Average household size	2.98		2.57	

Projections

Total Households 2000	Projected Households				
	2005	2010	2015	2020	2025
83	89	95	99	105	111

Source: Wisconsin Department of Administration

Peru has a higher percentage of family households (83.1%) than does the county as a whole (64.4%), including a higher percentage of married couples (73.5% compared to 54.1%). Only 14.5% of the households in Peru are occupied by a person living alone. However, an increasing population, combined with a declining household size, has resulted in a projected slow but steady increase in the number of households.

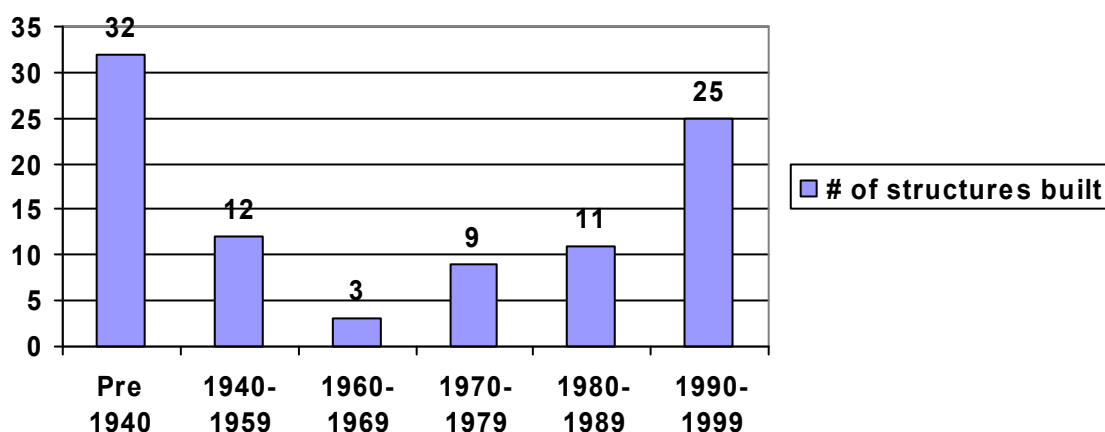
HOUSING

This section provides basic information on housing stock in the community, analyzes trends, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

For the purposes of this plan, “housing” or “housing unit” refers to the actual building, while “household” refers to the family structure living in a housing unit.

Housing Stock Assessment

Age



As seen above, most of the homes in the township were built before 1940. Since then, there have been three growth spurts. Following World War II, from 1940 -1959, 12 homes were constructed, or 13% of the total housing stock. The second large growth spurt occurred from 1990-1999 when 25 homes were constructed, or 27% of the housing stock. The large number of homes built pre-1940 suggests that a number of homes in the community may be in need of remodeling or rehabilitation.

Historical Housing Starts Source: Dunn County Annual Report

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
3	1	2	3	3	3	0	2	1	4	22

In addition to the U.S. Census data shown above, Dunn County Zoning Department records indicate a third growth spurt. From 1996 through 2005 there were 22 new sanitary systems installed for new home construction in the town.

Units In Structure

	Town of Peru		Dunn County	
	Number	%	Number	%
Total of all units	92	100.0	15,277	100
1-unit, detached	77	77	10,232	67.0
1-unit, attached	0	0	206	1.3
2 units	0	0	513	3.4
3 or 4 units	0	0	614	4.0
5 to 9 units	0	0	814	5.3
10 to 19 units	0	0	447	2.9
20 or more units	0	0	527	3.4
Mobile home	15	16.3	1,915	12.5
Boat, RV, van, etc	0	0	9	0.1

This graph shows that the town is made up almost exclusively of single-family detached housing units. The only other substantial housing category is mobile homes.

Value

	Number	%
Specified owner-occupied units	34	100.0
Less than \$50,000	4	11.8
\$50,000-\$99,999	17	50.0
\$100,000-\$149,999	10	29.4
\$150,000-\$199,999	3	8.8
\$200,000 or more	0	0
Average	\$75,000	

Occupancy Characteristics

Tenure

	Town of Peru		Dunn County	
	Number	%	Number	%
Occupied Housing Units	83	100.0	14,337	100.0
Owner Occupied	73	88.0	9,990	69.1
Renter Occupied	10	12.0	4,437	30.9

Occupancy

	Town of Peru		Dunn County	
	Number	%	Number	%
Total Housing Units	86	100.0	15,277	100.0
Occupied Housing	83	96.5	14,337	93.8
Vacant	3	3.5	940	6.2
Seasonal use	2	2.3	285	1.9

The general rule is that the overall vacancy rate should not be greater than 3%. This figure should provide adequate housing choices for residents. Peru has a vacancy rate of 3.5%, which should provide plenty of opportunities for people wishing to locate in the area.

Policies

Low and moderate income/housing choices

The Town recognizes that housing choices should meet the 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 Peru Township do not afford opportunity for development funds, but neither do we desire the discouragement of the use of affordable housing by our residents or potential developers. Therefore, the policy of the Town is to not enact ordinances that would restrict the use of manufactured housing or any other housing option except those not allowed by the Department of Commerce in its Uniform Dwelling Code or the adopted commercial code (the International Building Code) as adopted by state statutes.

Maintain/Rehabilitate

Maintenance 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 if agricultural land is changed from its current use to a non-agricultural use.

Maps

See Existing and Preferred Land Use maps in Appendix C.

Federal and State Housing Programs

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

Peru is a rural town and 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 provide these needs. Locally, the Dunn County Housing Authority has programs to assist lower-income families. State and Federal programs and resource sources for those with special housing needs are listed below. While most of these programs may not be relevant for small rural communities such as Peru, 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 the elderly or people with disabilities.
- Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

- Affordable Housing Tax Credit Program
- Foundation Grant
- Home Improvement Loan Program

Summary

In reviewing changes that have occurred in the housing sector of the Town over the last 20 years, indications are that Peru has seen a steady growth rate. Indicators suggest that this trend will continue well into the near future. Given its location and availability of infrastructure, it is not likely that the town will grow much beyond this established growth trend.

TRANSPORTATION

This section assesses existing transportation networks in and around Peru, reviews statewide planning efforts, and develops a long-term transportation plan.

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.

Principal Collectors: Provide services to moderate-sized communities and links them to nearby population centers and higher-function routes. State Highway 85 runs east-west through the Town. STH 85 connects with Eau Claire to the east and Durand to the west.

Minor Collectors: Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher-function roads. A single minor collector, County Road O, serves the Town. This road connects to STH 85 and to local roads to serve all destinations within the town and allows access to higher-function roads beyond the town boundaries.

Local roads: All roads that have not been classified as arterial or collector are locally functioning roads.

Highways

See Appendix C for maps identifying the highway in the town.

Maps

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

Modes of Transportation

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

The Chippewa River State Trail runs through the township, beginning in Eau Claire off of Short Street and running to Durand. The Chippewa Trail connects with the Red Cedar Trail near the Red Cedar River and terminates in Menomonie. These trails accommodate walking, bicycling, roller-blading, snowmobiling (on portions of the Chippewa River), and cross-country skiing.

Railroads

No terminals or track 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 in the County.

Air Transportation

No airports exist within the Town. However, two light aircraft airports are nearby, in Menomonie and in Boyceville. The 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 in Minnesota.

Trucking

Freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and in the rail industry, it is expected that trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, Mondovi, 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 Pepin, Wisconsin being the closest location in the state and Wabasha being the closest in Minnesota.

Existing Statewide 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 systems. Of particular importance to Peru 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 those highways) 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 State 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 Network Trails Plan (a Department of Natural Resources program) encourages communities to develop additional trails linking to the statewide trail system. Planners can work with the DNR and the Department of Transportation'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.

Township Plans

The Town of Peru is responsible for maintaining 19.33 miles of road. 11.72 of those miles are paved and 7.61 are unpaved.

In accordance with 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 of 1-10, with 1 being the worst and 10 being the best.

Condition of Local Roads in 2003

PASER Rating	Miles	Condition	Percent	Type of Treatment	Average Cost Per Mile
1	0	Failed		Reconstruction	125,000
2	5.56	Very Poor		Reconstruction	75,000
3	1.04	Poor		Mill and Pave	50,000
4-5	2.07	Fair		Overlay	35,000
6-7	4.10	Good		Sealcoat	7,000
8	1.35	Very Good		Crack Seal	2,500
9-10	5.21	Excellent		None	0
Total					

Local 3-Year Plan

The Town has projected road maintenance schedules through 2010. This schedule is subject to change due to availability of funds or the occurrence of an emergency that changes the priorities. The Town's maintenance schedule is as follows:

2007 Check all paved roads, fill cracks and seal-coat as necessary.

2008 Place gravel base on Dahl Road.

2009-2010 Check all paved roads, fill cracks and seal-coat as necessary.

UTILITIES AND COMMUNITY FACILITIES

This section 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 Peru, as required under 66.1001, Wisconsin Statutes. Recommended programs are mainly included within policy statements.

Residents of the Town of Peru 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 Peru 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 further use.

Inventory of Facilities and Services

Water Facilities

Peru does not provide municipal water service. All Town residents receive their water via private wells. The nearest municipal water system is located in the City of Durand, which provides municipal water services to residents within their corporate limits. The Town does not anticipate needing public water over the 20-year planning period.

Wastewater Facilities

The Town does not provide sanitary sewer service, nor does it intend to provide such services over the 20-year planning period. The nearest public sewer system is in the City of Durand. All disposal of domestic and commercial wastewater in Peru is handled using 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 systems and alternative systems, such as those that employ biological or chemical treatment. There are six types of on-site disposal systems 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 if 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 acre.

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 Chippewa 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 under the Dunn County Comprehensive Ordinances, the county, along with the Wisconsin Department of Natural Resources (DNR) are the local/regional reviewing agencies. Dunn County has some storm water requirements as part of its zoning ordinances and 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 Peru. 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 one construction/demolition landfill operational. With the passage of stringent federal regulations in the late 1980's, 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 landfill sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and the absence of liners or advanced leachate collection systems. To protect drinking water quality, Wisconsin DNR requires a separation of 1,200 feet (a little less than a ¼ mile) between landfills (open or closed) and new private water supply wells.

Peru participates in the Dunn County Solid Waste program. The town also participates in the county's recycling program. Dunn County operates one Transfer station, located in the Town of Menomonie, and seven satellite collection sites throughout the county. Each site serves as a recycling facility. 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 recreational activities are available in the area. These include hunting, fishing, hiking, golf, cross-country skiing, bicycling, and snowmobiling. A major resource in the Town is the 20-mile long Chippewa River State Trail, which passes through the township on the way from Eau Claire to Durand. It joins the 14.5-mile Red Cedar Trail (which starts in Menomonie and continues to Dunnville) where it crosses the Chippewa River at Red Cedar. 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 the Indianhead Federated Library System (IFLS), a multi-county system that 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. The four libraries, as members of IFLS, have access to library consultants who provide information services such as reference, inter-library loan services, support for children's services and services for special needs. All four libraries are governed

by municipal boards that meet monthly and that are appointed by their municipalities. The closest library to Peru residents is located in the city of Durand.

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.

Fire Protection and Emergency Medical Service (EMT)

The Town has agreements with nearby urban communities for fire and EMT services. The Town of Peru is served by the Durand fire department via intergovernmental service agreements. Durand also provides EMS and EMT services for the Town. The Town intends to continue these agreements over the planning period. Facility expansion 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 on population, fees received from users and insurance companies, and Medicare/Medicaid. District property owners absorb uncollected fees.

Electrical and Natural Gas Transmission

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

Telecommunications Services

Local phone service is provided through West Wisconsin Telcom. Long-distance telephone service is provided by a variety of carriers such as AT&T, SBC, and Centurytel 24/7. Cellular phone service is available from a number of wireless companies.

Health Care Facilities

Town residents have ready access to health care in Durand, Mondovi, and Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include Red Cedar Medical Center, Marshfield Clinic, Oakleaf Medical Network, and Midelfort Clinic. 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 dentists, chiropractors, optometrists, and alternative health care practitioners.

Child Care Facilities

A number of licensed childcare 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 for children ranging from infants to age 12. Information on current childcare facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

There is one cemetery in the Town. The Town of Peru Cemetery is located off of Keck Road. Plots are available. There are also several cemeteries in nearby townships that are used by residents.

Schools

Peru is divided between two public school systems (see Appendix C). All of the students in the Town attend school in the Durand School District.

Higher education is available from the University of Wisconsin-Stout, the University of Wisconsin-Eau Claire, the University of Wisconsin-River Falls, and the Chippewa Valley Technical College, 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.

Future Needs

All of the utility and community facilities have been inventoried and analyzed. It was revealed that none of the utility providers is at or near capacity. There are no 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 Township 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.
- Solid Waste N/A – All landfills in the Town are closed and residents will continue to utilize the County Solid Waste/Recycling program or contract with private haulers for solid waste services.
- Storm Water Management N/A – The Town has no ordinances and no plans to implement any such ordinance.
- The Town hall meets current and forecasted space needs over the 20-year planning period.
- Recycling and Solid Waste Service N/A - The County's recycling and solid waste service meets current and forecasted needs over the planning period.
- Law Enforcement Services N/A – Dun County administers a dispatch station in the City of Menomonie. This station meets current and forecasted needs over the planning period.
- 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 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. Upgrades 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.
- Libraries N/A – The public libraries serving the town are located in nearby communities. These libraries meet current and forecasted needs over the planning period.
- Schools N/A – Public schools serving Town residents meet current and forecasted needs over the planning period.
- Park and 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 of residents over the 20-year planning period.

Policies

After careful consideration of the current community facilities and utilities, the Town has chosen to abide by the following 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 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 the appropriate maintenance and replacement of older systems as a means to protect groundwater quality

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This section provides information on agricultural, natural, and cultural resources in the Town. It maps resources such as productive soils and significant and/or environmentally sensitive areas such as wetlands. It identifies areas of significant agriculture and areas of non-agricultural importance.

Agricultural Resources

Peru is a predominantly rural township, with much of its land devoted to farming. Our residents feel that this contributes to the scenic beauty and rural character that we value so highly and they wish to preserve as much as possible. With this in mind, the agricultural and undeveloped land was evaluated using the 2005 version of the soil survey produced by the Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

Productive Agricultural Land

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 are well suited for the production of food, feed, forage, fiber, and oilseed crops and possess the soil properties to produce economically sustainable high yields 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 an accurate picture of the important agricultural land in the Town. Instead, this plan identifies productive agricultural land. Important farmland was identified using the NRCS's Land Evaluation and Site Assessment (LESA), which uses a more detailed analysis of soil capability and can assess factors beyond soil productivity in determining the potential of land for sustainable agricultural uses. It may be cultivated land, pasture, or woodland, but it is not existing urban and/or built-up land. This land produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage. See Appendix C for a map of productive agricultural land. (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. A copy of LESA is available through the Dunn County Land Conservation office.)

Natural Resources

Natural resources often define a local community. In the Town of Peru, the Chippewa River, scenic bluffs, droughty soils, small woodlots and streams, floodplain forests, and abundant wildlife all contribute to our rural character we hold dear. Soil, water, and air are primary resources that sustain life, while secondary resources such as fish, forestry, and wildlife increase the quality of life. The old saying, “Treat the earth well; remember that it was not given to us by our parents...but was lent to us by our children”, is an important premise on which to plan for the protection of our natural resources.

The Town's natural resources include its topography, productive soils, unpolluted waters, wildlife, forested land, and non-metallic minerals. Whenever possible, these resources have

been mapped. Those resources that could not be mapped have been described or inventoried. Mapped resources can be found in Appendix C. (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 locate mapped features accurately.)

(A factor worthy of note is the fact that Peru is a zoned Township and falls under the jurisdiction of the Dunn County Comprehensive Zoning Ordinance. A copy of this ordinance is available for review or purchase through the Dunn County Zoning Office. It can also be viewed or printed online at www.dunncountywi.govoffice2.com under the Planning, Resources and Development of the County Departments.)

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generations. 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.

Endangered Species

Any species whose continued existence as a viable component of this State's wild animal or plant population is determined by the DNR to be in jeopardy on the basis of scientific evidence.

Threatened Species

Any species which appears likely, based on scientific evidence, to become endangered within the near future.

No threatened or endangered species are known to exist within the Town. However, the Chippewa River, which provides the western boundary for the township, harbors 70% of the state's fish species, and fish assessments on this section of the river, both recent and historic, have documented the presence of many rare and endangered species.

Floodplains

Flood plains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands. They are susceptible to flood flow (floodway) or to areas of slack water (flood fringe). This includes areas subject to occasional or frequent flooding. For the purpose of this plan, frequently flooded soils (as defined in the 2005 NRCS soil survey) were used to identify floodplains in the Town. See Appendix C for a map of this resource.

Groundwater

Groundwater is a hidden resource. It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, and clay) or the crevices and 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 showing groundwater are available at the Town level (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 for 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 C. 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. This is critical because what is done virtually in the “backyard” either keeps groundwater pure or contaminates it.

Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams that are designated on the 7.5 Minute USGS Topographic Maps. While USGS maps are not included in Appendix C, those maps were used in the inventory and mapping of rivers and streams. See Appendix C for a map of this resource. (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.)

The Town of Peru is bordered to the north by the Chippewa River. This river harbors 70% of the state’s fish species and is one of the most diverse fisheries in the Upper Midwest. Common game fish in the Lower Chippewa River include smallmouth bass, walleye, sauger, northern pike, muskellunge, lake sturgeon, and channel and flathead catfish.

The creeks in the township do support fish, primarily in their upper regions, and have been evaluated as trout streams, but all three have problems. Cranberry Creek is a warm water stream. Work has been done to narrow the channel and decrease water temperature and fish structures have been installed to improve habitat. Water temperatures are still marginal and more intervention will be needed to support reproduction. Duscham Creek is a Class II trout stream. It is currently stocked and maintains small populations of trout. However, there are concerns on the part of some citizens that, due to work done on adjacent fields in the 1970’s, there will need to be some maintenance done on the stream to preserve this status. Fall Creek is also a Class II trout stream. It has isolated areas where there are good, stable populations of brook and brown trout established.

Every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan that identifies its resource concerns, and strategies for addressing and correcting land and water-related issues. The town’s 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.

Non-metallic Mineral Deposits

The Town of Peru has sand and Gravel deposits along the Chippewa River and its tributaries. It is important to note that areas suited for non-metallic mining are also areas of high groundwater recharge. The Town should take a critical look at non-metallic mine locations during the permit approval process. The size of any prospective operation should also be considered, as residents do not feel a large-scale operation would be appropriate in light of our environmental sensitivity.

Steep Slopes

Areas with slopes that are 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; 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 will use this map (see Appendix C) to raise the awareness of builders, allowing them to plan for the integrity and stability of this resource. 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 purposes of this plan, slopes of 20% or greater have been mapped using the 2005 version of the US Department of Agriculture(USDA) Natural Resources Conservation Service (NRCS) soil survey.

Wetlands

Wetlands are a valuable resource because they store floodwaters, 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 purposes of this plan, hydric soils as identified in the 2005 version of the USDA's NRCS soil survey were used to represent wetlands in the Town. See Appendix C for a map of this resource.

Wildlife and Habitat

All land and water-- whether cropland, woodland, wetland, floodplain, river, stream, or even residential yard--supports wildlife. The Town of Peru supports a large variety of wildlife because of the diversity of its agriculture and natural resources. Peru is home to big game such as deer and the occasional black bear; small game such as rabbits and squirrels; and fur-bearing animals such as raccoon, opossum, beaver, mink, and red and gray fox, and coyote. We have upland birds such as turkeys and ruffed grouse; birds of prey such as owls, red-tailed hawks, and eagles; and a large variety of songbirds and waterfowl.

Woodlands

For the purposes of this plan, satellite imagery was used to identify contiguous tracts of wooded land. This plan identifies 10-acre tracts as the smallest mapped unit. This acreage was selected because it is the minimum acreage required to be enrolled in the State's Managed Forest Program and it is also the smallest area of wooded land that is commonly commercially logged. See Appendix C for a map of this resource.

Environmentally Sensitive Areas

These 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
- contiguous woodlands 10 acres or greater in size
- slopes that are 20% or greater

These areas are shown on the map in Appendix C.

Parks/Open Space and Recreational Resources

Parks and open space provide recreation opportunities and scenic amenities. They also serve to preserve unique physical features, plant communities, and wildlife habitat. Recreation opportunities are usually passive in nature, but some parks and open spaces (golf courses, soccer fields, ball diamonds, campgrounds, etc.) are designed to provide active recreation. The only real developed recreational site in the Town is the small park at the Meridian boat landing, which is maintained by the Rock Creek Sportsmen's Club. There is, however, a great deal of open space and undeveloped land suited to hunting, fishing, hiking, etc. See Utilities and Community Facilities for an inventory and description of the recreational resources in the Town and the surrounding area.

Historical/Cultural Resources

Historic sites are of great importance to society in general, since they are reminders of past events as well as 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 or the Dunn County Historical Society.

Community Design

Within the Town, development pressures are present, but minimal. The town is proud of its rural character. Even though the town is not looking to implement unnecessary rules or regulations, it is concerned that unchecked development could degrade the reason residents choose to live in Peru. 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.

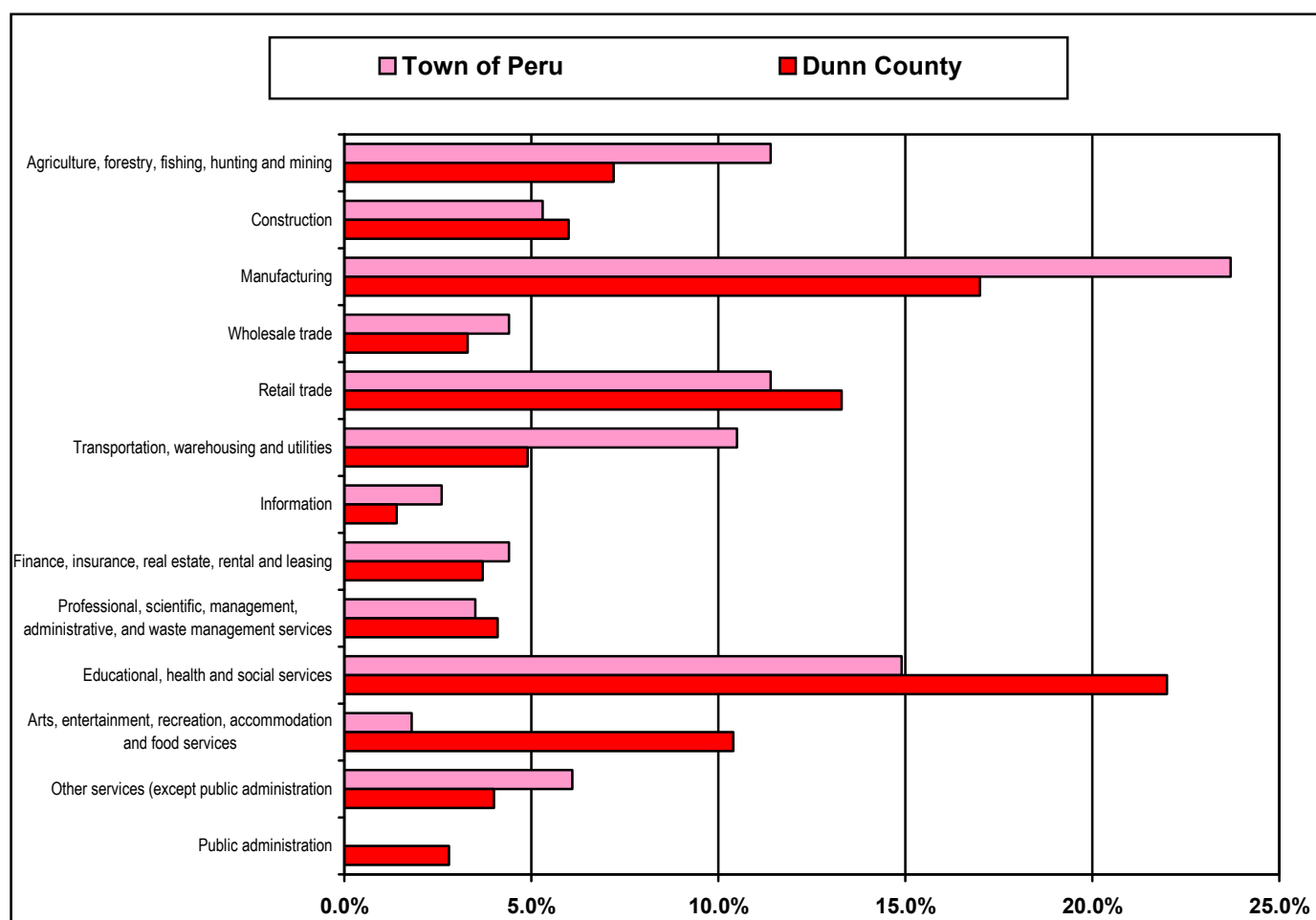
ECONOMIC DEVELOPMENT

This section analyzes the economic base of the community and makes employment projections. It looks at the strengths and weaknesses of the community, current employers, economic development programs, and potential future growth.

The economy of Peru 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 agriculture-based) and the economy of the unincorporated village of Meridean (which is, for the most part, a residential district).

Labor Analysis

Employment by Industry



Commuting

	Number	%
Workers 16 years and over	114	100.0
Drove alone	90	78.9
Carpooled	6	5.3
Walked	7	6.1
Other	-	--
Worked at home	11	9.6
Average Travel Time 22.8 minutes 11.7		

Class of Worker

	Town of Peru		Dunn County		State of Wisconsin	
Occupation	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	93	81.6	15,312	73.6	2,217,490	81.1
Government workers	6	5.3	3492	16.8	340,792	12.5
Self employed workers in own not incorporated business	15	13.2	1,862	9.0	167,248	6.1
Unpaid family workers	0	0	125	0.6	9,395	0.3

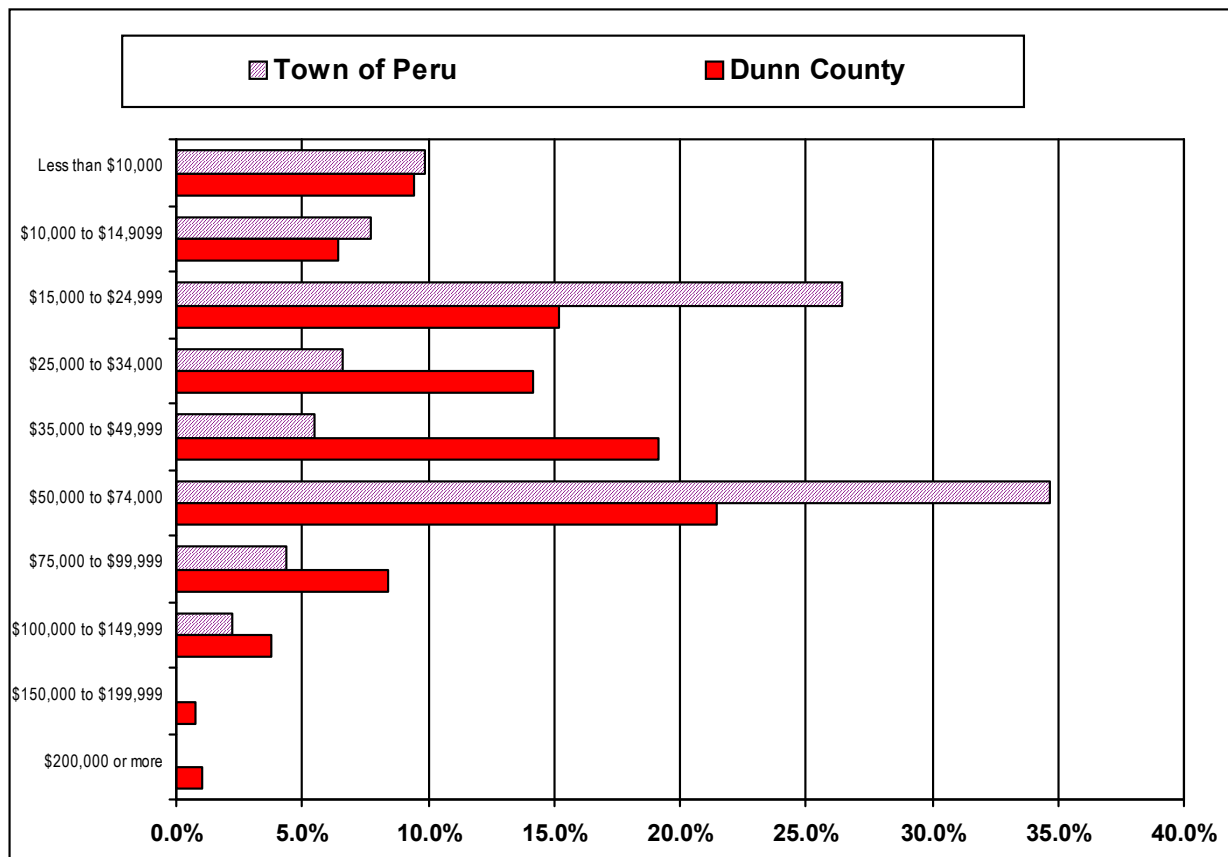
A comparison of the class of worker at the Town, County, and State level indicates that, across the board, "Private wage and salary workers" is the largest category. Peru, however, has a larger "self-employed worker in own not incorporated business" (13.2%), than the state (6.1%) or the county (9%), a reflection of our farm-based economy coupled with a significantly smaller population

Employment Projections

Forecasting employment growth for establishments located within the Town of Peru is difficult and not terribly pertinent because the Town does not anticipate being an employment center. Labor Market Analysts for Northwestern Wisconsin believe that employment projections are more accurate at the county level, rather than at the local level. According to the county's records, there were 4,460 jobs added during the period from 1990 to 2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Income

Household Income



According to U.S. Census data, the average household income in Peru in 2000 was \$34,375. For comparison, the average income for all residents in Dunn County was \$47,247.

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
- good infrastructure of telecommunications industry
- beautiful natural environment
- no environmentally contaminated sites
- low crime rate
- good medical services

- a number of religious institutions

Weaknesses:

- no public sewer system
- no access to economic-assistance programs to promote new businesses

Major Employers

In the Region:

Wal-Mart Associates

Menard's/Midwest Manufacturing

School Systems

UW-Stout

UW-Eau Claire

Chippewa Valley Technical College

Public and private elementary and high schools in Durand, Mondovi, Eau Claire, Elk Mound, and Menomonie

Health Care

Hospitals and health care facilities in Durand, Mondovi, Eau Claire, and Menomonie

County Government

Dunn, Pepin, Buffalo, and Eau Claire

Minnesota Mining & Manufacturing

Hunt-Wesson Inc.

Cardinal F.G. Co.

Nestle

Monsanto

Phillips Plastics

Locally

Bauer Built in Durand

Countryside Cooperative (Cenex) in Durand and Mondovi

Farmers and local area in-home businesses

Industrial Parks

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 would encourage and support the location of new businesses in the town that would parallel the direction of the plan. If the proposed business is not appropriate, the Town would recommend those businesses pursue a location in one of the above-listed industrial/business parks that would better meet their needs.

Environmentally Contaminated Sites

No sites within the township have been identified as environmentally contaminated.

Economic Development 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 County programs regarding locating new businesses or expanding existing ones.

Selected State and County Economic Development Programs

- The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED)
- The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEBR)
- The Community Development Block Grant-Economic Development (CDBG-ED)
- Enterprise Development Zone (EDZ)
- Community Development Zones (CDZ)
- Rural Economic Development (RED) Early Planning Grant Program
- Wisconsin Development Fund- Major Economic Development Program (MED)
- Transportation Facilities Economic Assistance and Development Program
- Customized Training Grant Programs
- Industrial Revenue Bonds
- Technology Development Fund Program
- Transportation Economic Assistance
- Tax Incremental Financing

Desirable Businesses and Industries

The town would need new businesses to improve its economic health. It 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, the number of employees, the number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or character businesses should be in keeping with the rural and agricultural character of the area.

Summary

Agriculture is and will continue to be the largest business in Peru. Agriculture-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 systems. There is no rail service and the Town is not close to a major airport. Due to the small rural population, the state and federal economic development programs available do not apply. Therefore, industrial 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.

In general, Peru residents like where they live and want to preserve the qualities that make life here pleasant. People want to know that the Lucas they love will be here for the coming generations, yet they do not want to impose top-down rules on themselves or their neighbors. Residents have been given the opportunity to help create a local plan for the future, before radical changes are imposed from outside the township. It is hoped that this plan will assist future leaders in balancing the priorities of individual residents with the common desires and good of the larger community.

INTERGOVERNMENTAL COOPERATION

This section assesses the Town's role and function in joint planning and decisions with surrounding jurisdictions. It provides information on existing cooperative agreements, identifies potential conflicts, and develops a process to resolve such conflicts.

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 interest. 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, towns, and villages that 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

Peru is a rural community, composed of farms, rural residences, traditional businesses, and several businesses operating out of resident's homes. 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 district 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 interpreted 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 85, the only state highway in the Town. The town does not have a formal relationship or agreement with the state as 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, 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 (a highway rating and evaluation system), LRIP (a local road improvement program), and the bridge petition program. The Town and the county highway department have also worked out agreements regarding road maintenance such as paving, seal coating, crack filling, and snow plowing.

Local

The Town works to provide fire and ambulance service through the Durand Rural Fire and Ambulance Service, which covers the entire town.

Continuing unwritten agreements exist between the Town of Peru and neighboring jurisdictions for road maintenance and snow plowing. These arrangements work well and allow for more efficient and effective road maintenance. Evaluation of these agreements occurs as needed. The Town of Peru will continue to explore additional intergovernmental cooperation options with neighboring units of government.

Looking to the future and anticipating changes that will very likely occur suggests that contact with surrounding municipalities is essential, as changes in one jurisdiction could easily have an impact on another. Peru is not an “island”, but part of a larger community. 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. Currently there are no plans for the school districts to site school facilities within the town.

A map of the School districts can be found in Appendix C.

Conflicts

Presently no conflicts exist regarding land use. The town is zoned, and unwritten but enduring agreements between Peru and other municipalities offer testimony for the continuation of ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

Conflict Resolution

Sometimes in addressing intergovernmental issues, the Town discovers that neighboring communities have different visions and ideas, which can lead to a disagreement or dispute. Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid them. It may be easier in the end to prevent disputes, thus avoiding the time, trouble, and expense of resolving them, by maintaining open communication.

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

Mediation

A mediated outcome is often more favored by both sides of a dispute and is settled faster and at less cost than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal resolution techniques that may be used to end the conflict.

Litigation and Arbitration

Communities and citizens are more familiar with the use of litigation and arbitration to resolve disputes. They can be effective tools for change and may be an appropriate choice, depending on the circumstances. However, their cost, in time and money, should make them the last option in most cases.

Further Resolution Techniques

While mediation or litigation and arbitration may be the most well known techniques, there are other alternatives, as listed below:

- Binding arbitration
- Non-binding arbitration
- Early neutral evaluation
- A focus group
- A mini-trial
- A moderated settlement conference
- A summary jury trial

A complete explanation of each of these techniques, complete with pros and cons, is normally available through local legal counsel. All alternatives should be evaluated prior to selecting a course of action.

Summary

At present, the Town of Peru has no conflicts with other governmental units.

LAND USE

This section evaluates current land use in the township, considers real estate trends and redevelopment opportunities, looks at land use conflicts (current and potential), and makes projections for the future.

Existing Land Use

The existing Land Use map (see Appendix C) was generated by analyzing demographic data related to development. It shows the patterns of development up to the time the map was created. It may already have changed, as development is a constant force at work changing the landscape. However, the importance of the map is not its accuracy, but rather the patterns and the type of development that has occurred. Peru is a rural Town with farm fields suited to a number of agricultural uses and undeveloped and forested land suited for outdoor recreation. Housing development is a third major land use shown on the map. Because of its proximity to the cities of Menomonie, Eau Claire, and Durand, Peru has experienced residential development. The following chart is a statistical look at the various land uses within the town.

Land Use Summary

Total acres in the Town is 9,822

	Total Parcels	Improved Parcels	Total Acres	Net Density Per Parcel	Average Parcel Size In acres
General Property					
Residential	76	69	184	1:129.24	2.42
Commercial	3	2	24	1:3,274	8.0
Manufacturing	0	0	0	0	0
Agricultural	263	0	6,587	137.5:	25.05
Undeveloped	134	0	1,171	1:73.3	8.74
Ag Forest	13	0	152	1:755.54	11.69
Forest	112	0	1,604	1:87.7	14.32
Other	36	31	100	1:272.83	2.78
Total	637	102	9,822		

Trends

Land Demand

Currently in the Town, there are two major demands for land: agriculture and housing. There is some demand for recreational use/investment land as well. Of these, housing demands will have the largest impact on the demand for land.

Land Prices

In general, land prices are as follows:

\$2,000-\$3,000 per acre and up for farmland

\$3,000 per acre and up for residential

\$3,000 per acre and up of recreational/investment

\$3,000 per acre and up for commercial

Redevelopment Opportunities

The Town is basically agricultural in nature. In this rural environment, there are no incorporated areas in the town, 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 a significant impact on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

Existing Conflicts

Discussions with elected officials and the general population revealed no current land use conflicts. The Town has faced this problem in the past when Northern States Power Company planned construction of a nuclear power plant in the Tyrone area in the late 1970's.

Potential Conflicts

In looking at the town from a land use perspective, and taking into consideration the low development pressures, it does not appear as if land use conflicts are an issue.

Projections

	2010	2015	2020	2025
Number of Housing Units	7.2	9	9	9
Acres of Housing Units	17.42	21.78	21.78	21.78
Number of Commercial / Industrial Units	0	0	0	0
Acres of Commercial / Industrial Units	0	0	0	0

As all available land in the Township is considered to be some form of agricultural land, it is expected that in order to meet the above housing demand agricultural land will be reduced by the amount of land required to meet housing needs.

Preferred Land Use

The Land Use map (see Appendix C) 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. Maintaining this pattern would meet the goal revealed by community input of “protecting agricultural land” and “preserving rural character”.

Agricultural lands of high value in Peru are identified on the map. These areas represent land that, because of soil type, parcel size, proximity to other farmland, 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, as well as a process, to evaluate and manage lands of significant agricultural value. In the future, these lands may be managed at either the local or the county level.

IMPLEMENTATION

The Town of Peru's 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.

Goals and Objectives

A goal is a long-term end toward which programs or activities are ultimately directed, but which may 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.

Using visioning sessions, a 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.

Township Goals

Protect/preserve/maintain the quality of our groundwater

- Develop a groundwater education program
 - Invite groundwater experts to speak or to assist in program development
 - Develop groundwater standards
- Identify and map watersheds for areas of high groundwater discharge
 - Establish a cooperative relationship with experts and officials to assist in mapping
 - Define protection areas/zones

Protect environmentally sensitive areas (ESAs)

- Identify and map environmentally sensitive areas
- Create development guidelines for each ESA
 - Form a committee to research and recommend appropriate guidelines
- Develop an ESA educational program
 - Work with experts to develop an educational program

Preserve and Protect Wildlife and Wildlife Habitat

Preserve/Protect Productive Farmland

- Develop a "Code of Living" brochure

Protect/Preserve the “Rural Character” of the Town

- Manage housing density through approval/denial of rezone requests
 - Use the Preferred Land Use Plan as a guide in making Land Use decisions
- Protect important farmland
- Educate the general public
 - Develop a “code of Rural Living” brochure
- Encourage a coordinated development pattern that protects and maintains the natural character of the Town with a proper balance between private property rights and public interest.

Discourage Mobil Home Parks in the Town

- Develop a “Code of Rural Living” brochure
- Define the difference between a mobile home park and a subdivision for manufactured homes
- Review existing zoning requirements regarding where mobile homes are a permitted use and where they are a conditional one
 - Make recommendations to change county zoning accordingly

Support in-Home Businesses

- Encourage businesses that parallel the plan
- Become proactive in requesting ordinance changes

Designate Rustic Roads

- Apply through the state program
- Promote/educate about the benefits and requirements of a Rustic Road designation
 - Develop a “Code of Rural Living” brochure

Support Business

- Promote businesses that parallel the plan

Regulate Lot Sizes

- Apply a local sub-division ordinance with a minimum lot size requirement
 - Minimum lot requirements cannot be smaller in size or area than what is required by the underlying zoning

License Junkyards

- Explore the legal requirements and ramifications of a local ordinance
 - Adopt a local ordinance

Inventory of Existing Ordinances and Regulations

Zoning

Currently, the Town is zoned. (See Appendix C)

Official Maps

The Town has no official maps of record.

Sign Regulations

The Town has adopted reduced speed zones but has no other sign regulations of record.

Erosion/Storm Water Control Ordinances

The Town has no erosion/storm water control 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 Ordinances

The town has no design review ordinances of record.

Building Codes

The Town adopted the Wisconsin Uniform Dwelling Code (UDC).

Mechanical Codes

The town has no mechanical codes on record, other than required inspections as per the UDC.

Housing Codes

The Town has no housing codes on record, other than required inspections as per the UDC. The Town does have a building permit and a driveway permit ordinance.

Sanitary Codes

The Town has no sanitary code on record. However, Dunn County issues sanitary permits.

Subdivision Ordinances

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 ahead twenty years, it is 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 that goal can be addressed. In addition, 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:

- The 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 implementation (community cooperation, local ordinances, and/or county ordinances) rests with the Town Board. The following is an explanation of these implementation tools.

Community Cooperation

Community cooperation should be utilized as an education and communication tool to assist the Town in analyzing the need for local ordinances and zoning. Through community cooperation, the Town can stay informed on local and county concerns and can educate its citizens about development issues. Community cooperation can lead to a local ordinance or 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 a local ordinance. The Town currently has some local ordinances in place. They will review them against the comprehensive plan, county zoning ordinances, and state statutes for inconsistencies and make any 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 adopts additional ordinances, such as a subdivision ordinance, the comprehensive plan, as well as county ordinances and state statutes, will be used as guidelines. For example, the Town has adopted an ordinance implementing the Uniform Dwelling Code (UDC) and created the position of Building Inspector. The Town building inspector follows the state of Wisconsin UDC when inspecting housing construction and remodeling projects.

Adopting local ordinances requires compliance with Chapter 60 of the Wisconsin Statutes. When adopting such ordinances, it is important to note that if the proposed ordinance is bound by other statutory requirements (such as a subdivision ordinance that 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 is bound only by Chapter 60, the Town can follow the adoption procedures in Chapter 60 of the Wisconsin Statutes.

Subdivisions

Control of land divisions is of particular importance, as 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. It does not deal with zoning issues such as setbacks or land use. Towns

with village powers 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, the 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 that 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 Peru is 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. It 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. When the County opens its ordinances for a major amendment, the Town will have the chance to decide if it wants to remain under County Zoning.

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; changes should be made incrementally.

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 implement its goals, it should comprehensively assess the impact the objectives will have on the rest of the plan.

Progress monitoring, Evaluation, and Update

This plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an on-going 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 the update. The Town of Peru will monitor the progress of plan implementation and evaluate it against changing conditions at a t least a 5-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 PERU ENVISIONING CREATING THE FUTURE MARCH 10, 2005

PLANNING

WHAT IS

WHERE WE WANT TO GO

HOW WE GET THERE

**Marty Havlovic
Jim Forester**

What is it you like about agriculture or farms - as it is today?

1. No factory farms.
2. Farmers work with wildlife.
3. Want to see small farms stay.
4. See Crops rather than houses.
5. Want to be able to make use of new technologies.
6. Ability to farm without neighbors complaints or more regulations.
7. Want to be able to see their kids build homes on their farms.

Ag – what don't you want to see?

1. The government telling us what to do.
2. Don't want city people to bring their city rules and services in the country.
3. Don't want my taxes to go up.
4. Don't want huge farms. (No 2000 cows dairy herds, poultry.)
5. Don't want pollution of big farms.
6. Don't want to be so regulated that we can't afford it.

HOUSING

What do you want to see or don't see.

1. No large housing development.
2. Don't want to see any trailer courts.
3. Stop regulations.
4. 1 acre building sites – that's what we have now (min. of 1 acre).
5. Not many restrictions on building houses – no acreage limits.
6. Buildings are good for the economy.
7. If it's within the current law, why should it be stopped.
8. Town has enough common sense to decide what we should be allowed.
9. Right to continue to do what you've been doing without having the new neighbors dictate – if I farm and someone moves in, they knew so tough luck.
10. No impact fees.
11. Don't want to see XCEL sell their land for development.
12. Would like to see XCEL give local people the first chance to buy it. Right of 1st refusal.
13. Housing development on XCEL would increase the cost of services i.e., sheriff's deputies.

NATURAL RESOURCES

1. Don't want to see wolves.
2. Wildlife is excellent.
3. River is the life-line of this area.
4. People don't pasture, but should have the ability.
5. Water generally good – some nitrate problems.

TRANSPORTATION

1. Fine the way they are.
2. Anything that doesn't raise our taxes.
3. Bike trail nice – very adequate.

BUSINESS

1. No scrap yards or junk yards. Could it be done with restrictions?
2. Restaurant.
3. Grocery store.
4. No adult entertainment.
5. Home based businesses, but never anything like Grandview.

UTILITIES

1. Bigger businesses would require more power, better road.

SERVICES

CULTURAL

1. Tyrone
2. Red Cedar Depot
3. Dunn County Islands
4. Ferry Landing
5. Lake Tyrone
6. Old Bank

NEXT 10-YEARS

1. Slow growth – 10 people either way.
2. Less farmers.
3. If people come – probably from the cities.
4. Bedroom community of Eau Claire.
5. Reasons why people will come.
6. Best asset – Beauty, quiet, wildlife, river and scenery.
7. Need to protect these things, they're our quality of life.
8. If there is a plan or zoning, the neighbors should be notified - officially.

YOUTH

1. 4-H
2. Rock Falls Sportsmen's Club
3. Youth are not taught enough about government.

FOR THE PLAN COMMISSION AND TOWN BOARDS

1. Be cautious – one step at a time.
2. Don't really want to see any real change.
3. Keep local control – town making the decisions.

Appendix B Demographics

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

Geographic area: Peru town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population.....	247	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	247	100.0
Male.....	130	52.6	Hispanic or Latino (of any race).....	-	-
Female.....	117	47.4	Mexican.....	-	-
Under 5 years.....	26	10.5	Puerto Rican.....	-	-
5 to 9 years.....	18	7.3	Cuban.....	-	-
10 to 14 years.....	21	8.5	Other Hispanic or Latino.....	-	-
15 to 19 years.....	24	9.7	Not Hispanic or Latino.....	247	100.0
20 to 24 years.....	12	4.9	White alone.....	231	93.5
25 to 34 years.....	25	10.1	RELATIONSHIP		
35 to 44 years.....	39	15.8	Total population.....	247	100.0
45 to 54 years.....	33	13.4	In households.....	247	100.0
55 to 59 years.....	11	4.5	Householder.....	83	33.6
60 to 64 years.....	9	3.6	Spouse.....	61	24.7
65 to 74 years.....	15	6.1	Child.....	89	36.0
75 to 84 years.....	9	3.6	Own child under 18 years.....	75	30.4
85 years and over.....	5	2.0	Other relatives.....	9	3.6
Median age (years).....	33.6	(X)	Under 18 years.....	4	1.6
18 years and over.....	167	67.6	Nonrelatives.....	5	2.0
Male.....	87	35.2	Unmarried partner.....	-	-
Female.....	80	32.4	In group quarters.....	-	-
21 years and over.....	157	63.6	Institutionalized population.....	-	-
62 years and over.....	34	13.8	Noninstitutionalized population.....	-	-
65 years and over.....	29	11.7	HOUSEHOLD BY TYPE		
Male.....	13	5.3	Total households.....	83	100.0
Female.....	16	6.5	Family households (families).....	69	83.1
RACE			With own children under 18 years.....	36	43.4
One race.....	244	98.8	Married-couple family.....	61	73.5
White.....	231	93.5	With own children under 18 years.....	31	37.3
Black or African American.....	-	-	Female householder, no husband present.....	4	4.8
American Indian and Alaska Native.....	2	0.8	With own children under 18 years.....	2	2.4
Asian.....	10	4.0	Nonfamily households.....	14	16.9
Asian Indian.....	-	-	Householder living alone.....	12	14.5
Chinese.....	1	0.4	Householder 65 years and over.....	5	6.0
Filipino.....	-	-	Households with individuals under 18 years.....	38	45.8
Japanese.....	-	-	Households with individuals 65 years and over ..	21	25.3
Korean.....	-	-	Average household size.....	2.98	(X)
Vietnamese.....	-	-	Average family size.....	3.30	(X)
Other Asian ¹	9	3.6	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	86	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	83	96.5
Guamanian or Chamorro.....	-	-	Vacant housing units.....	3	3.5
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	2	2.3
Some other race.....	1	0.4	Homeowner vacancy rate (percent).....	-	(X)
Two or more races.....	3	1.2	Rental vacancy rate (percent).....	-	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:³			Occupied housing units.....	83	100.0
White.....	234	94.7	Owner-occupied housing units.....	73	88.0
Black or African American.....	1	0.4	Renter-occupied housing units.....	10	12.0
American Indian and Alaska Native.....	4	1.6	Average household size of owner-occupied units.....	3.10	(X)
Asian.....	10	4.0	Average household size of renter-occupied units.....	2.10	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	1	0.4			

- 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: Peru 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	69	100.0	Total population	240	100.0
Nursery school, preschool	2	2.9	Native	237	98.8
Kindergarten	10	14.5	Born in United States	237	98.8
Elementary school (grades 1-8)	28	40.6	State of residence	182	75.8
High school (grades 9-12)	14	20.3	Different state	55	22.9
College or graduate school	15	21.7	Born outside United States	-	-
			Foreign born	3	1.3
			Entered 1990 to March 2000	1	0.4
EDUCATIONAL ATTAINMENT			Naturalized citizen	-	-
Population 25 years and over	148	100.0	Not a citizen	3	1.3
Less than 9th grade	18	12.2			
9th to 12th grade, no diploma	10	6.8	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency)	56	37.8	Total (excluding born at sea)	3	100.0
Some college, no degree	26	17.6	Europe	-	-
Associate degree	18	12.2	Asia	1	33.3
Bachelor's degree	18	12.2	Africa	-	-
Graduate or professional degree	2	1.4	Oceania	-	-
Percent high school graduate or higher	81.1	(X)	Latin America	-	-
Percent bachelor's degree or higher	13.5	(X)	Northern America	2	66.7
MARITAL STATUS			LANGUAGE SPOKEN AT HOME		
Population 15 years and over	174	100.0	Population 5 years and over	214	100.0
Never married	32	18.4	English only	205	95.8
Now married, except separated	132	75.9	Language other than English	9	4.2
Separated	-	-	Speak English less than "very well"	8	3.7
Widowed	7	4.0	Spanish	-	-
Female	6	3.4	Speak English less than "very well"	-	-
Divorced	3	1.7	Other Indo-European languages	9	4.2
Female	2	1.1	Speak English less than "very well"	8	3.7
			Asian and Pacific Island languages	-	-
			Speak English less than "very well"	-	-
GRANDPARENTS AS CAREGIVERS					
Grandparent living in household with one or more own grandchildren under 18 years	-	-	ANCESTRY (single or multiple)		
Grandparent responsible for grandchildren	-	-	Total population	240	100.0
			Total ancestries reported	312	130.0
VETERAN STATUS			Arab	-	-
Civilian population 18 years and over ..	162	100.0	Czech ¹	-	-
Civilian veterans	29	17.9	Danish	-	-
			Dutch	7	2.9
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			English	6	2.5
Population 5 to 20 years	59	100.0	French (except Basque) ¹	2	0.8
With a disability	17	28.8	French Canadian ¹	1	0.4
Population 21 to 64 years	122	100.0	German	65	27.1
With a disability	33	27.0	Greek	-	-
Percent employed	66.7	(X)	Hungarian	-	-
No disability	89	73.0	Irish ¹	24	10.0
Percent employed	88.8	(X)	Italian	12	5.0
Population 65 years and over	33	100.0	Lithuanian	-	-
With a disability	14	42.4	Norwegian	81	33.8
			Polish	8	3.3
RESIDENCE IN 1995			Portuguese	-	-
Population 5 years and over	214	100.0	Russian	2	0.8
Same house in 1995	143	66.8	Scotch-Irish	4	1.7
Different house in the U.S. in 1995	71	33.2	Scottish	9	3.8
Same county	18	8.4	Slovak	-	-
Different county	53	24.8	Subsaharan African	-	-
Same state	41	19.2	Swedish	8	3.3
Different state	12	5.6	Swiss	2	0.8
Elsewhere in 1995	-	-	Ukrainian	-	-
			United States or American	22	9.2
			Welsh	-	-
			West Indian (excluding Hispanic groups)	-	-
			Other ancestries	59	24.6

-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: Peru 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	174	100.0	Households	91	100.0
In labor force	117	67.2	Less than \$10,000	9	9.9
Civilian labor force	117	67.2	\$10,000 to \$14,999	7	7.7
Employed	114	65.5	\$15,000 to \$24,999	24	26.4
Unemployed	3	1.7	\$25,000 to \$34,999	6	6.6
Percent of civilian labor force	2.6	(X)	\$35,000 to \$49,999	5	5.5
Armed Forces	-	-	\$50,000 to \$74,999	34	37.4
Not in labor force	57	32.8	\$75,000 to \$99,999	4	4.4
Females 16 years and over	79	100.0	\$100,000 to \$149,999	2	2.2
In labor force	47	59.5	\$150,000 to \$199,999	-	-
Civilian labor force	47	59.5	\$200,000 or more	-	-
Employed	44	55.7	Median household income (dollars)	34,375	(X)
Own children under 6 years	31	100.0	With earnings	77	84.6
All parents in family in labor force	21	67.7	Mean earnings (dollars) ¹	40,603	(X)
COMMUTING TO WORK			With Social Security income	22	24.2
Workers 16 years and over	114	100.0	Mean Social Security income (dollars) ¹	12,645	(X)
Car, truck, or van -- drove alone	90	78.9	With Supplemental Security Income	6	6.6
Car, truck, or van -- carpooled	6	5.3	Mean Supplemental Security Income (dollars) ¹	6,700	(X)
Public transportation (including taxicab)	-	-	With public assistance income	3	3.3
Walked	7	6.1	Mean public assistance income (dollars) ¹	1,600	(X)
Other means	-	-	With retirement income	8	8.8
Worked at home	11	9.6	Mean retirement income (dollars) ¹	13,213	(X)
Mean travel time to work (minutes) ¹	28.7	(X)	Families	73	100.0
Employed civilian population 16 years and over	114	100.0	Less than \$10,000	4	5.5
OCCUPATION			\$10,000 to \$14,999	4	5.5
Management, professional, and related occupations	29	25.4	\$15,000 to \$24,999	16	21.9
Service occupations	13	11.4	\$25,000 to \$34,999	7	9.6
Sales and office occupations	22	19.3	\$35,000 to \$49,999	5	6.8
Farming, fishing, and forestry occupations	5	4.4	\$50,000 to \$74,999	31	42.5
Construction, extraction, and maintenance occupations	16	14.0	\$75,000 to \$99,999	4	5.5
Production, transportation, and material moving occupations	29	25.4	\$100,000 to \$149,999	2	2.7
INDUSTRY			\$150,000 to \$199,999	-	-
Agriculture, forestry, fishing and hunting, and mining	13	11.4	\$200,000 or more	-	-
Construction	6	5.3	Median family income (dollars)	50,625	(X)
Manufacturing	27	23.7	Per capita income (dollars) ¹	14,774	(X)
Wholesale trade	5	4.4	Median earnings (dollars):		
Retail trade	13	11.4	Male full-time, year-round workers	29,286	(X)
Transportation and warehousing, and utilities	12	10.5	Female full-time, year-round workers	16,875	(X)
Information	3	2.6	POVERTY STATUS IN 1999		
Finance, insurance, real estate, and rental and leasing	5	4.4	Families	6	8.2
Professional, scientific, management, administrative, and waste management services	4	3.5	With related children under 18 years	2	5.6
Educational, health and social services	17	14.9	With related children under 5 years	2	8.7
Arts, entertainment, recreation, accommodation and food services	2	1.8	Families with female householder, no husband present	-	-
Other services (except public administration)	7	6.1	With related children under 18 years	-	-
Public administration	-	-	With related children under 5 years	-	-
CLASS OF WORKER			Individuals	26	10.8
Private wage and salary workers	93	81.6	18 years and over	15	9.3
Government workers	6	5.3	65 years and over	2	6.1
Self-employed workers in own not incorporated business	15	13.2	Related children under 18 years	11	14.1
Unpaid family workers	-	-	Related children 5 to 17 years	7	13.5
			Unrelated individuals 15 years and over	5	25.0

-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: Peru 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.....	92	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	89	100.0
1-unit, detached	77	83.7	1.00 or less	87	97.8
1-unit, attached	-	-	1.01 to 1.50	2	2.2
2 units	-	-	1.51 or more	-	-
3 or 4 units	-	-			
5 to 9 units	-	-	Specified owner-occupied units	34	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	4	11.8
Mobile home	15	16.3	\$50,000 to \$99,999	17	50.0
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	10	29.4
			\$150,000 to \$199,999	3	8.8
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	-	-
1999 to March 2000	5	5.4	\$300,000 to \$499,999	-	-
1995 to 1998	11	12.0	\$500,000 to \$999,999	-	-
1990 to 1994	9	9.8	\$1,000,000 or more	-	-
1980 to 1989	11	12.0	Median (dollars)	75,000	(X)
1970 to 1979	9	9.8			
1960 to 1969	3	3.3	MORTGAGE STATUS AND SELECTED		
1940 to 1959	12	13.0	MONTHLY OWNER COSTS		
1939 or earlier	32	34.8	With a mortgage	25	73.5
			Less than \$300	-	-
ROOMS			\$300 to \$499	4	11.8
1 room	-	-	\$500 to \$699	7	20.6
2 rooms	-	-	\$700 to \$999	6	17.6
3 rooms	4	4.3	\$1,000 to \$1,499	8	23.5
4 rooms	5	5.4	\$1,500 to \$1,999	-	-
5 rooms	21	22.8	\$2,000 or more	-	-
6 rooms	29	31.5	Median (dollars)	925	(X)
7 rooms	5	5.4	Not mortgaged	9	26.5
8 rooms	17	18.5	Median (dollars)	313	(X)
9 or more rooms	11	12.0			
Median (rooms)	6.1	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	89	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	11	32.4
1999 to March 2000	9	10.1	15.0 to 19.9 percent	10	29.4
1995 to 1998	27	30.3	20.0 to 24.9 percent	6	17.6
1990 to 1994	17	19.1	25.0 to 29.9 percent	2	5.9
1980 to 1989	10	11.2	30.0 to 34.9 percent	-	-
1970 to 1979	7	7.9	35.0 percent or more	5	14.7
1969 or earlier	19	21.3	Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	9	100.0
None	4	4.5	GROSS RENT		
1	10	11.2	Less than \$200	-	-
2	39	43.8	\$200 to \$299	2	22.2
3 or more	36	40.4	\$300 to \$499	2	22.2
			\$500 to \$749	3	33.3
HOUSE HEATING FUEL			\$750 to \$999	-	-
Utility gas	-	-	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	46	51.7	\$1,500 or more	-	-
Electricity	-	-	No cash rent	2	22.2
Fuel oil, kerosene, etc	24	27.0	Median (dollars)	388	(X)
Coal or coke	-	-			
Wood	19	21.3	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	2	22.2
No fuel used	-	-	15.0 to 19.9 percent	3	33.3
			20.0 to 24.9 percent	2	22.2
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	-	-
Lacking complete plumbing facilities	2	2.2	30.0 to 34.9 percent	-	-
Lacking complete kitchen facilities	-	-	35.0 percent or more	-	-
No telephone service	-	-	Not computed	2	22.2

-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

Appendix C

Maps

The following maps are included in this appendix

Steep Slopes

Wetlands

Woodlots

Soil Productivity

Water Quality/Frequently Flooded

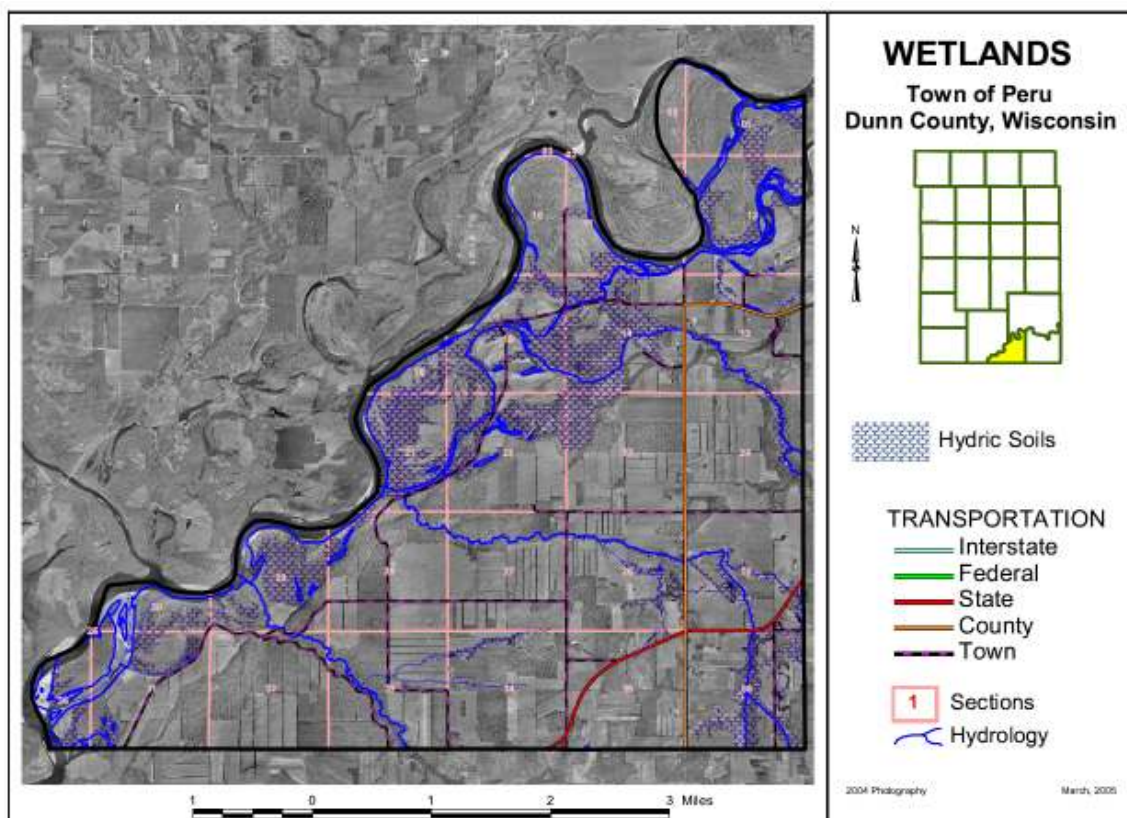
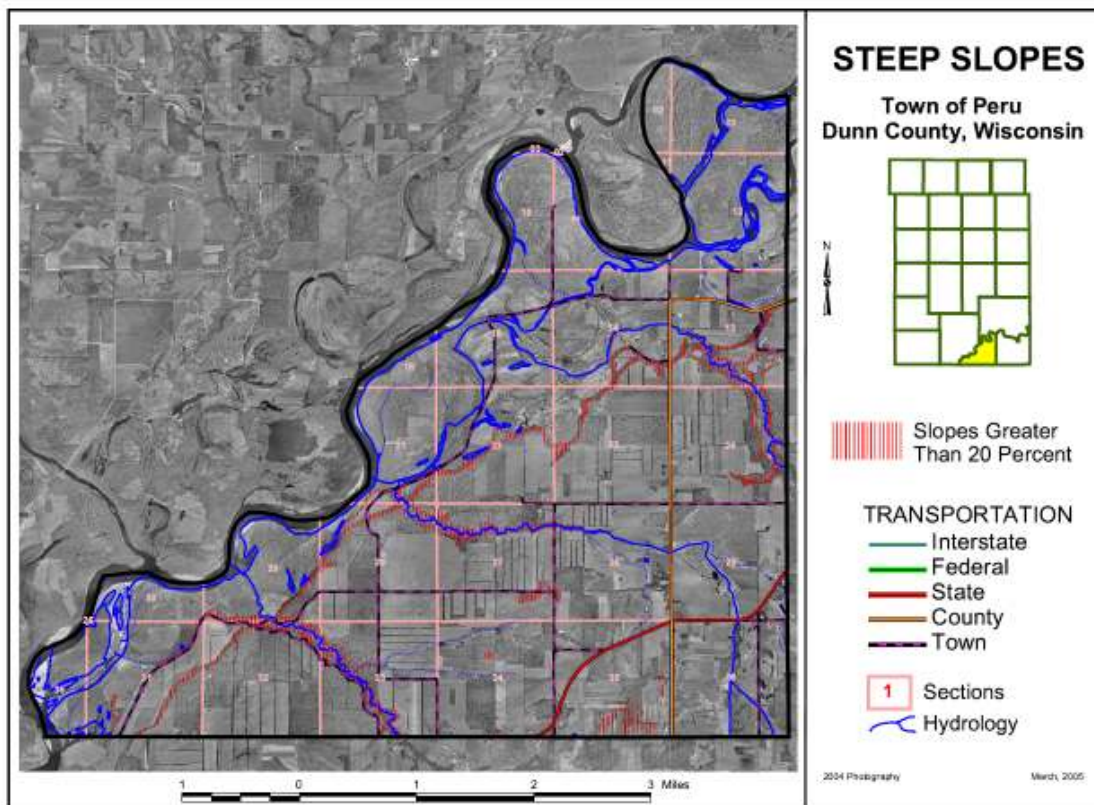
Recharge Areas

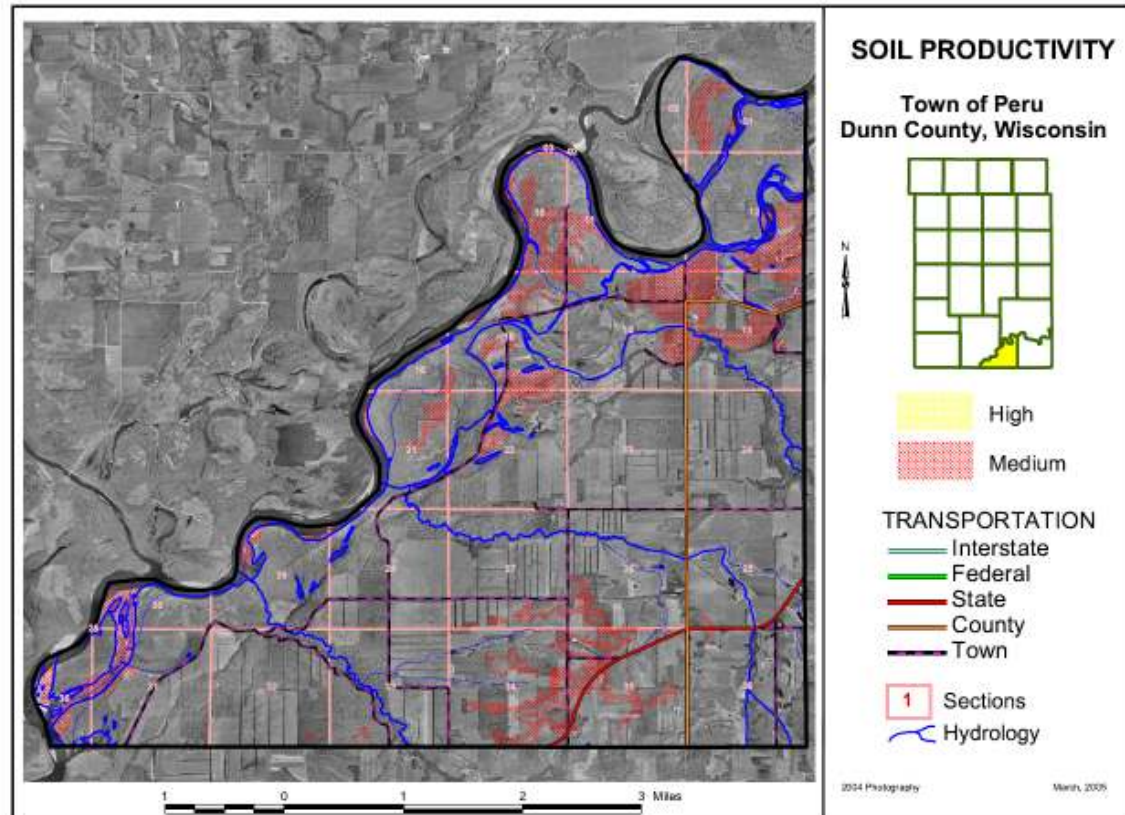
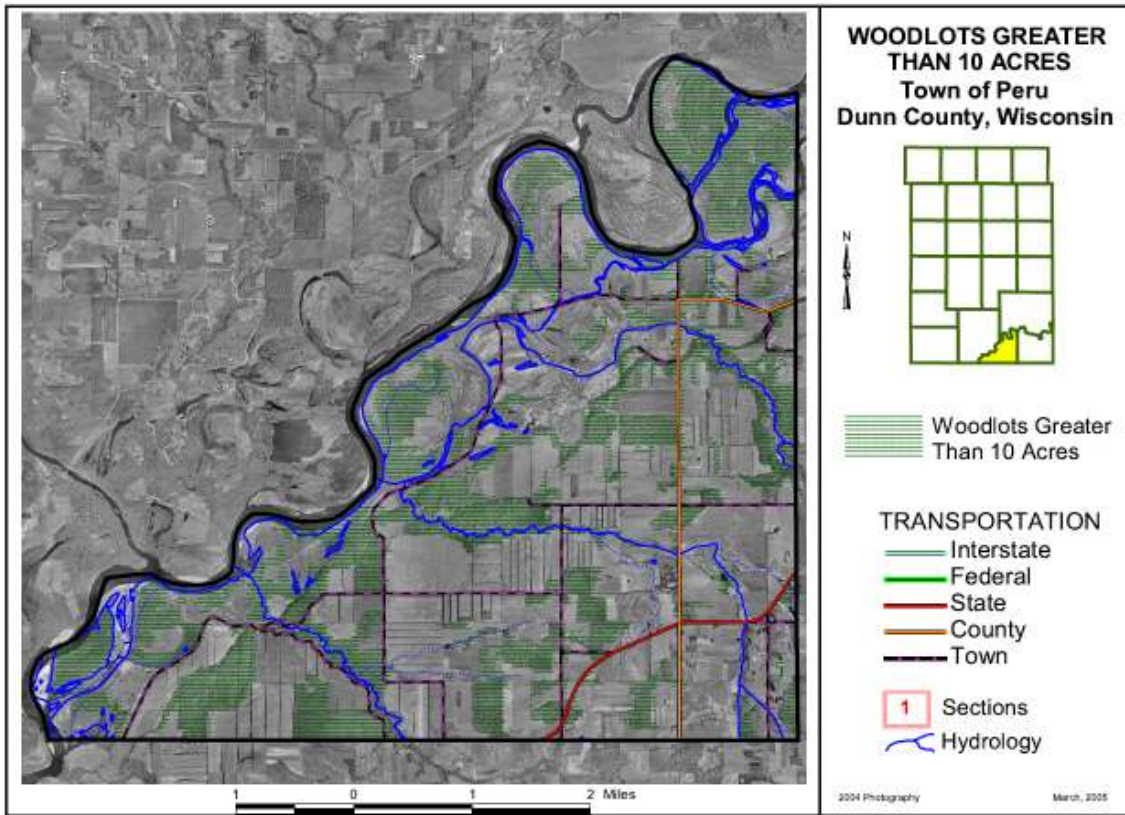
School Districts

Zoning

Existing Land Use

Preferred Land Use





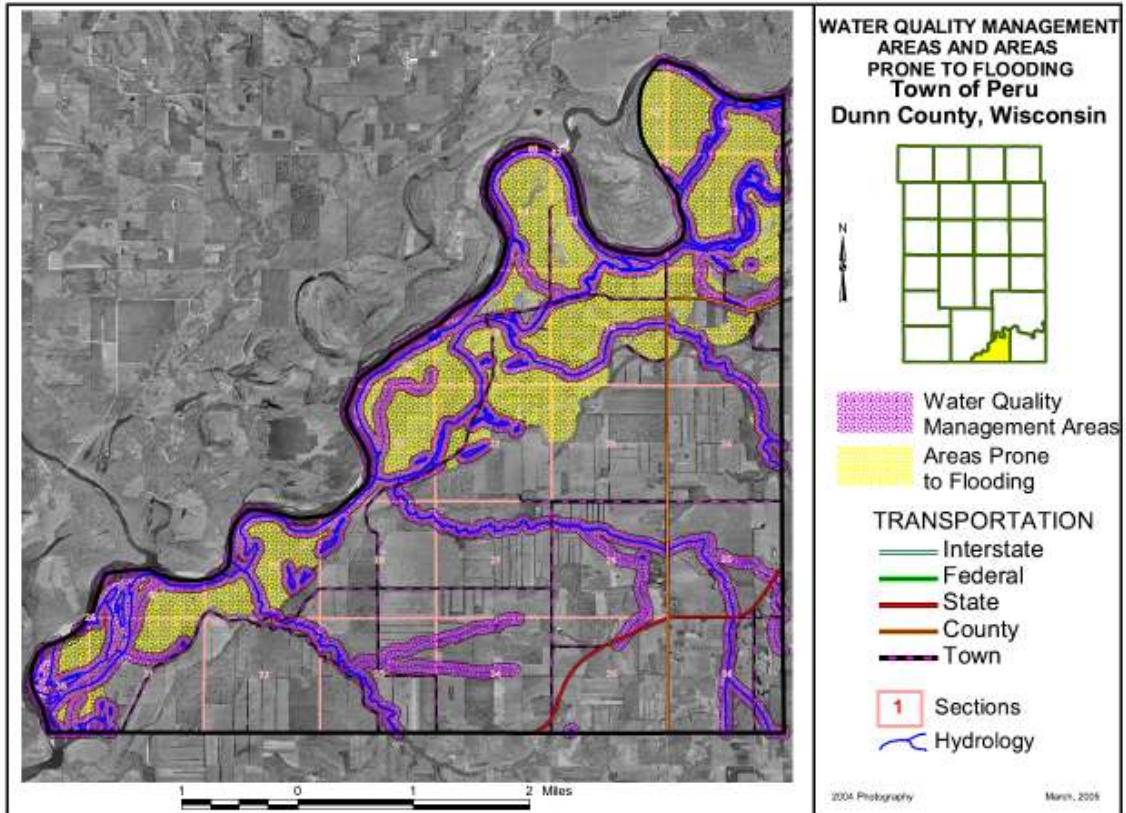




Table 1. Study of respondents' perceptions of the factors that influence their decision to use a mobile phone.

Factor	Percentage (%)
Age	
18-24 years	10.0
25-34 years	10.0
35-44 years	10.0
45-54 years	10.0
55-64 years	10.0
65-74 years	10.0
75-84 years	10.0
85-94 years	10.0
95-104 years	10.0
Gender	
Male	10.0
Female	10.0
Education level	
Primary school	10.0
High school	10.0
University	10.0
Postgraduate	10.0
Occupation	
Unemployed	10.0
Student	10.0
Housewife	10.0
Government employee	10.0
Private employee	10.0
Self-employed	10.0
Retired	10.0
Income level	
Below \$100	10.0
\$100-\$200	10.0
\$200-\$300	10.0
\$300-\$400	10.0
\$400-\$500	10.0
\$500-\$600	10.0
\$600-\$700	10.0
\$700-\$800	10.0
\$800-\$900	10.0
\$900-\$1000	10.0
Marital status	
Single	10.0
Married	10.0
Divorced	10.0
Widowed	10.0
Health status	
Good	10.0
Fair	10.0
Poor	10.0
Family size	
1-2	10.0
3-4	10.0
5-6	10.0
7-8	10.0
9-10	10.0
11-12	10.0
13-14	10.0
15-16	10.0
17-18	10.0
19-20	10.0
21-22	10.0
23-24	10.0
25-26	10.0
27-28	10.0
29-30	10.0
31-32	10.0
33-34	10.0
35-36	10.0
37-38	10.0
39-40	10.0
41-42	10.0
43-44	10.0
45-46	10.0
47-48	10.0
49-50	10.0
51-52	10.0
53-54	10.0
55-56	10.0
57-58	10.0
59-60	10.0
61-62	10.0
63-64	10.0
65-66	10.0
67-68	10.0
69-70	10.0
71-72	10.0
73-74	10.0
75-76	10.0
77-78	10.0
79-80	10.0
81-82	10.0
83-84	10.0
85-86	10.0
87-88	10.0
89-90	10.0
91-92	10.0
93-94	10.0
95-96	10.0
97-98	10.0
99-100	10.0

Excellent	10 - 20
Very Good	5 - 10
Good	2 - 5
Fair	0.8 - 2
Poor	0.2 - 0.8

Excellent
Very Good
Good
Fair
Poor

[illegible]

WISCONSIN: OMBUDSMEN HEED URGENT CALL TO HELP SMALL BUSINESS OWNERS
The members of the public who have contacted the ombudsmen have indicated that the state's existing laws do not adequately protect the interests of small business owners. The ombudsmen have indicated that the state's existing laws do not adequately protect the interests of small business owners. The ombudsmen have indicated that the state's existing laws do not adequately protect the interests of small business owners.

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