

COMPREHENSIVE PLAN  
FOR THE  
TOWN OF RED CEDAR

**ACKNOWLEDGEMENTS**

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# TOWN OF RED CEDAR COMPREHENSIVE PLAN

## PLAN SUMMARY

### Reason for Planning

The Town of Red Cedar is a growing community with a superb quality of life. The Township is located in a peaceful, rural setting amid rolling hills and vast farmland just minutes east of the scenic and historic City of Menomonie in Dunn County, Wisconsin. Just 30 minutes Northwest of Eau Claire, WI and one hour East of Minneapolis, MN, residents cherish the friendly, small-town atmosphere while still retaining easy access to the amenities of the Menomonie and Eau Claire areas. The Town's leaders recognize that now is the time to balance future development with preservation of valued characteristics.

### Purpose of the Comprehensive Plan

The *Town of Red Cedar Comprehensive Plan* will help the Township guide the amount, location, and quality of development over the next 20 years, while preserving its character. The goal of this *Plan* is to preserve the quality of life in the Township while accommodating new residential growth and economic development through careful planning, design, and placement of land uses.

The *Comprehensive Plan* meets all requirements of the State's comprehensive planning law. Public input opportunities were held throughout the process. Residents participating in the original process expressed an interest in preserving the character of the Township by guiding development into planned growth areas.

The resulting *Comprehensive Plan* document includes elements covering: issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental cooperation; land use; and implementation.

## GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN

For the convenience of the reader, goals (long-term, forward-focused aims that the town wants to accomplish) and objectives (firm set of concrete attainments that can be achieved by following a certain number of steps) for each element within the plan have been gathered together and presented here.

The Comprehensive Planning Law (CPL) sets forth fourteen goals of comprehensive planning which the Department of Administration is directed to give preference to in providing comprehensive planning grants. These goals are italicized and listed within the appropriate element listed below.

## **Issues and Opportunities – Goals and Objectives**

*CPL Goal #12: Balancing individual property rights with community interests and goals.*

Goal 1: To preserve the quality of life in and the rural character of the Township while accommodating new residential growth and economic development.

Objective 1: Examine current ordinances, modifying them as necessary, to ensure the ordinance protects, to the extent possible, the quality of life in and the rural character of the Town.

Objective 2: Develop a procedure to ensure new ordinances written in response to other goals within this plan protect, to the extent possible, the quality of life in and the rural character of the Town.

Goal 2: To understand the needs of the Town’s residents, landowners, and business owners.

Objective 1: Enhance and maintain, to the extent possible, excellent communications with the Town’s residents, landowners, and business owners.

Objective 2: Establish a systematic way to assess the interests and needs of the Town’s residents especially focusing on the needs and interests of older citizens, families, and singles living alone.

Objective 3: Encourage open dialogue at planning meetings for the community to discuss interests, needs, and concerns.

Goal 3: To respond to the needs of the Town’s residents, landowners, and business owners while balancing, to the extent possible, those needs with individual property rights.

Objective 1: Examine the current planning strategy, modifying it as necessary, to ensure it contains a systematic way for addressing known needs.

Objective 2: Examine current procedures and application forms, modifying them as necessary, to ensure individual property rights, the needs of the applicant, and the needs of the Town are considered during any decision-making process.

Objective 3: Work to educate and inform property owners about town zoning ordinances and other ordinances that may affect them, including activities that may require permits.

## **Housing – Goals and Objectives**

*CPL Goal #9: Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*

*CPL Goal #8: Building of community identity by revitalizing main streets and enforcing design standards.*

Goal 1: To provide a variety of quality housing choices for all residents, including those of different ages, income levels, and special needs.

Objective 1: Encourage investment in existing housing units to maintain and enhance the Town’s current supply of housing.

Objective 2: Encourage developers to construct new housing that is affordable for all people who live or work in the area.

Goal 2: To preserve natural features in new housing developments.

Objective 1: Examine current ordinances and strengthen where necessary to ensure new housing developments preserve the rural character of the town, to the extent possible.

Goal 3: To protect the Town from being financially burdened by new residential development.

Objective 1: Investigate creating special fees to ensure the cost of new residential development is the burden of the developers, not existing residents.

Objective 2: Work with appropriate entities to ensure sufficient existing and future capacities of needed infrastructures to support new residential development.

## **Transportation – Goals and Objectives**

*CPL Goal #2: Encouragement of neighborhood designs that support a range of transportation choices.*

*CPL Goal #14: Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*

Goal 1: To provide a safe, accessible, efficient, and economically sound transportation system that meets the needs of the Town’s residents, businesses, and agriculture-related businesses.

Objective 1: Analyze the current transportation system for its:  
- efficiency;  
- cost effectiveness;

- ability to meet the accessibility needs of all residents, especially those who are elderly or disabled; and
- ability to accommodate a variety of transportation modes (driving, walking, biking).

Objective 2: Develop a process for systematically and regularly assessing the needs of specific transportation system users to determine if the road system is meeting their needs – users such as, but not limited to:

- school districts regarding bus traffic;
- town maintenance staff regarding snow removal; and
- farmers/agriculture-related businesses regarding large trucks and heavy machinery.

Objective 3: Propose and implement modifications to the current transportation system, as necessary, addressing identified needs. Consider such things as, but not limited to:

- constructing and/or widening roads whenever possible to accommodate bicycle traffic;
- constructing paths and/or widening roads for pedestrian traffic; and
- establishing a road or beltline through the township to meet future traffic needs when the interstate is closed for repair or accidents.

Objective 4: Improve safety at key or busy intersections and at potentially hazardous areas by such things as, but not limited to:

- developing appropriate safety ordinances and codes to avoid the construction of dead-end roads that hinder the progress of emergency vehicles;
- designating bicycle roads or paths; and
- designating pedestrian crossings.

Goal 2: To supply adequate transportation for the Township, while making every effort to protect its rural character, preserve natural resources, and prevent strain on the environment and on the Township's financial resources.

Objective 1: Adopt an orderly system of development for roads, including, but not limited to: (Advice is available from the DOT.)

- access management;
- driveway permits; and
- lines of sight at intersections.

Objective 2: Amend current ordinances and/or policies, where needed, to require that:

- roads in new subdivisions or developments are provided by developer;
- new and expanded roads and driveways be aligned, where feasible, to conform to the natural contours of the land to minimize required earthwork (cuts and fills); and

- new and expanded roads and driveways avoid environmentally sensitive areas such as wetlands or extreme topographical features (bluffs).

- Objective 3: Identify and create needed ordinances and enforce current ordinances related to the development of new roads to:
- protect the rural character of the Town;
  - preserve the natural resources of the area;
  - prevent strain on the environment; and
  - prevent strain on the financial resources of the Town.

## **Utilities and Community Facilities – Goals and Objectives**

*CPL Goal #5: Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.*

*CPL Goal #10: Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.*

Goal 1: To ensure that residents and businesses of the township are adequately served by desired public utilities and community facilities in a cost-effective way and in a manner that promotes a high quality of life.

Objective 1: Work cooperatively with the area school districts, area hospitals, the City of Menomonie, Dunn County, Department of Natural Resources (DNR), and other jurisdictions to ensure efficient, economical, and quality provision of community services and facilities.

Objective 2: Work cooperatively with the City of Menomonie regarding joint service provision and facility expansion for sewer and water services to areas bordering city limits as population increases and business expansion occurs.

Goal 2: To avoid diminishing quality of life or harming environmentally sensitive areas when extending or constructing new utilities and community facilities.

Objective 1: Revise procedures, if necessary, to ensure appropriate environmentally sensitive area maps are consulted prior to making decisions regarding the location of new utilities or community facilities and that developers will be advised to incorporate practices that maintain or improve the natural environment.

Objective 2: Examine regulations, and strengthen where necessary, to protect quality of life and environmentally sensitive areas with regards to the extension or construction of cell towers for electronic transmissions or wind turbine towers for energy.

Goal 3: To provide natural areas for passive uses and outdoor recreational facilities for active uses.

- Objective 1: Develop procedures for ensuring existing and proposed recreational uses and facilities are:
- consistent with other goals and objectives identified in this plan, especially those related to transportation needs, land use, protecting the environment, and maintaining the rural character of the township; and
  - designed at a scale appropriate to the surrounding environment.
- Objective 2: Continue to maintain and enhance existing parks, natural areas, and outdoor recreational facilities to serve the residents.
- Objective 3: Encourage developers to provide public access to natural resources to serve the residents.

### **Agricultural, Natural, and Cultural Resources – Goals and Objectives**

*CPL Goal #3: Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.*

*CPL Goal #6: Preservation of cultural, historic and archaeological sites.*

Goal 1: To preserve and protect sensitive environmental resources and natural resources through conscious decision-making.

- Objective 1: Encourage development that maximizes protection of sensitive environmental resources and natural resources.
- Objective 2: Examine regulations, and strengthen where necessary, to minimize the impact of development on environmentally sensitive areas such as steep slopes, waterways, and wetlands.
- Objective 3: Examine regulations, and strengthen where necessary, to protect natural resources, where appropriate, from sediment and other forms of pollution through the use of vegetation, erosion control measures during construction, settling ponds, and other structural and non-structural means.
- Objective 4: Examine regulations, and strengthen where necessary, to protect slopes from erosion by using vegetation and other erosion control measures during construction.
- Objective 5: Examine regulations, and strengthen where necessary, to maintain the natural topography of the land during development.
- Objective 6: Examine regulations, and strengthen where necessary, to conserve and protect sensitive resources such as remnant prairie habitats.

Objective 7: Encourage and promote forms of development or redevelopment that preserve and enhance open/green spaces.

Goal 2: To preserve and protect the Town's surface waters, shorelands, floodplains, and groundwater resources – especially the Red Cedar River Watershed – through conscious decision-making.

Objective 1: Examine regulations, and strengthen where necessary, to preserve and protect shorelands.

Objective 2: Enforce the Dunn County Shoreland Zoning Ordinance.

Objective 3: Support the prevention and eradication of invasive species in the Red Cedar River.

Objective 4: Maintain a Groundwater Recharge Protection Overlay Area.

Objective 5: Examine regulations, and strengthen where necessary, to:

- minimize non-point source pollution;
- reduce volumes of untreated runoff; and
- ensure that new development or other alterations in land use will not adversely affect the quality or quantity of surface and/or sub-surface water resources.

Objective 6: Implement a process to monitor nitrate levels in wells and water quality in dense residential areas.

Objective 7: Investigate the advantages, disadvantages, costs, filter requirements, necessary restrictions and regulations, and possible developer incentives that would be associated with the installation of a community sewage system to service a housing development and make ordinance recommendations accordingly.

Goal 3: To promote awareness of environmental issues in the Township and surrounding areas.

Objective 1: Work to educate and inform the general public, landowners, and developers about natural resources preservation including the need to conserve natural areas, soils, buffer zones, open/green space, and sensitive habitat areas.

Objective 2: Work to educate and inform the general public, landowners, and developers in policies that affect land use and site alteration, and about alternative solutions.

Goal 4: To identify, protect, and enhance buildings, districts, and archeological sites and artifacts of cultural and historical importance in the Township and surrounding areas.

- Objective 1: Provide and encourage educational opportunities for area residents regarding cultural, historic, and archeological sites.
- Objective 2: Continue to support and encourage local groups and organizations that promote the Town's cultural resources and provide educational services to the public.
- Objective 3: Continue to update and utilize guidelines that encourage responsible design and the preservation of historic properties.
- Objective 4: Support actions that preserve and promote cultural assets and links to the past.

## **Economic Development – Goals and Objectives**

- CPL Goal #1: Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.*
- CPL Goal #11: Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.*

- Goal 1: To encourage and retain economic opportunities which are environmentally sensitive, are appropriate for the levels of public services and facilities available, and enhance the quality of life for Town residents.
- Objective 1: Support the development of businesses that the Town can efficiently and financially afford to provide services and utilities to, or require that the business pay for the improvements necessary to provide such services and utilities (including sewer and water).
  - Objective 2: Encourage new economic development that meets the needs of local residents and creates a range of employment opportunities.
  - Objective 3: Encourage local small businesses to remain in the Town by being open and responsive to discussion of their business needs.
  - Objective 4: Support light industries or businesses which are appropriate for the Town by considering the proposed site plan ordinances as well as:
    - the size of the parking lots;
    - the number of employees;
    - the number of customers and deliveries;
    - the nature of trade;
    - proposed signage and lighting;
    - traffic flow; and
    - the overall benefit to the community as a whole.
- Goal 2: To encourage and retain economic opportunities which support agriculture and respect the rural character of the Town.

- Objective 1: Support businesses that construct new structures that complement the rural environment or that repurpose existing rural structures.
- Objective 2: Support the development of new, and the retention of active, farming and farm-related businesses.
- Objective 3: Encourage agricultural operations to remain in the Town by being open and responsive to discussion of their business needs.

## **Intergovernmental Cooperation – Goals and Objectives**

*CPL Goal #7: Encouragement of coordination and cooperation among nearby units of government.*

Goal 1: To maintain good working relationships with governmental units in and around the Township.

- Objective 1: Establish and maintain, to the extent possible, excellent communications with other government officials and staff both formally and informally.
- Objective 2: Establish current and build new relationships with government officials and staff.
- Objective 3: Coordinate planning efforts, regulations, and specific land use decisions with the county and neighboring communities.

Goal 2: To coordinate with the county and neighboring communities to provide high quality, cost-effective services.

- Objective 1: Continue to work cooperatively with the City of Menomonie to provide more effective and lower-cost services to businesses and residents of the Town.
- Objective 2: Continue to work with area school districts to provide needed services to the residents within the Town.
- Objective 3: Encourage open dialogue with adjacent towns to discuss and address common issues.

## **Land Use – Goals and Objectives**

*CPL Goal #4: Protection of economically productive areas, including farmland and forests.*  
*CPL Goal #13: Planning and development of land uses that create or preserve varied and unique urban and rural communities.*

Goal 1: To control and direct new development to preferred locations which are appropriate as described within the context of this plan.

- Objective 1: Respect private property rights while directing new development to preferred locations.
- Objective 2: Examine regulations, and strengthen where necessary, to direct development to designated areas or to lands that have a substantial combination of the following features:
- are on or close to local roads that are regularly maintained;
  - have access to public sewer systems or have appropriate soils for septic systems;
  - have access to public water or have appropriate soil for well drilling;
  - are too steep to farm or have poor agricultural soils;
  - have minimal potential for soil erosion or excessive stormwater runoff;
  - are not participating in a Farmland Preservation program.
- Objective 3: Examine the impact of zoning and development standards, and modify as necessary, to ensure they encourage development of and are economically feasible for small businesses, business start-ups, commercial businesses, and light industry.
- Objective 4: Expand commercial or light industrial zoning along major roadways (County Road B, US 12) and near existing commercial or light industrial zoning and direct development of commercial or light industrial businesses to these areas.
- Objective 5: Cautiously consider requests to develop on lands that:
- have few of the features listed above in Objective 2;
  - are on roads that are not regularly maintained;
  - are not easily accessible via roads;
  - are located where substantial construction of access roads across wetlands, prairies, or habitats would be required;
  - are with Farmland Preservation agreements;
  - are within legal hunting distances to public hunting lands.
- Objective 6: Discourage dense new development on lands that are difficult to serve with public sewer or water systems.
- Objective 7: Discourage development on lands that:
- are wet, wetlands, prone to flooding, or part of floodplains;
  - offer poor structural support for buildings;
  - are good for agriculture – fertile, flat, accessible and of sufficient size and shape to be efficiently worked;
  - have archeological importance.

Goal 2: To protect and enhance the unique rural character of the Town to the extent possible.

Objective 1: Discourage scattered development.

Objective 2: Establish and enforce maximum density standards for all non-farm development.

Objective 3: Enforce design standards that require appropriate and quality designs (including signage) for all new commercial, industrial, and institutional development in the township.

## **BACKGROUND SUMMARY**

### **Area History**

Humans appeared in Wisconsin 11,000 years ago. Natives shaped the ecosystem by using fire to maintain prairie and savanna. Native people hunted deer, black bear, and more than 25 other species of mammals. They also consumed mussels, birds, fish, and nuts and fruits. They appear to have planted orchards, which European explorers described as "planted tree groves," to provide supplies of food. Chestnuts, locusts, oaks, ash, basswood, beech, cottonwood, maple, pecans, medlars, mulberries, and plums grew in profusion.

Indians also dispersed several plants. The Menomoneie spread wild rice wherever they passed. Many highways were originally roads between native habitations. By the time of European settlement, the Santee Dakota, who feuded with the Ojibwa, inhabited the region, now known as Dunn County.

The French coureurs de bois hunted along the Red Cedar and the Chippewa rivers. Pierre Le Sueur first mentioned the Red Cedar – "another river of great length." Jean Baptiste Perreault established trading posts on the Red Cedar. In 1822 Perkins built the first sawmill on the Red Cedar, and by 1829 lumbering was underway. Knapp, Stout, and Company, which began in 1846, became one of the largest lumbering operations in the world. Knapp, Stout owned over one-half million acres of pine land, most of it in the Red Cedar Valley. The company cut over two billion board feet of pine and conducted retail and wholesale merchandising operations, banking, farming, a steam mill, a shingle mill, a water mill, steamboats, and a stage line. Knapp, Stout strongly influenced construction, the railroads, and public opinion. Residents of Dunn County were dependent upon the company for goods, loans, and wages. The Dunn County Pinery Rifles, later Company K, contributed significantly to the Union victory in the Civil War. Company K fought in the Peninsular Campaign, Second Bull Run, Antietam, Chancellorsville, the Wilderness, Spotsylvania, Cold Harbor, and Petersburg. The military unit was organized in May and June, 1861 and disbanded on July 11, 1865.

Dedicated men and women from Dunn County have served in every major conflict and war including World War I, World War II, the Korean conflict, Vietnam, Grenada, Afghanistan, and Operation Desert Storm.

## **Government**

Spain, France, England, and the United States have held jurisdiction over Dunn County. On July 13, 1787, the Northwest Territory, including what is now Wisconsin, was established. On April 29, 1836, the Territory of Wisconsin was created.

Dunn County was originally part of St. Croix County, then a part of Chippewa County. On February 19, 1854 Dunn County was set off from Chippewa County. The Town of Red Cedar was established on December 5, 1860 and included, in addition to the present Town of Red Cedar, the towns of Wilson, Sand Creek, Otter Creek, Grant, Tainter, and Colfax. On December 26, 1866, the Town of Grant was set off from the Town of Red Cedar. Grant then included Sand Creek, Wilson, and Otter Creek. The Town of Colfax was set off from Red Cedar on December 28, 1868. It contained the towns of Colfax and Tainter.

Red Cedar is a civil township that contains nine additional square miles; it is a township and a quarter in size.

Cedar Falls was settled in 1856. The Gilbert Brothers built a water-powered mill in 1859. Knapp, Stout, and Company purchased it later. The Milwaukee Road ran along the river to the sawmill and holding pond, formed by a dam across the river. The Company office was located on the hill above. The mill employed about a hundred men. In the early 1890s there were also planing and shingle mills. The population of Cedar Falls was 250; half of the people were Norwegian.

The Chippewa Valley Railroad Light and Power Company built a powerhouse and dam in 1910. The water backed up the river to create Lake Tainter, "a river-fed lake...1752 acres in size with a depth from four feet to thirty-five feet." It contains panfish, crappies, walleyes, northern pike, and an occasional muskie. On April 3, 1934, a severe flood destroyed one section of the bridge.

Cedar Falls School began in the 1860s and expanded to meet the needs of the families of the millworkers.

Rusk became an important wheat-shipping center featuring "as many as 100 teams of farmers and buyers here at the same time." Up to three grain elevators were in operation until the chintz bug wiped out wheat growing in the early 1890s.

Blueberries, cattle, hogs, and butter were shipped to Chicago and other cities.

Many social activities occurred in Rusk: parties, musical concerts, a Dramatic Society, the Odd Fellows Lodge, and a dancing school.

The Dunn County Insane Asylum, which could care for 117 patients, opened in February 1892. The Dunn County Poor Home and Poor Farm was located east of and adjacent to the Asylum. By 1924, the Poor Farm contained over a thousand acres. Sales of dairy and garden produce made the institution more than "self-supporting." The Asylum became the Dunn County Hospital in 1972. In 1974 that portion of the Town containing the Hospital was annexed to the City of Menomonie. Forty rods north of the former Dunn County Wayside Park, there is a Potter's Field where people from the Asylum and Hospital are buried.

Once there were ten rural schools in the Town, including the Beyer Settlement School, Clear View, Little Elk Creek School, Lone Pine School, Rusk School, Cedar Falls School, and Ney School.

Many churches developed in the Township, including the Apostolic Lighthouse, Bethel Baptist Church, Cedar Falls Church, Holy Pentecostal Mission Church, Little Elk Creek Lutheran Church, and St. Katharine's Evangelical Lutheran Church.

There are three cemeteries in the Town of Red Cedar: Cedar Falls, Beyer Settlement, and Froen.

## **Topography and Geology**

Dunn County contains 870 square miles. Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciated) topography, relatively extensive forested landscape and big rivers, and a wide river valley. This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." "Relic conifer forests are present.... There are floodplains with connected wetlands." Agriculture, including dairy and beef farms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

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

The Mt. Simon Sandstone Formation, about 25 feet thick, underlies the entire county. It consists of medium to coarse-grained sandstone with some fine-grained sandstone. The Formation yields moderate to large amounts of water to wells. The Eau Claire Sandstone Formation, overlying the Mt. Simon, is present throughout the County except in some areas along pre-glacial stream valleys where erosion has greatly thinned or entirely removed it. The Eau Claire Sandstone is about 100 to 150 feet thick and consists of medium to fine-grained sandstone and shale. It generally yields only small quantities of water to wells, but moderate yields may be obtained where shale is absent from the formation.

The Galesville Sandstone Formation ranges in thickness from about 30 to 50 feet. It is present under the southwestern part of the County and probably in the bedrock hills elsewhere in the County. The Galesville Formation generally yields moderate amounts of water to wells, but it is missing in most areas where soils and topography indicate irrigation to be most feasible. The unit consists of coarse to fine-grained sandstone.

The Franconia Sandstone Formation, Trempealeau Foundation, and Prairie du Chien Group consist of sandstone, siltstone, and dolomite. These formations occur in the western and southwestern parts of the County and in highland areas. Moderate to small amounts of water can be obtained from the Franconia Formation, but the Trempealeau Formation and the Prairie du Chien Group yield only small amounts.

Glacial deposits in highland areas of Dunn County are very thin, generally less than 30 to 50 feet deep, but they are very thick in the buried bedrock valleys. Apparently, the pre-glacial Chippewa River flowed through a broad, deep channel and was the principal river draining the area. Deep tributary river valleys joining the pre-glacial Chippewa include the present Eau Galle River Valley, the present Red Cedar River Valley (approximately from Irvington to Downsville), and a river valley trending from a point about two miles northeast of Knapp to north Menomonie and then southeastward to the Chippewa River. These pre-glacial stream valleys contain 100 to 200 feet of glacial material over much of their area.

Water in the groundwater reservoir moves by gravity from areas of recharge down the hydraulic gradient to areas of discharge. Recharge occurs over most of the County, and generally the hydraulic gradient is from topographically high to topographically low areas. Therefore, groundwater is moving through the water-bearing rocks from the water divides in the highland areas of Dunn County to the streams where it is discharged.

The Town of Red Cedar is the most cultivated of all townships in Dunn County. The banks along the Red Cedar River are high and richly lined with trees. A rare pothole lake, often visited by shorebirds, can be found in the middle of a farm field along CTH B.

*Sources:*

*Curtis, John C. The Vegetation of Wisconsin. Madison: The University of Wisconsin Press, 1959.*

*Curtiss-Wedge, F, Geo. O. Jones & Others. History of Dunn County, Wisconsin. Minneapolis-Winona: H.C. Cooper, Jr. and Co., 1925.*

*Dunn County Historical Society. Dunn County History: Dunn County, Wisconsin. Dallas, TX: Taylor Publishing Co., 1984.*

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## **ISSUES AND OPPORTUNITIES**

### **Introduction**

This element of the Plan gives an overview of the pertinent demographic trends and background information necessary to develop a comprehensive understanding of the changes taking place in the Town of Red Cedar.

As required under §66.1001, Wisconsin Statutes, this element includes population, household, employment, age distribution, educational levels, income levels, and employment characteristics. Data used in this element is from the *2010 U.S. Census of Population and Housing* unless otherwise noted.

## Population

After declining in numbers from 1950 to 1970, the population of the Town of Red Cedar has since been steadily increasing at a rate higher than originally projected. In addition, the most recent increase, from 2000 to 2010, is at a rate much higher than that of the county's or the state's.

### Population Trends and Projections for the Town of Red Cedar

Year	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020	2025
Census	1,270	1,182	935	1,278	1,417	1,673		2,086			
Projection							1,845	1,999	2,136	2,246	2,463

Source: Projections from the Wisconsin Department of Administration (DOA)

### Population Increase Comparisons

	2000	2010	Numeric Change	Percent Increase
Town of Red Cedar	1,673	2,086	413	24.69%
County of Dunn	39,858	43,857	3,999	10.03%
State of Wisconsin	5,363,675	5,686,986	323,311	6.03%

As shown above, the population of the town of Red Cedar grew from 1,673 in 2000 to 2,086 in 2010. There are still slightly more men than women in the populations of both the township and the county.

### Population by Gender and Age

Subject	2000 - Town of Red Cedar		2010 - Town of Red Cedar		2000 - County of Dunn		2010 - County of Dunn	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population	1,673	100.00	2,086	100.00	39,858	100.00	43,857	100.00
Male	840	50.21	1,052	50.43	20,094	50.41	22,133	50.47
Female	833	49.79	1,034	49.57	19,764	49.59	21,724	49.53
Age								
Under 5	120	7.17	137	6.57	2,285	5.73	2,422	5.52
5-24 yrs	483	28.87	525	25.17	14,930	37.46	15,246	34.76
25-34 yrs	202	12.07	247	11.84	4,817	12.09	4,983	11.36
35-44 yrs	297	17.75	300	14.38	5,444	13.66	4,947	11.28
45-54 yrs	275	16.44	376	18.02	4,988	12.51	5,897	13.45
55-59 yrs	92	5.50	171	8.20	1,689	4.24	2,699	6.15
60-64 yrs	42	2.51	119	5.70	1,230	3.09	2,340	5.34
65-74 yrs	92	5.50	128	6.14	2,231	5.60	2,754	6.28
75-84 yrs	56	3.35	64	3.07	1,569	3.94	1,721	3.92
85&over	14	0.84	19	0.91	675	1.69	848	1.93

For comparison reasons, the 5-9, 10-14, 15-19, and 20-24 age groups used in 2000 Census and the 5-17, 18-20, and 21-24 age groups used in the 2010 Census are reported as the group 5 to 24 years.

A comparison of the 2000 and 2010 Census data reveals that the population in both the township and the county is aging – with over 10% of the population being 65 years of age and older.

## Summary of Population by Gender and Age

Subject	2000 - Town of Red Cedar		2010 - Town of Red Cedar		2000 - County of Dunn		2010 - County of Dunn	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Median age (yrs)	36.3		39.5		30.6		33.5	
65 & older	162	9.68	211	10.12	4,475	11.23	5,323	12.14

## Educational Levels

In 2000, 26.54% of the population (444 of 1,673) in the township was enrolled in school. While certain groups increased in size due to the aging of the population, the overall percentage enrolled in school decreased to 24.16% of the population (504 of 2,086) by 2010.

## School Enrollment for the Population of the Town of Red Cedar

Subject	2000		2010	
	Number	Percent	Number	Percent
Population 3 years & over in school	444	100.00	504	100.00
Nursery school, preschool	14	3.15	42	8.33
Kindergarten	40	9.01	17	3.37
Elementary (grades 1-8)	216	48.65	249	49.40
High School (grades 9-12)	127	28.60	84	16.67
College or graduate School	47	10.59	112	22.22

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey and 2005 Town's Comprehensive Plan

The aging of the population also influenced the level of educational attainment in the township. The percent of those 25 and over with a high school diploma (or equivalency) or higher degree rose from 87.97% in 2000 to 96.28% in 2010.

## Educational Attainment

Subject	2000		2010	
	Number	Percent	Number	Percent
Population 25 years & over	1106	100.00	1483	100.00
Less than 9 <sup>th</sup> grade	39	3.53	31	2.09
9 <sup>th</sup> – 12 <sup>th</sup> grade, no diploma	94	8.50	24	1.62
High School grad (includes equivalency)	367	33.18	421	28.39
Some college, no degree	226	20.43	331	22.32
Associate's degree	115	10.40	204	13.76
Bachelor's degree	177	16.00	333	22.45
Graduate or professional degree	88	7.96	139	9.37
High school graduate or higher		87.97		96.28
Bachelor's degree or higher		23.96		31.82

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey and 2005 Town's Comprehensive Plan  
 {The numbers reported for 2010 were calculated from the percentages reported by the Census Bureau.}

The median earnings for the last 12 months for the population 25 years and over, as reported in the 2009-2013 American Community Survey, directly correlated to the level of educational attainment of that population.

### Median Earnings in the Past 12 Months (in 2013 Inflation-Adjusted Dollars)

Educational Attainment	Estimate
Overall median earnings	\$ 37,889
Less than high school graduate	\$ 30,313
High school graduate (includes equivalency)	\$ 31,688
Some college or associate's degree	\$ 36,935
Bachelor's degree	\$ 41,538
Graduate or professional degree	\$ 55,000

### Households

With an increase in population, comes an increase in the number of households in the township. Exceeding the projection, the number of households in the township increased from 593 in 2000 to 755 in 2010 – a 27.32% increase in 10 years. During the same time frame, the county's number of households only increased by 14.20%.

### Household Trends and Projections for the Town of Red Cedar

Year	2000	2005	2010	2015	2020	2025
Census	593		755			
Projection		664	730	793	862	932

Source: Projections from the Demographic Services Center of the Wisconsin DOA

A review of the Household by Type data indicates that Dunn County is largely a family community with 606 of the 755 households being family households. About half of those (46.2%) are households with children under the age of 18.

### Households by Type

Census Data	2000 Town of Red Cedar	2000 County of Dunn	2010 Town of Red Cedar	2010 County of Dunn
Total Number of Households	593	14,337	755	16,373
<b>- Family household</b>	<b>480</b>	<b>9,265</b>	<b>606</b>	<b>10,289</b>
% with children under 18 years	49.6%	48.5%	46.2%	42.5%
Husband-wife family	430	7,754	532	8,438
% with children under 18 years	48.4%	45.5%	43.6%	37.9%
Female head of household	32	993	52	1,160
% with children under 18 years	59.4%	67.1%	67.3%	65.5%
<b>- Non-family household</b>	<b>113</b>	<b>5,072</b>	<b>149</b>	<b>6,084</b>
Householder living alone	92	3,500	106	4,204
Of those alone, 65 years & older	28	1,286	39	1,526

When comparing the township with the county, the township at 80.26% (606 out of 755) has a higher percentage of family households than does the county at 62.84% (10,289 out of 16,373).

The township's rate of increase in the number of family households from 2000 to 2010 (26.25%, from 480 to 606) is more than double the county's increase (11.05%, from 9,265 to 10,289).

The township has a higher percentage of husband-wife households (70.46%, 532 out of 755) than does the county (51.54%, 8,438 out of 16,373). The township's increase from 2000 to 2010 in husband-wife households (23.72%, 430 to 532) is almost three times higher than the county's increase (8.82%, 7,754 to 8,438).

Although the number of households increased from 2000 to 2010, the average household size and average family size in both the township and the county decreased during the same time period.

**Household Size**

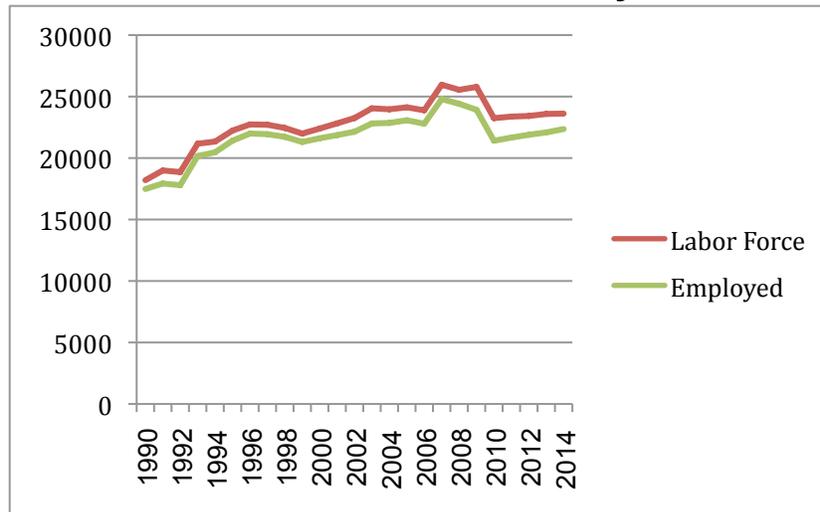
Census Data	2000 Town of Red Cedar	2000 County of Dunn	2010 Town of Red Cedar	2010 County of Dunn
Average household size	2.92	2.57	2.75	2.47
Average family size	3.12	3.07	3.02	2.95

**Employment**

Labor Market Analysts for Northwest Wisconsin (LMANW) believes that employment projections are more accurate at the county level rather than at the local level. Therefore, only numbers and projections for Dunn County are reported here.

The chart of a 25-year history from 1990 to 2014 of the trends in the labor force of Dunn County reveals that the labor force for Dunn County went from a low of 18,198 in 1990 to a peak of 24,795 in 2007, dropped to a low of 21,409 in 2010, and recently has been on the rise again to its 2014 numbers of 22,360.

**Trends in Labor Force, Dunn County, 1990 to 2014**



Inspection of the same time period of unemployment rates shows that the unemployment rate rose from a low of 3.9% in 1990 to a high of 7.9% in 2010. Since then, it has steadily declined to the 2014 rate of 5.3%.



Specific information about the types of occupations in which the population is employed can be found in the Economic Development element of this Plan.

## HOUSING

### Introduction

The intent of the housing element is to provide basic information on the housing stock in the community, to analyze trends, and to identify potential problems and opportunities to accommodate the varied housing needs of current and new residents.

### Occupancy Characteristics

According to the *2010 Census*, 88.6% of the occupied housing units in the township were detached, single units – a percentage must greater than that of the county.

#### Characteristics of Occupied Units in 2010

Subject	Town of Red Cedar		County of Dunn	
	Number	Percent	Number	Percent
Total of all occupied units	799	100	16,222	100
1-unit, detached	708	88.6	10950	67.5
1-unit, attached	10	1.3	422	2.6
2 units	26	3.3	681	4.2
3 or 4 units	0	0	844	5.2
5 to 9 units	0	0	746	4.6
10 or more units	3	.4	957	5.9
Mobile home or other	52	6.5	1622	10

*Source: U.S. Census Bureau. {Numbers were calculated from percentages reported.}*

The 2009-2013 5-Year American Community Survey data indicated 796 units existed in the Town of Red Cedar. Of those, 755, or 94.85%, were occupied – a slightly higher percentage than the occupancy rate for the county.

### Housing Units in 2013

Subject	Town of Red Cedar		County of Dunn	
	Number	Percent	Number	Percent
Total of all housing units	796	100	17,964	100
Occupied housing units	755	94.85	16,373	91.14
Vacant housing units	41	5.15	1,591	8.86
Seasonal housing units	12	1.51	450	2.51
Occupied Housing units	755	100	16,373	100
Owner-occupied housing	660	87.42	11,084	67.70
Renter-occupied housing	95	12.58	5,289	32.30

Source: 2009-2013 5-Year American Community Survey

A general rule states that overall vacancy should not be more than 3%. The township's rate, as reported in 2013, was at 5.15% – an indication that adequate housing choices exist in the township for consumers. (Housing age statistics and property values for houses in Dunn County can be found at [www.homefacts.com/demographics/Wisconsin/Dunn-County.html](http://www.homefacts.com/demographics/Wisconsin/Dunn-County.html).)

### Affordable Housing

Affordable housing, as defined by the Department of Housing and Urban Development (HUD), is a housing unit in which essential housing costs do not exceed 30% of the household income. For example, owner-occupied households are considered to be affordable if the principal, interest, taxes, and insurance costs do not exceed 30% of the household income. Rental housing is considered affordable if the rental and utility costs do not exceed 30%.

According [www.city-data.com/county/Dunn\\_County-WI.html](http://www.city-data.com/county/Dunn_County-WI.html), the median monthly cost for homes and condos with a mortgage was \$1,249 (\$501 without a mortgage) in 2013, for an annual cost of \$14,988 – well below the 30% level of the median household income in the town.

### Median Household Income in 2013

Area	Median Income in Dollars	30% level	80% level
Town of Red Cedar	\$ 72,740	\$ 21,822	\$ 58,192
County of Dunn	\$ 47,158	\$ 14,147	\$ 37,726
State of Wisconsin	\$ 52,413	\$ 15,723	\$ 41,930

Source: 2009-2013 5-Year American Community Survey

Low and Moderate Income (LMI) households include all households that earn 80% or less of the county median income. Based on the data shown, LMI households in the town would be those having a median income of less than \$37,726.

An overall glance of the 2009-2013 5-Year American Community Survey data reveals the average household income of all age groups of householders ranges from a low of \$46,833 for those 65 years and over, to \$81,477 for those 25 to 44 years of age – well above the LMI

threshold. However, in looking at a breakdown of the data, one finds that of the 799 households surveyed, three people groups involving approximately 157 households or 19.6%, do not meet the threshold and would be classified as LMI households. The number of low and moderate-income households is important in projecting future housing needs.

**Households with Median Income Less than 80% of the County’s Median Income**

<b>Group earning less than \$37,726</b>	<b>Median Income in Dollars</b>	<b>Estimated Number of Households</b>
Family household: Female householder, No husband present	\$ 33,125	32
Non-Family household: Female householder, Living alone	\$ 21,875	59
Non-Family household: Male householder, Living alone	\$ 30,500	66

Source: 2009-2013 5-Year American Community Survey

**Special Needs**

Rural townships do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups, and for persons with special needs. However, the town can promote outside services to meet these needs. The following are programs and sources for those individuals having special housing needs.

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations

- Community Development Block Grant Programs - HOME Rental Housing Development
- Local Housing Organization Grant Program - Low-Income Weatherization Program
- Rental Rehabilitation Program

Federal Home Loan Bank of Chicago

- Affordable Housing Program - Community Investment Program

U.S. Department of Housing and Urban Development

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

Wisconsin Housing and Economic Development Authority

- Affordable Housing Tax Credit program; Foundation Grant

Home Improvement Loan Program

**Maintenance & Redevelopment**

Maintenance or redevelopment of housing stock in the rural environment is a function of supply and demand. While the town does not have the infrastructure and resources to offer local assistance, it does work to help those in need through regional and state programs.

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.” Land in the rural environment is predominantly agriculture in nature, and the only redevelopment in the town will occur as this land is changed from its current use to a non-agricultural use – usually housing.

## **New Development**

The town has had 236 housing starts since 2001. Double-digit starts were realized from 2001 through 2009 with a high of 31 housing starts in both 2003 and 2004. Between 2010 and 2014, the town has had less than 10 housing starts per year.

From 1997-2014, the town has also had 606 lots or units created. The lots and units include subdivisions, condominiums, and certified survey maps. The developments have utilized 2,381 acres. The new zoning requirements requiring larger lots may cause land to be used at a faster rate. The town is identifying areas where certain types of development are discouraged, but criteria and conditions could be established where development may allow for more extensive treatment. Extreme care should be exercised where comparable standards would not only discourage land developments, but also prevent certain farming practices.

As new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities, and issues such as density, decent and affordable housing, and repair and maintenance of older housing.

# **TRANSPORTATION**

## **Introduction**

Residents of the Town of Red Cedar depend upon the transportation facilities in their community and the region to connect them to other areas of the state and to the rest of the nation and world. The type, quality, and location of transportation facilities are an important component in maintaining the quality of life of the residents and in developing and sustaining a good economy.

For the foreseeable future, the private automobile will continue to dominate all modes of transportation. However, it is important to recognize people have different needs and capabilities, and a good transportation system should include a variety of transportation choices.

## **Local Roads**

The major highways in the Town of Red Cedar are US Interstate 94, US Highway 12 East/West, and State Highway 29 East/West. All three serve both local and long-distance traffic.

Red Cedar Township has one interchange access to Interstate 94. No other access roads are planned.

## **PASER**

To be eligible for state aid, the Town of Red Cedar has to assign a pavement condition rating to its roads. The PASER (pavement surface evaluation and rating) system for road pavement condition developed by the University of Wisconsin-Madison Transportation Information Center

is used. Upon visual inspection, PASER ratings are assigned to provide a basis for comparing the quality of roadway segments. The Town provides up to date ratings every two years.

### Road Construction Costs

A mile of road in the township is a costly but necessary expense. At the cost of \$75,000.00 in 2003 (the Town is experiencing a 10% increase in costs every year) to resurface the town roads, it is a good investment to keep the roads in good repair. Road construction has increased to \$205,000 (also a 10% increase in cost each year) per mile.

### Road Construction and Maintenance Funding

Generally, all moneys for road construction and general maintenance are received through Property Tax Levy, General Transportation Aids, and Shared Revenue. The Property Tax Levy is fixed each year and can be increased when the budget is established. Shared Revenue increased to \$1,825.00 per mile. Because of the Kettle Commission suggestions, Shared Revenue is projected to decrease in the future. Local governments will be asked to increase their taxes for general services.

The Town of Red Cedar road budget is approximately \$220,000 a year and increasing each year.

## **Local Improvements**

### Local Roads

Town of Red Cedar 5-Year Plan determined in 2013, Proposed Road Work:

#### 5-Year Plan Roads – Reconstruct

- (a) 490<sup>th</sup> Avenue, 610<sup>th</sup> St. to 650<sup>th</sup> Street, 1.06 miles.
- (b) 730<sup>th</sup> Street – I-94 to US 12/WI 29, 1.2 miles. (Completed)
- (c) 590<sup>th</sup> Street – CTH J to terminus, .25 miles.
- (d) 648<sup>th</sup> Street (Kettner Lane) – CTH E to terminus, .25 miles. (Completed)
- (e) 720<sup>th</sup> Avenue – 690<sup>th</sup> Street to 2<sup>nd</sup> corner, 1 mile.
- (f) 578<sup>th</sup> Avenue/600<sup>th</sup> Street – CTH B to US Hwy 12/WI 29, .42 miles.
- (g) 420<sup>th</sup> Avenue/610<sup>th</sup> Street – 430<sup>th</sup> Avenue to Town Line Road, 1.20 miles.
- (h) 640<sup>th</sup> Street – 420<sup>th</sup> Avenue to CTH J (waiting for State funding), 1.24 miles.

Neither Dunn County nor the State of Wisconsin has road plans within the Township until after 2018.

### Local Airport

Officials in charge of Ray Score Airport, in the City of Menomonie, indicated they have no plans to expand services nor do they plan to expand any of the related facilities.

## **Transportation Facilities Inventory**

### Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

### Railroad Facilities

Good access to rail freight is extremely important. There are a number of freight railroads operating in the region (see Wisconsin Railroads map at [wisconsin.gov/Pages/travel/rail](http://wisconsin.gov/Pages/travel/rail)). A rail line maintained by Wisconsin Central Limited is part of a regional network primarily located in Wisconsin. This line connects the Minneapolis/St. Paul area to Milwaukee, Chicago, locations in the Upper Peninsula and points beyond. The Canadian National Railway Company (CNN) recently acquired the holdings of Wisconsin Central Limited.

The Union Pacific Railroad operates a line in western Wisconsin. This line is a major route in its network to Minnesota and Illinois.

### Bridges

There are twelve bridges in the township of Red Cedar. The bridges do not have any load restrictions that would inhibit truck movement. They are: *True Bridge*; *Hilltop Road*, reworked 1998, width 32'; *Church Road*, reworked 2001, width 27' 9"; *Petryck Road*, reworked 2004, width 23' 3"; *Culverts or Cement overs*; *Beyer Settlement Road*, width 25'; *Purple Martin Road*, width 25' 6"; *Cedar Hills Road*, width 21' 11"; *Ney Road*, width 22' 1/2"; *Cedar Falls Road*, width 23' 6"; *Cedar View Road*, 29' 8"; *Bountivale Road*; *Klatt Road*; and *Swamp Road*.

### Air Transportation

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

### Bicycle/Walking Trails

Portions of multiple bicycle and walking trails run through the Township.

### Special Transit Facilities

Limited bus service is now available in Menomonie. Greyhound Bus Lines and Jefferson Bus Lines available in the area provide regional bus service.

Dunn County Transit offers demand response service for elderly and disabled passengers as well as free rides, during the semester, for UW Stout students with valid ID. (Maps and details are available at [www.co.dunn.wi.us](http://www.co.dunn.wi.us) - Department: Transit Commission.)

### Wisconsin State Highway Plan - 2020

The Wisconsin State Highway Plan 2020 outlines investment needs and priorities for the State's 1,800 miles of state trunk highways through the year 2020. Given the financial realities of maintaining this extensive road network (need exceeds anticipated funds), the plan establishes priorities for funding. Most of the funds are slated for Corridors 2020 Backbone and Collector routes. (See [wisconsin.gov/Documents/projects/multimodal/hwy2020-plan.pdf](http://wisconsin.gov/Documents/projects/multimodal/hwy2020-plan.pdf) for details.)

By virtue of its location relative to I-94 Red Cedar Township will have good access to a major backbone route within the state. This is an important consideration since the WisDot found many major businesses are likely to locate fairly close to a backbone or a collector.

## Transportation Plans

There are a number of statewide transportation planning efforts that will affect the presence or absence of state transportation facilities and services in the region. Most of these efforts developed umbrella policy documents that provide general goals and policies covering the state. The following sections provide a brief overview of the plans that have been compiled or are in a draft phase and how they might affect area residents and preparation of this plan. I-94 resurfacing was completed in 2015. No further State highway work is scheduled until after 2018.

### Translinks 21

In 1994, the Department of Transportation began to develop a comprehensive, intermodal transportation plan as mandated by the Federal Government in the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The resulting plan, TRANSLINKS 21, is intended to guide transportation policies, programs, and investments through the year 2020.

### Statewide Department of Transportation Plans

<i>Title</i>	<i>Status</i>
Translinks 21	Adopted, 1994
Wisconsin Bicycle Transportation Plan 2020	Adopted, 1998
Midwest Regional Rail System	Published, 2000 (ongoing)
Wisconsin State Highway Plan 2020	Adopted, 2000
Wisconsin State Airport System Plan 2020	Adopted, 2000
State Recreational Trail Network Plan	Adopted, 2001
Wisconsin Pedestrian Policy Plan 2020	Adopted, 2002
Wisconsin Department of Transportation Connections 2030	Adopted, 2009
Wisconsin Rail Plan 2030	Adopted, 2014

## UTILITIES AND COMMUNITY FACILITIES

### Introduction

The quality of life of the residents of the Town of Red Cedar depends greatly on the type and extent of the facilities and services available in the community. The residents are concerned about health, safety, education, and recreation. In order to sustain the reputation of the community and to make it attractive to potential new residents, citizens must have a good understanding of current conditions.

This element examines a variety of factors in making a community of high quality. The intent is to acquaint individuals with specific factors that currently exist. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the coming years.

The structure and content of this element is based on the following objectives:

- Identify and describe the range of community services currently provided in the township.
- Identify the capacity of community services currently provided.

- Identify and describe the range of public facilities currently provided in the township.
- Identify what public facilities need to be expanded.

## **Existing Facilities and Services**

### Water Facilities

The City of Menomonie Sanitary District provides water service to the unincorporated community of Rusk within the Township of Red Cedar. Water is provided to homes and businesses.

At present, a 12" main is located with a north line of 20 feet of easement situated 50 feet south of railroad lines, just as it did in 1987. There are approximately 4,538 feet of 12" water line from the Cenex East property line, which is Menomonie City Limits, to County Highway E located in Town of Red Cedar.

Along CTE through Rusk, there are 1,576 feet of water main with a 6" diameter, which makes a loop running north and south from CTE to Anna Street on the west and east side of Rusk. There are approximately 1,526 feet of 4" water main on Anna Street, which connects to the 6" water main. This water main provides water from the City of Menomonie wells to the citizens of Rusk. All other residents in Red Cedar Township currently have private water wells.

### Wastewater Facilities

Presently, there are no municipal wastewater facilities located in the township. Residents of Red Cedar Township are served by private septic systems, and the town has experienced the construction of 363 new or replacement private sewage systems since the year 2000.

The State of Wisconsin (DSPS) regulates on-site sewage disposal systems. The Town recognizes the need to preserve our groundwater resources. The State has set the minimum standards for private, on-site sewage disposal systems, and through extensive testing, has developed optional systems that reduce potential groundwater contamination.

The State has also determined that three feet of soil between the bottom of the septic system and groundwater provides satisfactory filtration preventing pollution of the groundwater. While the Town cannot mandate any system, it should encourage optional filter systems. The main drawback will be the initial cost as well as the additional maintenance costs. The difference in cost between a mound system and an enhanced system is approximately \$7,000.00 more -- roughly \$12,000.00 vs. \$19,000.00. Very few, if any, have chosen this option of additional filtration.

Community sewage systems are another alternative, where homes in close proximity can use a common sewage system serving a housing development. The community system should require the additional filtering available with these systems. Prior to any housing occupation, the startup costs are immediate.

The construction of any community system, without the additional filtering, may be detrimental to the local area as it concentrates sewage in one location possibly creating a "plume" of sewage to the groundwater. Because of the additional "up front" costs, an inducement to the developer could include allowing smaller lots or additional lots. This could reduce the loss of land caused by bigger lots and substantially reduce some contaminants by as much as 90%.

No recent systems have been constructed in Dunn County. This may be the result of higher construction costs as well as the availability of good, suitable soils. The additional filtering could reduce concerns regarding the quality of our groundwater and reduce development pressure on Ag lands and woodlands. Extreme care should be exercised where comparable standards would not only discourage land developments but also prevent certain farming practices.

#### Stormwater Management Facilities

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

In rough terrain where heavy rains could cause washing of unprotected soil, catch basins and/or rock rip-rapping have to be installed to slow water flow and prevent damage.

#### Solid Waste Disposal/Recycling

The Township is part of the Dunn County Solid Waste management and recycling program. Residents are able to take their garbage and recyclable materials to a collection site or have them collected by a garbage collection company. Glass, aluminum and metal cans, plastic, newspaper, and cardboard are sorted and recycled.

Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 West of Menomonie. Other drop-off sites for the Town of Red Cedar are N9417 810<sup>th</sup> Street - Colfax Collection Station; end of 570<sup>th</sup> Ave - Elk Mound Collection Area, or Dunn County Transfer Station and Recycling Center at E3900 Highway 29, West of the City of Menomonie.

#### Recreational Facilities and Area Attractions

Several outdoor recreational activities are available in the area. These include hunting, swimming, boating, fishing, hiking, golfing, biking, cross country skiing, and snowmobiling.

#### Snowmobile Trails

Dunn County has approximately 300 miles of marked and maintained trails, many of which run through Red Cedar Township. To check the status of trails call 715-664-SNOW or visit [www.dunncountysnow.com](http://www.dunncountysnow.com).

#### Bicycle Trails

Dunn County is also home to over 300 miles of established and mapped bicycle trails – four of which run through Red Cedar Township (see [www.exploremenomonie.com/bicycling.html](http://www.exploremenomonie.com/bicycling.html) or visit the Menomonie Chamber of Commerce office for current maps). These routes range in ability and difficulty from easy to challenging. There is also a single-track mountain bike terrain park with over 5 miles of maintained trails.

#### Hoffman Hills State Recreation Area

This 707-acre park features over 9 miles of hiking, skiing, and snowshoeing trails, 15 acres of prairie restoration, and a one-mile wetland trail. There are three picnic areas and a 60-foot observation tower that offers a view for miles.

Trail passes are required for skiers ages 16 and older. Youth group camping is available by reservation. Call the Department of Natural Resources at (715) 232-1242. The park is open from 7:00 a.m. to 9:00 p.m. No motor vehicles, bicycles, horses, or dogs are allowed on the trails.

### Fishing

The Red Cedar River, Tainter Lake, and Lake Menomin offer good fishing for panfish, walleye, northern pike, and bass. There are a number of boat landings allowing access to Lake Menomin, Lake Tainter, and the Red Cedar River.

### Parks

The surrounding area is home to many great parks offering numerous activities including, picnic areas, numerous baseball and softball fields, walking trails, wildlife viewing at the Lions Club Game Park, an historical museum, six local disc golf courses, Wakanda Waterpark public pool, and Menomonie Skatepark.

### Shooting Range

The Menomonie shooting range is located in Red Cedar Township at E6007 510th Ave. A location map, range calendar, and hours of operation can be found at [www.menomonierifleandpistolclub.org](http://www.menomonierifleandpistolclub.org) or by calling (715) 235-5558.

### Hunting

There are many acres of public hunting land in Red Cedar Township and surrounding areas. These areas offer hunting for small game, waterfowl, whitetail deer, and winged game. Whispering Emerald Ridge Game Farm also offers paid pheasant hunts and a sporting clays course. Visit online at [www.whisperingemeraldridge.com](http://www.whisperingemeraldridge.com) or call (715) 233-1281.

### Library Services

The Menomonie Public Library, which is located in the City of Menomonie, provides library services to the Town of Red Cedar. The library serves the City of Menomonie, the County of Dunn, citizens from surrounding communities, and all Wisconsin residents. The library has 17,000 square feet of floor space devoted to reading areas, storage stacks, meeting rooms, computer space, and administrative offices.

### Police Protection

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

### Fire Protection

The Town of Red Cedar is a member of the Menomonie Rural Fire District, and the Menomonie Rural Fire Department provides service to the Township. The department has mutual aid agreements with departments in Durand, Elmwood, Elk Mound, Boyceville, and Colfax.

### Hazardous Material or HAZ MAT

Hazardous materials – chemicals, oils, etc., spills up to 25 gallons and at Class B-level – are cleaned up by the Menomonie Fire Department, which has special training and proper protective gear. Any spills over 25 gallons are considered Level A (more dangerous) spills.

Level A spills are to be cleaned up by the Eau Claire and/or Chippewa Falls Fire Departments, which have heavier suits and special equipment to work with more hazardous and larger amounts of material.

Classes A and B and levels A and B are determined by MSDS (Material Safety Data Sheets or cards), which the seller must supply to the buyer or carrier. Each year, the Menomonie Fire Department cleans up two or three spills of insecticides, pesticides and/or diesel fuel.

### Emergency Medical Service

The Menomonie Fire Department also provides emergency medical services to the Township including a full-time ambulance service from Menomonie and the Dunn County Medical Emergency 1<sup>st</sup> Responders Group. Calling the 911 emergency number, which reaches volunteers during the day and at night, dispatches this service. The Dunn County Medical Emergency 1<sup>st</sup> Responders respond to medical emergencies including sickness, accidents, assaults, etc. on a 24-hour basis. In addition to these services, many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

### Municipal Buildings

The Town of Red Cedar owns a multi-purpose building in Rusk that serves as the Town hall and storage facility. The building provides space for monthly Town board meetings, the annual township meeting, meeting space for other committees and groups, and the election polling place. In addition, the building provides limited storage space for Township-owned road maintenance equipment.

### Energy Sources

The Dunn County Energy Cooperative and Xcel Energy provide electrical power to the Township. Xcel Energy provides natural gas pipelines within the Township. Six or more dealers from the surrounding communities of Menomonie, Durand, Elk Mound, and Eau Claire supply propane gas and fuel oil. Within Red Cedar Township, there are three electrical substations. There is a hydroelectric plant and dam located on the Red Cedar River at Cedar Falls.

### Telecommunication Services

SBC Ameritech provides local telephone lines in the Township. Long distance service is available from AT&T, MCI, 24/7, and other communications companies. Cellular phone service is available from a number of different companies. Cable television and high-speed data communication and broadband lines are available in limited areas of the Township.

### Health Care Facilities

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

The Red Cedar Medical Center, the largest of the facilities in the immediate area, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo

Health Care System provide extensive services through the clinic. Emergency care is available on a 24-hour a day, 7-day-a-week basis.

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

#### Cemeteries

Three cemeteries are located in the township. These include Cedar Falls Cemetery, Beyer Settlement or St. Katherine Lutheran, and Froen Cemetery. Plots are available in all of the cemeteries.

#### Educational Facilities

A number of educational facilities are available to residents in the Town of Red Cedar. These range from a local elementary school to three universities within commuting distance.

The township is primarily served by the Menomonie School District, which operates kindergarten through sixth grade. The district middle school and high school are located in Menomonie. The Colfax School District and the Elk Mound School District also serve residents in the Township.

The Township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District.

Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

### **Capacity of Community Services**

In analyzing the capacity of rural community services and facilities, there does not appear to be a need to modify the current level of services provided. In looking at the capacity of existing utilities compared to the projected growth, a concern regarding expansion of services is not indicated.

## **AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**

### **Introduction**

The Agricultural, Natural, and Cultural Resources element provides an inventory and review of the physiographic features of the Town of Red Cedar. Agriculture has long been a way of life in

the Town while the proximity to the City of Menomonie, Red Cedar River, area lakes and streams, the rolling topography, productive soils, forests and large woodlots, clean groundwater, wooded hillsides, and wildlife, makes the Town of Red Cedar a desirable location to live and helps define the rural character that the residents hold so dear.

The significant resources of the Town of Red Cedar have been identified herein and, where possible, mapped. Mapping the locations of these features allows the Town to identify resources for protection and preservation and direct development around these valuable attributes. (The Dunn County Planning & Zoning Division can provide the latest maps.)

### **Productive Agricultural Areas**

Agriculture has a long history in the Town of Red Cedar and continues to be a dominant land use. Large tracts of land are suitable for agriculture, and the Town of Red Cedar has a relatively high percentage of productive cropland. Agricultural land in the Town of Red Cedar is characterized by fertile soils that are easy to till and by rolling terrain with many levels that are suitable for intensive cropping.

### **Forests and Large Woodlots**

Despite the large amount of agricultural land, the Town has been able to maintain a significant amount of forested land throughout the Town especially along the steep slopes. The forested areas are attractive for residential development.

Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage was selected because this is the minimum acreage that can be enrolled in the State's Managed Forest Program.

A contiguous forest is extremely important to the environment. The fragmentation of land results in the disruption of animal habitat and leads to problems between wildlife and humans.

### **State Natural and Wildlife Areas**

State natural areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. The State's 673 natural areas are valuable for research and educational use, the preservation of genetic and biological diversity and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals.

The entrance to the Hoffman Hills State Recreation area lies in the Township. The area offers 707 acres of preserved and restored wooded hills, wetlands, and prairie traversed with hiking and cross-county ski trails. A 60-foot-high observation tower crowns one of the highest points in Dunn County, offering spectacular views of the surrounding countryside, especially in autumn. Hoffman Hills is also an excellent bird watching area.

A portion of the Muddy Creek Wildlife Area also lies within the Township. The property is 4100 acres and is often referred to locally as the "Elk Mound Swamp." The expansive wildlife area generally follows the course of Muddy Creek and County Hwy. E for approximately 5 miles (1

mile north of the Interstate and 4 miles south). Muddy Creek and the associated marsh and sedge meadow are the predominant features of this property. Within this marshy landscape are numerous “islands” that are either wooded or prairie. The periphery of the property, including the scattered parcels, is predominantly former farm fields that have been converted to warm season, tall grass prairies. Numerous restored wetlands also exist within this group of properties. A small percentage of the property is wooded with a great deal of species diversity, including white pine, red and white oak, and aspen. The Muddy Creek Wildlife Area offers many recreational opportunities such as birding, cross country skiing, fishing, hiking, hunting, trapping, wild edibles/gathering, and wildlife viewing.

## **Hydrologic Features**

Rivers, streams, lakes, and ponds are the primary hydrologic features located in the region. These features are important water resources for recreational activities, including boating and fishing, and are located within the Red Cedar drainage area, which makes up a third of the Lower Chippewa River Basin, nearly 1,900 square miles. This Basin contains more rare species and more native prairie than any area of comparable size in Wisconsin.

The Red Cedar River originates in southwestern Sawyer County and flows south through the Cedar Falls area of the Town of Red Cedar and into the Chippewa River in southern Dunn County. The Red Cedar River and its tributaries drain eight of the 24 watersheds in the Lower Chippewa River Basin. The river is a focal point for water-related recreational activities. Documented water quality problems related to phosphorus include impoundment eutrophication and dissolved oxygen depletion problems in heavily vegetated stream reaches. Further evaluation and the development of an implementation plan for phosphorus control continues.

A number of creeks and streams flow throughout the Town, including Little Elk Creek, a 9.12-mile river Class II Trout Water under the Fisheries Program. This river is managed for fishing and swimming and is currently not considered impaired.

## **Wetlands**

A wetland is an area where water is located near, or above, the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions (hydric soils – water at or near the surface through most of the growing season). Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas.

There are limited pockets of wetlands scattered throughout the Town. Wetlands act as natural filters, removing sediments and contaminants from water. Wetlands also regulate water levels by containing water during periods of excessive rain or snow melt. These unique environments are host to a wide variety of plant and animal communities, including some threatened and endangered species.

Wetlands also serve as rest areas for migratory waterfowl during the fall and spring months. Care must be given to ensure that development does not increase the amount of water flowing into these wetlands.

## **Watersheds**

Portions of the Town are located within the Red Cedar River, Wilson Creek (Galloway Creek) Watershed, Little Elk Creek Watershed, and Muddy and Elk Creeks Watershed. A watershed is defined as a land area, which drains into nearby lakes or streams. Land uses and polluted runoff within a watershed can dramatically affect the water quality of that watershed.

The western edge of the Town lies within the Wilson Creek (Galloway Creek) Watershed, a 245-square mile area located primarily in the Western Coulee and Ridges Ecological Landscape in southwestern and west central Wisconsin. Streambank pasturing continues to be the main problem in this watershed, which degrades in-stream habitat and increases the levels of bacteria in the stream.

A smaller portion of the Town to the east lies in the Muddy and Elk Creeks Watershed. Many protected areas exist in this watershed, including the Elk Creek State Fishery Area, the Muddy Creek State Wildlife Area, the Hoffman Hills State Recreation Area, and the Dunnville State Wildlife Area. Varying topography ranges from wetlands to hills. Agricultural land use is abundant in the more level regions.

## **Shorelands**

A native shoreline and native vegetation along the shore acts as a buffer zone between development and surface water resources, intercepting nutrients and reducing runoff, erosion, and sedimentation that sustains fish and wildlife and protects navigable waters.

Shoreland Zoning is mandated by the State of Wisconsin and applies to all lands within 1,000 feet of the ordinary high water mark of navigable lakes, ponds, or flowages, or within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. These regulations limit the type and amount of permitted development within the jurisdictional boundary and regulate general land uses within this boundary.

## **Floodplains**

Floodplains are areas which have been, or may become, inundated with water during a regional flood, susceptible to flood flow (floodway) or areas of slack water (flood fringe) and are generally adjacent to creeks, rivers, lakes, and wetlands. For purposes of this plan, it includes areas, which are subject to occasional or frequent flooding (based on soils).

A regional flood is often referred to as a 100-year flood and has a 1% chance of occurring in any given year. Floodplains have two components, the floodway and flood fringe. Floodways are areas, which directly adjoin the channel of a stream and have deep, fast moving water. The floodway is typically the most dangerous part of a floodplain, and uses in this area must be limited to conservation areas or open space.

Because of the danger posed during a flood event, most structural development within a floodway is not allowed. Development within the flood fringe is allowed if adequate flood proofing measures are in place.

## **Aquifer**

Groundwater is the primary source for all water used for residential, commercial, and agricultural purposes. The need for clean, reliable water supplies is essential. Homes in the Town have individual wells that draw from one aquifer, which is recharged through rainfall, and melt water. The water seeps through the porous soil under the force of gravity, settling at an impervious layer such as bedrock. Groundwater flow patterns typically follow the surface topography as the water slowly seeps to the discharge areas.

The major aquifer that underlies all of Dunn County is the sandstone of Cambrian age. The sandstone aquifer receives recharge from snowmelt and rainfall in Dunn County. The snowmelt and rainfall sinks into the ground and moves down to the water table, which is the top of the water surface of the aquifer.

Discharge from the aquifer is to nearby creeks, rivers and lakes. The sandstone is as much as 800 feet thick in some places in Dunn County. The outwash deposits of sand and gravel are part of the sandstone aquifer where they are in contact with the underlying sandstone. *(Information retrieved from "Location of Recharge Areas to the Sandstone Aquifer in Dunn County, Wisconsin" – By Neil C. Koch, 2005).*

The Town would like to take a proactive approach to protect the aquifer from being contaminated from surface pollutants as it relies heavily on the aquifer to supply the Town's water needs, from low capacity residential wells to high capacity irrigation systems.

## **Groundwater/Recharge Protection Overlay Area**

As development increases, two potential problems could impact the sandstone aquifer. Reduced recharge to the aquifer may occur as more land is covered with roads and buildings causing precipitation to move quicker to streams and lakes resulting in less water available to recharge the aquifer. The danger of polluting the aquifer will increase.

A water table aquifer is under great risk of becoming contaminated by surface spills, so it is necessary to manage what types of development occur, especially in areas where there is excellent to good recharge to the aquifer. To aid in planning for future development in the Town, the location of recharge areas to the sandstone aquifer is necessary to maintain good recharge to the aquifer and to protect the aquifer from being contaminated from surface pollutants.

As demand for groundwater withdraw increases with population and industrial growth, recharge to the aquifer should not become less than the withdrawal from the aquifer. The conversion of farm fields into urban development results in buildings, driveways, streets, roads and parking lots, which reduces the recharge from precipitation to the aquifer. By carefully managing development in the excellent to good recharge areas, urban development will have less of an impact on reducing recharge to the aquifer.

Soils ranked as excellent recharge potential have the greatest risk of contaminants reaching the aquifer. Housing developments where several wells and septic fields exist would run the risk of septic waters entering the aquifer. The permeability of these soils could be 20 inches

per hour. Even in the very good recharge soils, there could be septic contamination to the well where the alluvium is very sandy overlying outwash.

The direction of flow in the aquifer is important to determine so wells can be placed up gradient from septic fields. Agricultural pollutants can contaminate the aquifer quickly in excellent and very good recharge areas. (*Information retrieved from "Location of Recharge Areas to the Sandstone Aquifer in Dunn County, Wisconsin" – By Neil C. Koch, 2005 – Map #1 in the Appendix.*)

Protection of the aquifer should be an important consideration when planning future land use patterns in the Town. Developing large tracts of privately owned land in the Town could threaten the aquifer recharge capability and increase the likelihood of contamination. Land use decisions should examine potential impacts on the aquifer and development lot sizes and uses may need to be adjusted based on the recharge and contamination susceptibility of the land.

### **Elevation and Slope**

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

### **Wildlife**

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

### **Endangered Resources**

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future 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. The State desires to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

### **Threatened or Endangered Species**

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin. These sites are broad in nature and provide a general location for rare, threatened, or endangered species as well as high-quality natural communities. No threatened or endangered species are known to exist within the township.

## **Nonmetallic Mining Deposits**

Deposits of sand and gravel can be found in outwash plains formed when sediment was carried away and deposited by a meltwater stream during Wisconsin glaciation.

Silica sand deposits exist in the Town of Red Cedar. Potential impacts from industrial mining and processing facilities include the excavation of hills and sandstone ridges, exposure to respirable silica dust, increased truck and rail traffic, noise from operational equipment, loss of agricultural land, and increased groundwater use. One industrial, nonmetallic silica sand mining site currently exists on the western edge of the Town.

The WDNR permits storm water and air quality management and issues reclamation permits under NR 135, Wis. Admin. Code.

## **Historical/Cultural Resources**

The Town of Red Cedar is located in an area rich in cultural resources, including buildings, objects, features, locations, and structures with scientific, historic, and cultural value.

The Town lies adjacent to the City of Menomonie, which hosts the Downtown Historic District Louis Smith Tainter House, Mabel Tainter Memorial Theatre, Wilson Place, Evergreen Cemetery, and Upper Wakanda Mound Group. Nearby cultural sites also include the Cedar Falls Cemetery in the Town of Red Cedar, and additional sites in the area as listed in the State Historical Society's website. These sites may be of interest to those who wish to track the cultural and historical progression of the area and to provide recreational opportunities.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems.

The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

# **ECONOMIC DEVELOPMENT**

## **Introduction**

Essential to the Town of Red Cedar's sustainability is a strong economy. Without a strong economic and tax base, the Township may not have the means to provide the services desired by its residents and existing businesses. While land use planners envision whole communities that meet the needs of residents, economic developers work hard to promote a thriving local economy.

This may mean attracting businesses to maximize jobs and taxes in and for the community – businesses that may not reflect the vision of the land use planners. To help maintain the Town’s vision of preserving as much of the rural and agricultural character of the Town of Red Cedar as possible, businesses that construct new structures, which complement the rural environment, or repurpose existing rural structures would be welcomed.

**Economic Base**

Labor Force

According to *2009-2013 5-Year American Community Survey* conducted by the U. S. Census Bureau, 1614 residents in the Town of Red Cedar were 16 years of age or older and eligible to be part of the labor force.

An estimated 73% (1,178) were in the labor force; an estimated 1,127 (69.8% of the 16 and older population) were employed; and an estimated 71 (4.4% of the 16 and older population) were unemployed.

Basing the unemployment rates as a percentage of the 16 and older population who have actually entered the labor force, the *Wisconsin Department of workforce Development* reported that the 2013 unemployment rate for Wisconsin was 6.8% and the rate for Dunn County was 6.4%.

Using the *2009-2013 5-Year American Community Survey* data and the same method of calculation (71/1178), the estimated unemployment rate (as a percentage of those actually in the labor force) for the Town of Red Cedar in 2013 was 6.0%.

According to the 2005 Town of Red Cedar Comprehensive Plan, based on 2000 Census data, the majority of the 760 Town of Red Cedar residents were employed in the “Management, Business, Science, and Arts occupations” and the fewest were employed in “Service Occupations.”

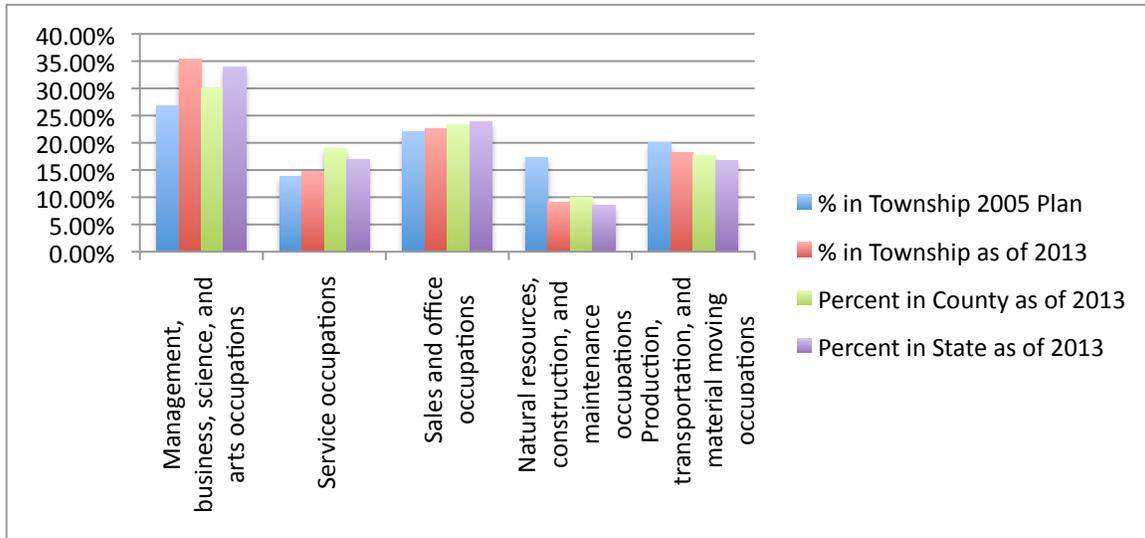
While recent 2013 data shows the shows the same holds true for the majority of the residents, the fewest residents are now employed in the Natural Resources, Construction, and Maintenance Occupations, following a statewide trend.

**Employed Civilian Population 16 years and over**

<b>Occupation</b>	<b>Town of Red Cedar 2005 Plan</b>	<b>Town of Red Cedar 2013 data</b>
Management, business, science, and arts occupations	204	399
Service occupations	105	166
Sales and office occupations	167	255
Natural resources, construction, and maintenance occupations	132	102
Production, transportation, and material moving occupations	152	205
<b>TOTAL</b>	<b>760</b>	<b>1,127</b>

Source: *U.S. Census Bureau, 2009-2013 5-Year American Community Survey and 2005 Town’s Comprehensive Plan*

## Comparison of Percentage of Employed Civilians by Occupation Groups



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey and 2005 Town's Comprehensive Plan

Upon further investigation of the data, a downward trend was revealed for the subcategory of "Farming, Fishing, and Forestry Occupations" within the area of "Natural Resources, Construction, and Maintenance Occupations."

In 1990, 100 (6.7%) of the civilian employed population age 16 years and over in the Town of Red Cedar were employed in this subcategory. It was the largest sector of the workforce. By 2000, the number dropped to 23 (3%).

By 2013, the number again dropped to 15 (1.33%). While this percentage (1.33%) is slightly higher than Wisconsin's reported percentage (1.03%) from the same data source and time frame, such a low percentage for a rural community highlights the changing nature of the Town of Red Cedar.

### Numbers and Percentage of those Employed in Farming, Fishing, Forestry Occupations

Farming, Fishing, Forestry Occupations		
	Employed	Percentage
1990	100	6.70%
2000	23	3.00%
2013	15	1.55%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey and 2005 Town's Comprehensive Plan

Exploring the type of industry employing the 1,127 workers, the data reveals that the largest group of State workers (23.16%), County workers (25.95%), and Township workers (29.19%) are employed within "Educational services, and health care and social assistance."

The second largest group, for the State (18.16%), the County (16.59%), and the Town (18.90%), is "Manufacturing." While the group of those working in "Agriculture, forestry, fishing and hunting, and mining" ranks 12<sup>th</sup> out of 13 in size at the State level, in the County of Dunn and in the Town of Red Cedar, those working in that industry rank 7<sup>th</sup> out of 13 in size.

### Type of Business and Industry

	Town of Red Cedar		County of Dunn	State of Wisconsin
	Number	Percent	Percent	Percent
Civilian employed population 16 years and over				
Educational services, health care, social assistance	329	29.19%	25.95%	23.16%
Manufacturing	213	18.90%	16.59%	18.16%
Retail trade	132	11.71%	14.92%	11.44%
Construction	74	6.57%	5.40%	5.32%
Professional, scientific, and management, and administrative and waste management services:	67	5.94%	5.15%	7.94%
Finance and insurance, real estate, rental and leasing	57	5.06%	4.00%	6.23%
Agriculture, forestry, fishing and hunting, and mining	53	4.70%	4.52%	2.49%
Transportation and warehousing, and utilities	46	4.08%	4.08%	4.38%
Arts, entertainment, and recreation, and accommodation and food services	42	3.73%	9.60%	8.68%
Wholesale trade	40	3.55%	1.97%	2.71%
Public administration	39	3.46%	2.81%	3.58%
Other services, except public administration	25	2.22%	3.66%	4.19%
Information	10	0.89%	1.35%	1.71%
Other services, except public administration	25	2.22%	3.66%	4.19%
Total	1,127	100.00%	100.00%	100.00%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

While only 15 (or 1.55%) of the Town’s workforce were identified as having an occupation related to “Farming, Fishing, and Forestry,” 53 (or 4.7%) of the same total workforce were identified as working in the “Agriculture, forestry, fishing and hunting” industry. (Even though the category includes mining, no one was identified as working in the mining industry in this survey.)

Of the 1,097 workers 16 years or older reporting on where they worked in the 2009-2013 5-Year American Community Survey, 73.9% or 811 workers, indicated they worked within the county of residence. This was substantiated by the data that showed the mean travel time to work was 17.9 minutes with an estimated 79 (7.20%) people working at home.

A comparison of the class of workers at the Town, County, and State levels indicates that across the board “Private for-profit wage and salary workers” is the largest class of worker.

However, the Town has two classes larger than the county’s or the state’s: “Government workers” and “Self employed workers in own not incorporated business and unpaid family workers.”

### Class of Worker

Civilian employed population 16 years of age and older	Town of Red Cedar		County of Dunn	State of Wisconsin
	Occupation	Number	Percent	Percent
Private for-profit wage and Salary Worker	747	66.28%	77.10% combined	72.54%
Private not-for-profit wage and Salary Workers	103	9.14%		9.31%
Government workers	198	17.57%	15.90%	12.65%
Self employed workers in own not incorporated business and unpaid family workers	79	7.01%	6.90%	5.50%

*Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey*

While agriculture continues to be the major industry in terms of land use within the Town of Red Cedar, the data show that agricultural-related industries do not compose the largest group of employers of the Town’s workforce. Recently, the Town approved the development of a new agricultural-related business to help increase the number of agricultural-related industries in the Town.

The local economy has also recently been augmented by a variety of small to medium-sized businesses that include retail sales, logging and forest management, telecommunications, services, manufacturing, auto and tractor salvage yards, and business services related to tourism.

## Township Strengths and Weaknesses

### Strengths

- A strong labor pool
- Good, well-maintained roads
- Beautiful natural environment
- Proximity to quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services
- Proximity to a variety of growing Industrial Parks
- Access to a variety of state and county programs to expand existing businesses and to assist in the development of new businesses.
- Good medical services
- A number of religious institutions.
- No known environmentally contaminated sites
- Low crime rate

### Weaknesses

- Limited areas with quality, reliable, high-speed Internet access.
- No public sewer and water system.
- No township-based economic assistance programs to promote new businesses

## **Desirable Businesses and Industries**

The Town would welcome a reasonable number of carefully situated, small, nonpolluting, environmentally safe light industries and/or businesses. To determine whether the industry or business is appropriate for the Town, planners should consider the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic flow, and the overall benefit to the community as a whole. Whenever possible, industries or businesses should be in keeping with the rural and agricultural character of the area and encouraged to either locate near existing businesses and along major roadways or to repurpose existing rural structures.

# **INTERGOVERNMENTAL COOPERATION**

## **Introduction**

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its Comprehensive Plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by cities, villages, and towns that may be helpful in comprehensive plan implementation: cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.301, respectively, of the Wisconsin Statutes.

## **Inventory**

### Educational Facilities

The Town helps fund Colfax, Elk Mound, and Menomonie school districts. The town has a policy to cooperate whenever practical with the school districts regarding bus routes and other school issues and plans to continue this policy.

Besides the school districts, the Chippewa Valley Technical College gets funds from the Town. The Township receives several benefits from the Technical College and the University of Wisconsin-Stout, located nearby. Several people in the Township are employed at the University, and some students are employed in the township. Moreover, people in the township are able to take advantage of the expertise and technical assistance provided by these two educational facilities.

### Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain Highway 12, the only state highway in the Township.

## **Existing Areas of Cooperation**

Existing cooperative agreements fall under Section 66.301 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 66.301 refers to state, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasigovernmental entities.

The requirements of Section 66.301 are minimal and are intended to be liberally interpenetrated among the agencies involved. Agreements under section 66.301 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.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste facilities, and other recreational facilities, including a bike trail and numerous parks.

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

The Town works to provide fire and ambulance service to the entire township through the Menomonie Ambulance Service and the Menomonie Fire Department. Besides servicing the City of Menomonie, the Menomonie Fire Department also serves eight townships: Weston, Dunn, Red Cedar, Tainter, Lucas, Spring Brook, Menomonie, and Sherman.

The Town works with Tainter, Elk Mound, Dunn, and Spring Brook townships and the City of Menomonie regarding road maintenance agreements.

### **Snow Plowing Shared Roads**

Verbal agreements have been made with the City of Menomonie and the Towns of Dunn, Elk Mound, Menomonie, Spring Brook, and Tainter on the plowing of roads. The following is a list of the municipalities and the roads they have agreed to plow and sand:

<b>Snow Plowing Agreements</b>		
<b>Municipality</b>	<b>Road</b>	<b>Agreement</b>
City of Menomonie	650 <sup>th</sup> Avenue	Plowing of far end
Town of Menomonie	650 <sup>th</sup> Avenue	Plowing top of hill
Town of Menomonie	651 <sup>st</sup> Street	Town of Red Cedar plows for Town of Menomonie
Town of Red Cedar	650 <sup>th</sup> Avenue	Plow remaining
Town of Dunn	370 <sup>th</sup> Avenue	Plowing of road, North and South
Town of Red Cedar	370 <sup>th</sup> Avenue	Plowing of Driveway
Town of Spring Brook	549 <sup>th</sup> Street	Town of Red Cedar plows for Town of Spring Brook
Town of Spring Brook	690 <sup>th</sup> Street	Town of Spring Brook plows for Town of Red Cedar

Shared Roads		
City of Menomonie	*550 <sup>th</sup> Street	
Town of Elk Mound	620 <sup>th</sup> Avenue 640 <sup>th</sup> Avenue 765 <sup>th</sup> Street	765 <sup>th</sup> also shared with Town of Spring Brook; Town of Red Cedar has the middle
Town of Menomonie	410 <sup>th</sup> Avenue 470 <sup>th</sup> Avenue 530 <sup>th</sup> Street	Eagle Point  Cedar Falls Rd.
Town of Spring Brook	420 <sup>th</sup> Avenue 765 <sup>th</sup> Street	See above
Town of Tainter	540 <sup>th</sup> Street *730 <sup>th</sup> Avenue	*2 places

*\*To be plowed and sanded by the first truck to get there, second truck to arrive wings the road.*

### Seeking Cooperation

The Town of Red Cedar should explore ways to achieve intergovernmental cooperation with surrounding units of government whenever possible to help meet the town’s goals, objectives and policies.

When seeking intergovernmental cooperation with surrounding units of government, the Town may find that neighboring communities have different visions and ideas. These differences may lead to a conflict or a dispute. The Town should seek to minimize and avoid potential conflicts and disputes by maintaining open communications and working through differences with surrounding units of government as much as possible.

## LAND USE

### Introduction

Currently, there are two major demands for land: agriculture and housing – with housing having the largest impact. Agriculture is and will continue to be the largest business in the Town. Businesses will be encouraged as long as they fit within the rural and agricultural character of the area. (Estimated land values are available from the Dunn County Land Assessment Coordinator.)

### Current Town Zoning Maps

The current Town Zoning Maps (see Map #2 – Red Cedar Township Zoning Map and Map #3 – Cedar Falls Zoning Map in the appendix) were generated by analyzing demographic data related to development. The maps show the patterns of development up to the time the maps were generated. They are probably already inaccurate since development is a constant force at work changing the landscape. However, the importance of the maps isn’t their accuracy, but

rather the patterns and type of development that has occurred. Red Cedar is a large township with may large farm fields, which leads to large-scale agriculture.

Housing development is another major land use shown on the map. Because of its proximity to the City of Menomonie, Red Cedar has experienced residential development. The following table is a statistical look at the various land uses within the township.

**Land Use Summary**

<b>Town of Red Cedar Real Estate</b>	<b>Total Parcels</b>	<b>Improved Parcels</b>	<b>Total Acres (whole numbers)</b>	<b>Percent of Total Acres</b>
Agricultural	721	0	16,455	73.89%
Forest & Agricultural Forest	161	0	1,872	8.41%
Undeveloped	306	0	1,867	8.38%
Residential	987	789	1,521	6.83%
Manufacturing	10	5	207	0.93%
Other	109	109	180	0.81%
Commercial	37	24	168	0.75%
<b>Total</b>	<b>2,331</b>	<b>927</b>	<b>22,270</b>	<b>100.00%</b>

**Environmentally Sensitive Groundwater Recharge Protection Overlay Area**

Soil characteristics, development, and land use practices can all attribute to groundwater contamination or reduced recharge to the aquifer. To protect the health, safety, and welfare of the general public and preserve and maintain groundwater quality and quantity and key groundwater recharge areas, development and land use practices in environmentally sensitive areas should be carefully identified and regulated in the planning process.

The groundwater recharge protection overlay area is a designated area which calls for protection or other consideration and should be afforded protection within all lands within the Town of Red Cedar that are mapped as excellent, very good, and good recharge areas by the map published by the Dunn County Land Conservation Division entitled “Location of Recharge Areas to the Sandstone Aquifer in Dunn County, Wisconsin, 2005” by Neil C. Koch (Map #1 in the Appendix). By carefully managing development or further development in the excellent, very good, and good recharge areas, urban development will have less impact on reducing recharge to the aquifer.

To assist in future development in the township, the location of the recharge area to the sandstone aquifer is necessary to maintain good recharge to the aquifer, to protect it from being contaminated from surface pollutants, and to not threaten to decrease recharge to the aquifer and/or increase any contaminant to a level above its Wisconsin Groundwater Quality Public Health Enforcement Standard (ES) or its United States Environmental Protection Agency (USEPA) Primary or Secondary Maximum Contaminant Level (MCL).

Uses of land now discouraged in the excellent, very good, and good groundwater recharge areas includes, but are not limited to:

1. Land disposal of human waste from pumped septic systems.
2. Land disposal of sludge from municipal wastewater treatment.
3. Land disposal of hazardous wastes.

4. Landfills and incinerators.
5. Public or private recycling centers or resource recovery facilities.
6. Contractor's storage yards, public or private dumping grounds, automobile wrecking yards, or junkyards.
7. Gasoline/diesel/CNG service stations.
8. Commercial washes unless wastewater is removed to a wastewater treatment system.

The following zoning districts are discouraged in excellent, very good, and good recharge areas.

- Heavy Industrial (HI) Districts
- Nonmetallic Mining Overlay District (NMM), except for nonmetallic mining operation for Town, County, or State Highway construction with limited purpose and duration.

At this time the Town would encourage larger scale manufacturing, commercial, and industrial businesses to be placed in the Industrial park where sewage and water services are available.

The Town would also encourage developers to consider the implementation of community septic systems on areas of township land rated as excellent, very good, and good groundwater recharge areas. The Township may provide incentives for the installation of the community septic systems.

## **Preferred Land Use**

The Preferred Land Use map (see Map #4 in the appendix) represents the preferred patterns of development in the town over the next twenty years. It mainly deals with the three land uses, residential, commercial and agricultural development. These uses represent the citizens' concern regarding both "Protecting Agricultural Land" and "Preserving Rural Character."

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

However, managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

## **Future Boundaries**

The City of Menomonie borders Red Cedar Township. While the City has annexed lands in the past, it has not expressed immediate plans to annex additional land at this time. Currently, the Town and the City participate in a quarterly, joint meeting to discuss planning related issues.

However, the City of Menomonie has included portions of the Township within its Generalized Future Land Use map and its Extra Territorial Zoning map. (Contact the City of Menomonie for details.)

# IMPLEMENTATION

## Introduction

The Town of Red Cedar Comprehensive Plan provides for rural development and objectives recommended by the Town's Plan Commission. This element of the Comprehensive Plan is intended to provide the Town of Red Cedar with a guide for implementation actions related to the Comprehensive Plan. This element lists the specific programs and actions to be undertaken in a stated sequence, that the Town will implement to achieve the goals, objectives and policies outlined within this Plan. Implementation measures may include proposed changes to Town ordinances, maps, regulations, and codes, as well as future studies and procedures for amending and updating the plan.

## Implementation Procedure

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. It is possible that not all of the objectives will be implemented right away, and some objectives may have prerequisites such that another objective or some other action may need to be completed before they can be addressed. Also some objectives may have a higher priority while others may need additional resources.

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

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

Planning Commission meetings are held to:

- Identify other user/ focus groups that may be affected and invite them to a meeting.
- Compare the goals and objectives to applicable local and county ordinances.
- Identify ordinance/ user conflicts.
- Identify conflict resolution options.
- Identify resources required for each option.
- Develop an action plan.
  - Statement of desired outcome.
  - Framework for each resolution option.
  - Recommend preferred implementation tool(s)
  - Develop educational/ informational program(s)
  - Develop or amend local ordinance(s)
  - Develop or amend county ordinance(s)

Once the Planning Commission has developed the action plan, it sends a recommendation to the Town Board to approve the plan. If the Town Board disagrees with the recommendation, it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees

with the recommendation, it adopts the action plan and instructs the Plan Commission to implement the action plan by following one or more of the following implementation tools.

## **Community Cooperation**

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

## **Development Ordinances and Regulations**

The Comprehensive Plan will be used as a tool to guide development, redevelopment, and additional studies or agreements. The Town of Red Cedar currently regulates these activities through ordinances and resolutions.

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

### Subdivisions

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

### Subdivision Review

Subdivision Review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks, lot sizes, or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance.

Adopting a local subdivision ordinance requires local review along with county review, and in some instances, state review. Enforcement of the local ordinance would be the responsibility of the town. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. Several types of subdivision ordinances are available such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

### Site Plan Review

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

general principles of housing placement or it can deal with very specific site planning standards.

### UDC

As per a state mandates, all units of government must comply with the Wisconsin Dwelling Code (UDC).

### County Ordinances

The County's comprehensive ordinance regulates subdivisions, storm water, erosion control, and zoning. Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities, and 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 Red Cedar is currently participating in Dunn County Comprehensive Zoning. The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan.

For example the Town Board could request that the Plan Commission draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation, it sends the request to the county. Once the request reaches the county, it follows the county amendment process.

Recommendations with respect to the Town's Comprehensive Plan are long range, and it is important to understand that some areas of the plan will not be developed for a number of years. Consequently, county zoning districts may not need to be immediately changed to reflect the Town's Comprehensive Plan and should be changed incrementally. Zoning should always be consistent with appropriate use of the land.

## **Consistency Among Plan Elements**

The State comprehensive planning statute requires that the implementation element "describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan." The Planning Commission and committees formulated the Comprehensive Plan. There are no known inconsistencies between the elements of this Comprehensive Plan.

## **Monitoring Plan Implementation**

The Comprehensive Plan is setting the vision for the community to be used to guide and evaluate Town decision making. To that end, it is expected that development proposals are to be consistent with the Comprehensive Plan. It is important, however, for the Town to monitor the Comprehensive Plan and its effectiveness to assure that it continues to provide the approved policy guidance. The Planning Commission should, in even years, review the goals and objectives of this plan.

## **Comprehensive Plan Amendments**

To provide a predictable, manageable, and cost effective process for amendments to this Comprehensive Plan, amendments will be processed no more frequently than one time per year as outlined below. Under this collective process, all amendments for at least a prior year will be considered together.

The Planning Commission, Town Chair, or three members of the Town Board are the only ones that may recommend modifications to be considered as an amendment to the plan under the collective process. Amendments are generally defined as minor changes to the maps or text of the Comprehensive Plan.

Intergovernmental agreements will become part of the Comprehensive Plan by inclusion or included by reference at the time of the adoption of that agreement. Amendments to existing intergovernmental agreements that are part of this plan or are included by reference to this plan are to occur during the one amendment process per year.

The State Comprehensive Planning Law requires that the Town follow the administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan. Specifically, the Town should use the following procedure to amend the Comprehensive Plan:

- The Planning Commission, Town Chair, or three members of the Town Board initiates the proposed amendments to the Comprehensive Plan.
- The Town Board refers the resolution to amend the Comprehensive Plan out to the Plan Commission and other specific committees no more frequently than one time per year, except for Intergovernmental Agreements.
- The Plan Commission and/or specific committees prepare or direct the preparation of the specific text or map changes for the amendment of the Comprehensive Plan with public input.
- The Plan Commission holds one or more public hearings, as a Class 1 notice, on the proposed amendment to the Comprehensive Plan, in which the Plan Commission makes a recommendation by resolution to the Town Board by majority vote of the Commission.
- The Planning Department sends a copy of the recommended Comprehensive Plan amendment to all adjacent and surrounding government jurisdictions and other bodies as identified under Section 66.1001(4)b, Wisconsin Statutes. These governments or

individuals will have at least 30 days to review and comment on the recommended Comprehensive Plan amendment.

- The Town Clerk or Planning Commission directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Town Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed amendment into the Comprehensive Plan.
- Following the public hearing, the Town Board votes to approve or deny the ordinance adopting the proposed Comprehensive Plan Amendment by majority vote of the Town Board. The Town Board may make changes to the recommended Plan Commission version of the amendment.
- If the amendment is adopted, the Planning Commission sends a copy of the adopted ordinance and Comprehensive Plan amendment to all adjacent and surrounding government jurisdictions and other bodies as identified under Section 66.1001(4)b, Wisconsin Statutes.

The established public participation process for all amendments to the Town of Red Cedar's Comprehensive Plan will include, at a minimum, one public hearing. The amendment to the Town of Red Cedar Comprehensive Plan, which includes Intergovernmental Agreements, will be made to the public and those listed in Section 66.1001(4)(a) on the Town's website and in paper format at the Town Hall.

If the Town also has studies or plans that further define certain areas and issues, which it has approved or may approve in the future, that may not be part of the Comprehensive Plan, those documents will need to be consistent with the Comprehensive Plan as it now exists or may be amended. Those documents shall also be used in providing guidance to policy makers.

## **Comprehensive Plan Updates**

Wisconsin's Comprehensive Planning legislation requires the update of the Comprehensive Plan at least once every ten years, and based on this deadline, the Town should evaluate and update this Comprehensive Plan accordingly.

## **APPENDIX OF MAPS**

The following four maps are included in this Appendix of Maps:

Map #1 – Location of Recharge Areas to the Sandstone Aquifer in Dunn County

Map #2 – Red Cedar Township Zoning Map

Map #3 – Cedar Falls Zoning Map

Map #4 – Preferred Land Use Map

# Location of Recharge Areas to the Sandstone Aquifer in Dunn County, Wisconsin (Town of Red Cedar)

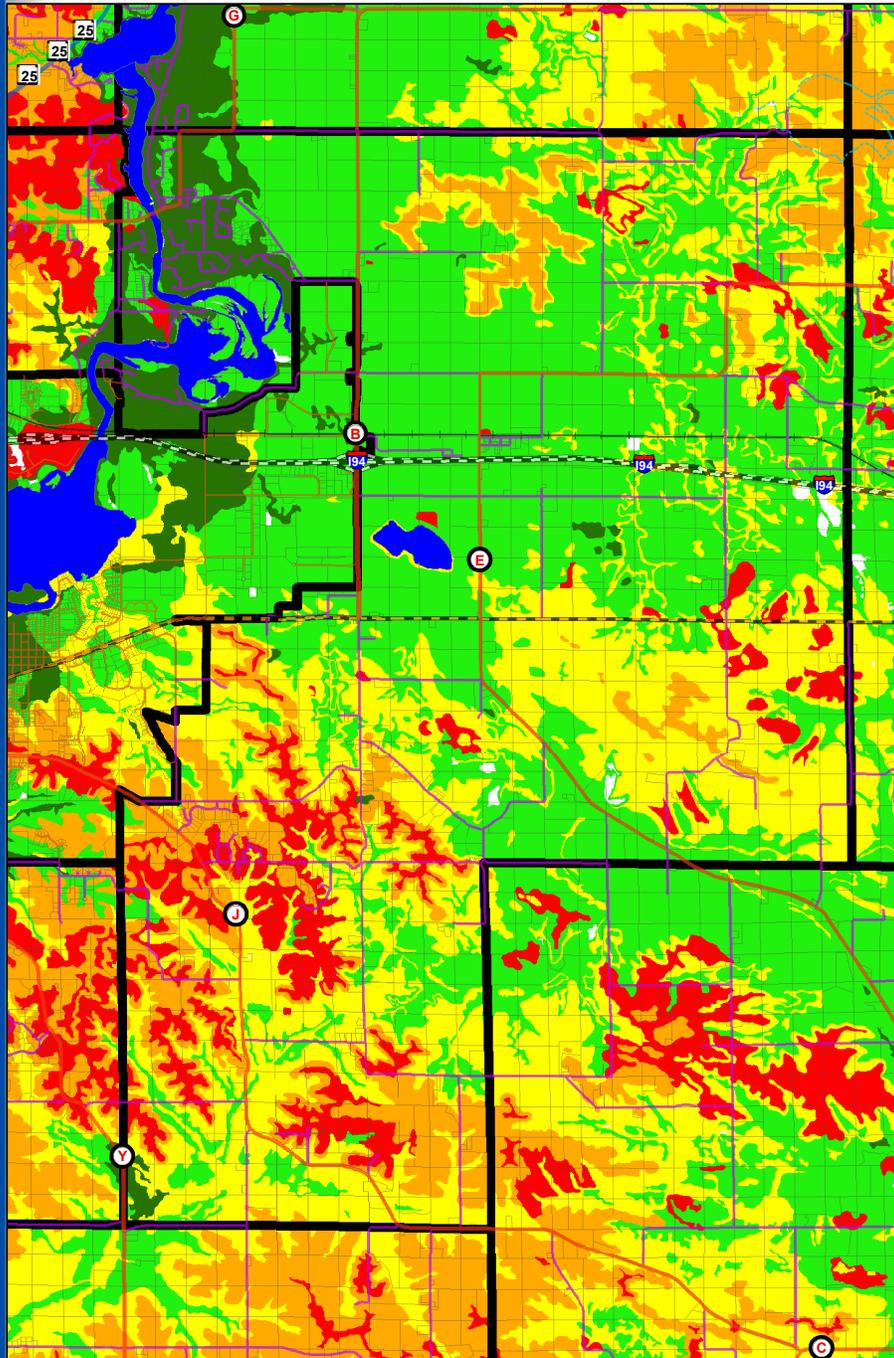


Table 1. Soils by recharge capability to the sandstone aquifer.

<b>Excellent</b>	Albion Sand Chilton Fine Sand Fairbairn Loamy Sand Hickford Loamy Sand Kenora Loamy Sand Michigan Loamy Sand Munshagen Sand Pinefield Sand
<b>Very Good</b>	Bison Sandy Loam Burkholder Sandy Loam Chick Sandy Loam Dakota Silty Loam Dunshof Fine Sandy Loam Ferkner Sandy Loam Hogstetter Sandy Loam Mackay Muck Socville Muck Maurice Silty Loam Meridian Silty Loam May Silty Loam Meyer Fine Sandy Loam Newman Mucky Loamy Sand Oscar Sandy Loam Palen & Houghton Mucks Pie Russell Sandy Loam Rudolph Sandy Loam Scottish Loamy Fine Sand Siller Loam Tart Sand Tut Sand
<b>Good</b>	Brown Sand Brown-Elwood Complex Brown-Ley Sands Boglian Elwood Sandy Loam Elkwood Loam Ferdin Silty Loam Grove Loamy Sand Hayriver-Twinwood Complex Kaylor Sandy Loam Lora Loam Northland-Erick Silty Loam Platteau Sand Preston Silty Loam Preston Silty Loam R-B Silty Loam Twinwood Fine Sand
<b>Fair</b>	Arcenville Silty Loam Barrereck Cobble Fine Sandy Loam Berger Silty Loam Bogusnow Silty Loam Bovary Silty Loam Eli Silty Loam Erick Silty Loam Hayriver and Elvaal Fine Sandy Loam Fryer Silty Loam Pleasant Silty Loam Quaker Silty Loam Udarskash Uma Fine Sandy Loam Vanover Silty Loam
<b>Poor</b>	Almena Silty Loam Amery Sandy Loam Arland Fine Sandy Loam Chaubert Silty Loam Cherokee Silty Loam Dobie and Hixon Silty Loam Bovine-Rhodes Complex Frypanish Silty Loam Kaplan-Rockstaff Complex Hercy Silty Loam Hix Silty Loam Hixon Silty Loam Hudson Fine Sandy Loam Kort Silty Loam Marshall Fine Sandy Loam Newberry Silty Loam Norris Silty Loam Pope Silty Loam Romeo Silty Loam Santling Silty Loam Sawtooth Silty Loam Spencer Silty Loam Vase Silty Loam Vanden Silty Loam Vinary Silty Loam Wickham Silty Loam

Table 2. Permeability rate of soil recharge groups in inches per hour.

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

**Legend**

**RECHARGE TO GROUNDWATER**

- EXCELLENT
- VERY GOOD
- GOOD
- FAIR
- POOR

## Location of Recharge Areas to the Sandstone Aquifer in Dunn County, Wisconsin - By Neil C. Koch 2005

**Introduction:**  
The major aquifer that underlies all of Dunn County is the sandstone of Cambrian age. The sandstone aquifer receives recharge from precipitation and runoff in Dunn County. The snowmelt and rainfall area into the ground and moves down to the water table which is the top of the water surface of the aquifer. Discharge from the aquifer is to nearby creeks, rivers and lakes.  
The sandstone is as much as 300 feet thick in some places in Dunn County. The sandstone in many areas is composed of coarse sand, silt, clay, gravel and boulders. Clasts of Ordovician age limestone are scattered in the sandstone. In some areas the sandstone is heavily cemented. Hardened silt and clay, called loess, covers the glacial drift or sandstone. The sandstone is within 10 feet of the land surface in 45 percent of the County (Sutherland, 1987). The loess deposits of sand and gravel are part of the sandstone aquifer where they are in contact with the underlying sandstone.  
As development increases, less potential recharge could reach the sandstone aquifer. Reduced recharge to the aquifer may occur as more land is covered with roads and buildings causing precipitation to flow back to streams and lakes resulting in less water available to recharge the aquifer. The danger of polluting the aquifer will increase. A water table aquifer is under great risk of becoming contaminated by surface spills, and it is necessary to manage what types of development occur, especially in areas where there is excellent to good recharge to the aquifer. To aid in planning for future development in Dunn County, the location of recharge areas to the sandstone aquifer is necessary to maintain good recharge to the aquifer and protect the aquifer from being contaminated from surface pollutants.

**Purpose and Scope:**  
The purpose of this map is to show where the recharge areas to the sandstone aquifer occur in Dunn County, and to rank the soils from excellent to poor as to their ability to allow precipitation to recharge the aquifer. The soil survey of Dunn County, approximately 1980, was used for the soil mapping. A recharge ranking is given to 91 different types of soil types. Table 1 shows the soils that are classified under each recharge ranking. A permeability rate is given for each recharge group (table 2).

**Physical Characteristics Used to Establish Soil Recharge Rankings:**  
The sandier the soil, the greater the recharge ranking. The most clay within the soil column or the less the poorer the recharge ranking. Soils ranked as excellent recharge potential to the sandstone aquifer consist of relatively deep layers of sand and gravel. Soils ranked as good consist of sandy siltstone overlying shallow bedrock. Soils ranked as fair consist of heavy, silty, alluvium. Soils ranked as poor consist of loess and glacial till which contains silt, clay, and pebble clay. The permeability of the soils and substrate range from 0.2 to 20 inches per hour. In Dunn County 11 percent of the area has an excellent recharge ranking, 24 percent has a very good recharge ranking, 24 percent has a good recharge ranking, 18 percent has a fair recharge ranking, and 25 percent has a poor recharge ranking.

**Recharge concerns:**  
As development increases with population and industrial growth, recharge to the aquifer should not become less than the withdrawal from the aquifer. The conversion of farm fields into urban developments results in buildings, driveways, streets, roads and parking lots, which reduce the recharge from precipitation to the aquifer. By carefully managing development in the excellent to good recharge areas, urban development will have less of an impact on reducing recharge to the aquifer.

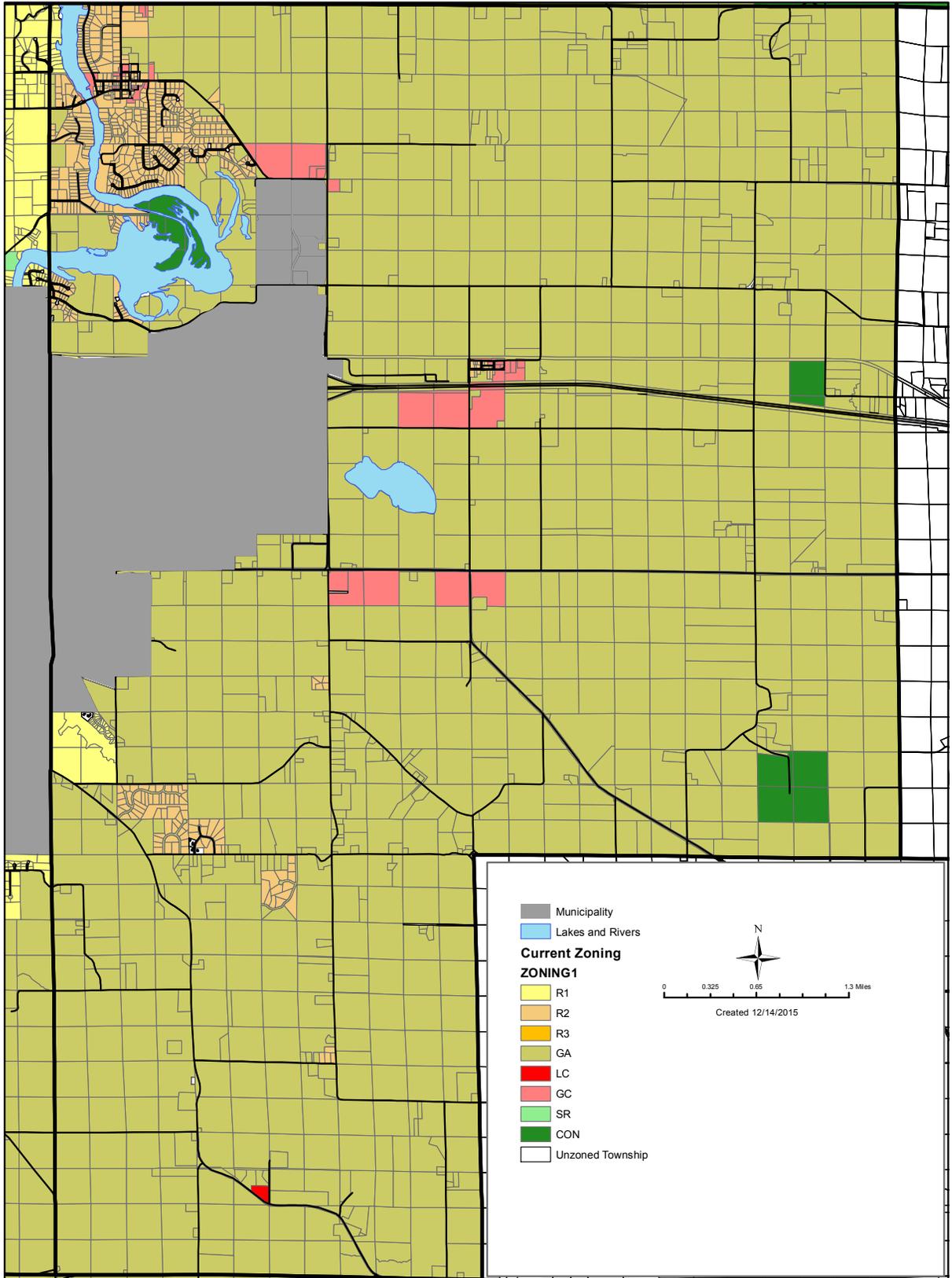
**Pollution Concerns:**  
Soils ranked as excellent recharge potential have the greatest risk of contaminants reaching the aquifer. Housing developments where septic tanks and septic fields exist would run the risk of septic waters entering the aquifer. The permeability of these soils could be 20 inches per hour. Even in the very good recharge soils, there could be septic contamination to the well where the alluvium is very sandy overlying bedrock. The direction of flow in the aquifer is important to determine how wells can be placed or gradient from septic fields. Agricultural pollutants can contaminate the aquifer quickly in excellent and very good recharge areas.

**Acknowledgements:**  
A special thanks to Rick Medehke, Environmental Planner Dunn County Land Conservation Division, who computer generated the recharge map of the soils in Dunn County and helped with modifying the ranking of the soils, and to Larry L. Nitzler, Resource Soil Scientist, U.S. Department of Agriculture, who helped with modifying the ranking of the soils. Thanks also to Larry L. Nitzler for reviewing the map and providing suggestions. This map is the result of an activity of the Dunn County Groundwater Guardian Community, which is part of a program of The Groundwater Foundation, a private non-profit educational organization that educates and motivates people to care for and about groundwater.

**Reference:**  
Sutherland, A.W. and Madison, F.W., 1987 Soils of Dunn County and their ability to attenuate contaminants.  
Wisconsin Geological and Natural History Survey Map 87-A, map with text.  
Wing, Gordon N., 1975 Soil Survey of Dunn County, U.S. Department of Agriculture, Soil Conservation Service, 117.

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# Red Cedar Township Zoning



# Cedar Falls Zoning

