

**COMPREHENSIVE
LAND USE PLAN FOR THE
TOWN OF SPRING BROOK
DUNN COUNTY
WISCONSIN**

Table of Contents

Acknowledgements	3
Part I	4
Plan Introduction	4
Part II – Plan Elements	11
Issues and Opportunities	11
Housing	18
Transportation	25
Utilities and Community Facilities	30
Agriculture, Natural and Cultural Resources	37
Economic Development	47
Intergovernmental Cooperation	52
Land Use	55
Part III – Factors Affecting Development	61
Part IV – Implementation	64
Appendix A – US Census Data	69
Appendix B – Survey and Visioning Results	73
Appendix C – Agricultural Narrative	78
Appendix D – Topography and Geology	86
Appendix E – Maps	88

Acknowledgements

The Plan Commission would like to thank all the citizens and public officials who assisted in developing this plan over the last three years. Without all their valuable input and help it could not have been accomplished.

Plan Commission Members

Chris Friberg (Chairman)	2002 – present
Mark Nachbor	2002 – present
Cindy Brown	2002 – 2003
Mike Hase	2002 – 2003
Wayne Whitney	2002 – 2003
Dan Sivertson	2003 – present
John McMartin	2003 – present
John Berthold	2003 – present

Advisors

Bob Colson	Dunn County
Jim Forester	Dunn County
Marty Havlovic	UW Extension Office

Agriculture, Natural and Cultural Resources Committee

John McMartin, Chairman
Chris Friberg
Cindy Brown
Luther Grohn
Tom Kopp
Roger Cummings
Dan Sivertson

PART I

INTRODUCTION

History of the Town of Spring Brook

The first evidence of human habitation in Wisconsin dates to 11,000 years ago. Natives shaped the eco-system 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 Menomonee spread wild rice wherever they passed. Many of today's highways were originally roads between native habitations. By the time of European settlement, the region now known as Dunn County was inhabited by the Santee Dakota who feuded with the Ojibwa.

The French *coureurs de bois* (woods rovers) hunted along the Red Cedar and the Chippewa. Pierre Le Sueur offers the first mention of 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 there, 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.

In the twentieth century nearly 200 men and women from Dunn County served in World War II. Eleven Dunn County residents gave their lives in the Korean conflict, and eleven more died in Vietnam.

Government

Spain, France, England, and the United States have held jurisdiction over what is now 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.

On August 11, 1856 the Dunn County Board of Supervisors created seven townships: Menomonee, Spring Brook, Eau Galle, Dunn, Rock Creek, Bear Creek, and Pepin. Elk Mound was set off from Spring Brook on December 30, 1865.

The first town law was enacted to stop hogs from running loose. The fine was \$5. On April 7, 1857 a town tax of \$300 was raised: \$100 for bridges, \$50 for school, and \$150 for incidental expenses. In 1883 the Spring Brook Grange raised \$450 to build a town hall.

Settlements

The early settlers found the land to be "well-timbered," filled with animals, including wolves. One early account describes the region as "heavily overgrown with oak and populated by bear, wolves, prairie chickens, and a tribe of Ojibwas at nearby Elk Lake." A large number of the settlers came from Scotland, England, Norway, and Germany. The settlers raised cattle, sheep, hogs, wheat, corn, barley, and alfalfa. Dairying was important.

A post office was located in the Amy settlement and a Baptist church was organized in the locality.

Fall City was settled by members of the Wiggins family in May, 1855. By 1856 H.B. Wiggins had erected a sawmill and was sawing lumber. In the mid-1860s Fall City featured a sawmill, a grist mill, a store, two blacksmith shops, a photograph gallery, a carpenter shop, two hotels, and some dwelling houses.

Rumsey's Landing was a steamboat landing on the north bank of the Chippewa. Besides a ferry, there was an elevator and a grain warehouse.

Waneka settlement was located on Muddy Creek, in the northern part of the town. In 1852 B. Fowler built a hostelry and a stage station. The stage lost importance after the railroads arrived. Waneka and Waneka Cemetery were named after a young Indian girl.

Schools

In 1856 the Waneka School District became the first school outside Menomonie. By 1877 the town of Spring Brook had eight school districts. Shadylawn became the ninth. In 1962 a new elementary school in Spring Brook was built as part of the Elk Mound District. Kindergarten and First Grade were taught there for 30 years. It was closed down after the 1992-1993 school year when a new elementary school was built in Elk Mound. Today almost all of the Spring Brook primary and secondary students are in either the Menomonie or Elk Mound school districts.

Churches

The Salem United Methodist Church of Iron Creek began in 1860. It merged with United Methodist in 1868.

The Salem Evangelical Church was created in 1861.

The German Methodist Episcopal Church was established in 1864. The First Quarterly Conference was held in the home of John Quirling (now spelled Quilling) of Spring Brook.

In 1871 the Reverend Amund Johnson organized Spring Brook Evangelical Lutheran Congregation at old Meridean. In 1875 the first church was built at Meridean. A new and larger church was constructed in 1889.

In 1902 the Evangelical Lutheran St. John's Society (German) was established.

The First Nazarene Church in Wisconsin, the Forest Center Church of the Nazarene was organized on December 14, 1913.

The Spring Brook Norwegian Lutheran Congregation was established in March, 1917 and a church was built two miles northwest of Caryville.

Amy Chapel, now non-denominational, was built by the Free Will Baptists.

Spring Brook Geography and Topography

The central area of the Town of Spring Brook contains broad, mostly flat farm fields. Slightly rolling wooded hills can be found on the eastern and western edges of

the township. Old Elk Lake is a large, shallow prairie pothole lake located in the north central part of the township. Muddy Creek Wildlife Area, a portion of which lies on the north central edge of the township, is state owned land used for hunting, recreation and habitat preservation. There are three major streams in the township. Iron Creek flows through the northwestern corner and drains into Muddy Creek. Muddy Creek flows north to south through the center of the township and drains into the Chippewa River. Elk Creek flows north to south along the eastern edge of the township into Elk Creek Lake and from there into the Chippewa River. Elk Creek Lake is a manmade lake that was created to generate electric power for the local residents. The township also has marshes, woodlots, and planted prairie grass that support pheasants, rabbits, squirrels, ducks, deer, muskrats, ruffed grouse, and turkey. A more detailed description of the geology and topography of the township can be found in Appendix D.

Sources:

Curtiss-Wedge, F., Jones, Geo. O. & 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., 1958.

Lynch, Larry and Russell, John M. eds. *Where the Wild Rice Grows: A Sesquicentennial Portrait of Menomonie*. Menomonie Sesquicentennial Commission, 1996.

O'Brien, P.M. *Spring Brook Saga: The Settlement and Growth of Eastern Dunn County*. Bradenton, FL: Printing Professionals and publishers, 1994.

Background and Authority

Wisconsin Act 9, commonly recognized as Wisconsin's "Smart Growth" legislation, was approved in the 1999-2001 state biennial budgets. Under the new law, any program or action of a town, village, city, county, or regional planning commission after January 1, 2010 that affects land use must be guided by, and be consistent with, an adopted Comprehensive Plan and meet the standards of Chapter 66.1001 of the Wisconsin Statutes. The town utilized the following State Statutes to comply with the planning mandate. Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government.

Chapter 62.23 enables the town to exercise village powers. On April 10, 2001 the town adopted village powers allowing the formation of a Plan Commission, to develop a Comprehensive Plan and to do other planning activities. On April 13, 2004 a majority of citizens present at the annual town meeting presented and voted for a resolution that removed village powers from the town board. On April 12, 2005 a majority of citizens present at the annual town meeting presented and voted for a resolution that reinstated village powers for the town board.

State law requires a Plan Commission to draft and recommend adoption of a comprehensive plan. On August 29, 2005 the Plan Commission adopted a resolution sending the completed draft of the plan to the Town Board for review.

As per a state mandate all units of government must comply with the Wisconsin Uniform Dwelling Code (UDC). On August 9, 2004 the town adopted ordinance number 22 authorizing a local control to inspect and enforce the UDC. Some other ordinances adopted by the Town of Spring Brook are:

- 7 Jul 1960 – a setback ordinance
- 6 Jan 1975 – joint action emergency government ordinance
- 17 Jan 1977 – ordinance on naming of town roads
- 13 Feb 1978 – a speed zone ordinance
- 7 Jun 1979 – ordinance on closing hours of Elk Creek Lake beach
- 10 May 1983 – ordinance regarding collection of taxes
- 14 Jun 1983 – mobile home ordinance
- 13 Dec 1983 – snowmobile ordinance
- 16 Apr 1991 – driveway ordinance
- 8 Dec 1998 – alternative claim procedure, refunds of tax payments
- 5 Dec 2001 – subdivision access requirement
- 5 Mar 2002 – driveway ordinance
- 7 Oct 2002 – Plan Commission ordinance

Land Use Planning Process

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, and community likes and dislikes and to define what residents want the community to become. The Plan Commission studied supporting information and evaluated Township needs. Community participation in this process included surveys, visioning sessions, newsletters and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure that implementation of the plan is consistent with its goals and objectives. Based on its findings, this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics for a twenty year planning period.

Recommendations in the comprehensive plan are long range and it is important to understand that some of them may not be implemented for a number of years. It is possible that some recommendations may never be implemented. Consequently, recommendations to create local ordinances need not be drafted and implemented immediately. The same holds true with respect to county zoning. Currently the Town is not pursuing becoming a zoned Township. However, if at some point in the future the Town would want to become zoned, the Implementation Element outlines this process. If the Town were ever to become zoned, existing county-zoning districts may not need to be immediately changed to reflect the town's comprehensive plan. However, if the town were to become locally zoned, the town would need to draft its basic zones and could make changes to zoning districts to reflect the town's comprehensive plan as needed. All recommendations, goals, objectives, and changes should be made incrementally.

Comprehensive Plan Objectives

Development has existed in the town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that the town will risk losing its rural character without planning in place.

The purpose of the plan is to provide information about the Town, its resources, its residents, and its existing character. The plan also addresses community concerns

about what the community wants to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around nine planning elements: Issues and Opportunities; Housing; Transportation; Agriculture, Natural and Cultural Resources; Utilities and Community Facilities; Economic Development; Land Use; Intergovernmental Cooperation; and Implementation. The elements can be found in Part II of this document. Following are general overviews and an analysis framework addressing the nine planning elements and general overviews.

ISSUES AND OPPORTUNITIES

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

HOUSING

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

TRANSPORTATION

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

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

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

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

UTILITIES AND COMMUNITY FACILITIES

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

ECONOMIC DEVELOPMENT

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

LAND USE

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

INTERGOVERNMENTAL COOPERATION

Assesses the Township's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts,

and develops a process to resolve conflicts within its bounds and between itself and other communities.

Implementation

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

Community Involvement and Input

The development and implementation of a successful land use and development plan, and the creation of policies and management tools are based largely on community involvement. Planners involve the community by gathering public input, educating the public, and fostering a sense of ownership of the plan.

The purpose of this section is to review the community involvement activities and summarize input obtained during the planning process.

- At the April 2002 annual meeting Village Powers were adopted.
- In March, 2003 the 1st landowner survey was mailed.
- On March 22 and again on April 2 of 2003, two visioning sessions were hosted by the town and facilitated by UW Extension educator.
- On September 11, 2003 the Plan Commission hosted an open house to discuss and present results of the Visioning Sessions as well as the results from the citizen opinion survey.
- In August, 2004 a 2nd landowner survey was mailed.
- On October 25, 2004 the Plan Commission held an open house to present progress in the planning process including Goals and Objectives.
- In April of 2005, a newsletter was sent out to township landowners informing them of plan progress.

Survey Results

Visioning and survey results can be found in Appendix B.

Summary of Citizen Opinion Survey

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

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

Goals

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

- Preserve productive farmland
- Preserve the rural character of the town
- Balance property/development rights and regulations
- Develop an enforceable road construction ordinance
- Develop a good neighbor/right to farm code of rural living document (objective to preserve rural character)
- Encourage economic development that parallels town goals
- Protect ground water

PART II PLAN ELEMENTS

Note

Unless otherwise noted, data source is the 2000 US Census.

ISSUES AND OPPORTUNITIES

Introduction

The purpose of this section is to present the existing population, housing, agricultural, and economic conditions that help define the Town of Spring Brook. In addition, projections of future population and housing demands have been created. General trends in the agricultural community are also discussed. Understanding these factors is the first step in developing the land use plan for the Town of Spring Brook.

Brief history of current land use planning endeavors

The Town of Spring Brook approved its comprehensive land use planning initiative at the Dec. 9, 2002 board meeting. This action was undertaken in response to the passage of the Comprehensive Planning Law, 66.1001, by the Wisconsin legislature and the availability of cost sharing funds to support the planning efforts prescribed by that legislation. After several public meetings, the Town Board chairman selected a plan commission and that commission was sworn in and had its first meeting on Dec. 16, 2002. Since that time, the Spring Brook Plan Commission has had an open monthly meeting on the 4th Tuesday of the month at 7:30 PM at the Town Hall in Spring Brook. The plan commission meetings are posted in several locations (e.g. at the town hall) and in the Dunn County Reminder and Dunn County News newspapers. The plan commission has sought community input through several other forums including visioning sessions on March 22 and April 12, 2003, an open house on Sept. 11, 2003 and a Citizens opinion survey sent out in the spring of 2003. Response on the survey was particularly good with 419 surveys returned.

Basic Objectives

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

Key survey results

The citizen opinion survey and the entire survey analysis are in Appendix B.

Key issues and opportunities, including possible conflicts

Population growth and conversion of farmland to residential or other commercial use appears to be the most significant source of conflict identified in the survey by this commission. Balancing the rights of current owners to use commercially, or profit from the sale of their property while not adversely affecting remaining residents and owners with the subsequent development is the conflict the commission will need to focus its recommendations on.

EMPLOYMENT CHARACTERISTICS

Township Employment Characteristics and Projections

See Economic development / Local Employers

EDUCATION CHARACTERISTICS

School Enrollment

Subject	Town of Spring brook		Dunn County	
	Number	Percent	Number	Percent
Population 3 years & Over in school	388	100.0	14,115	100.0
Nursery school, preschool	22	5.7	543	3.8
Kindergarten	18	4.6	496	3.5
Elementary (grades 1-8)	183	47.2	4,261	30.2
High school (9-12)	109	28.1	2,358	16.7
College or graduate school	56	14.4	6,457	45.7

Educational Attainment

Subject	Town of Spring Brook		Dunn County	
	Number	Percent	Number	Percent
Population 25 years & over	835	100.0	22,644	100.0
Less than 9 th grade	18	2.2	1,161	5.1
9-12, no diploma	58	6.9	1,862	8.2
High school graduate (includes equivalency)	339	40.6	8,353	36.9
Some college, no degree	191	22.9	4,621	20.4
Associate degree	86	10.3	1,875	8.3
Bachelor's degree	94	11.3	3,120	13.8
Graduate or professional degree	49	5.9	1,652	7.3
High school graduate or higher		90.9		86.6
Bachelor's degree or higher		17.1		21.1

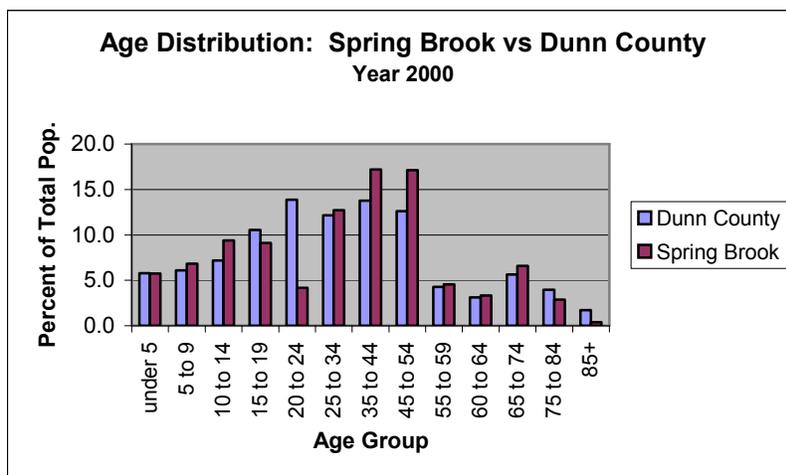
POPULATION CHARACTERISTICS

Population change is the primary component in tracking a community's growth and in predicting future trends and needs. Change in population affects all aspects of a community: recreation, transportation, agriculture, housing needs, and all community services. In 2000 the Town of Spring Brook had 223 single, 687 married, 75 divorced, and 28 widowed people.

POPULATION PROFILES
Gender and Age

	Town of Spring Brook 1990		Town of Spring Brook 2000		Dunn County 2000	
Total Population	1,297		1,320		39,858	
Subject			Number	Percent	Number	Percent
Male	671	51.7	692	52.4	20,094	50.4
Female	626	48.3	628	47.6	19,764	49.6
Under age 5	113	8.7	76	5.8	2,285	5.7
5-9 years	116	8.9	90	6.8	2,415	6.1
10-14 years	100	7.7	124	9.4	2,844	7.1
15-19 years	69	5.3	120	9.1	4,175	10.5
20-24 years	96	7.4	55	4.2	5,496	13.8
25-34 years	216	16.7	168	12.7	4,817	12.1
35-44 years	189	14.6	227	17.2	5,444	13.7
45-54 years	129	9.9	226	17.1	4,988	12.5
55-59 years	48	3.7	60	4.1	1,689	4.2
60-64 years	45	3.5	44	3.3	1,230	3.1
65-74 years	89	6.9	87	6.6	2,231	5.6
75-84 years	68	5.2	38	2.9	1,569	3.9
85 years & older	19	1.5	5	0.4	675	1.7
Median age			36.2		30.6	

There were 1,320 residents in the town of Spring Brook with the distribution listed in **Gender and Age**. The township population has slightly more men than women, while the county is more evenly split. By age, the township and county seem to be distributed the same.



Age (2000 Census)

The Town of Spring Brook had a median age of 36.2 years in 2000. The Dunn County median age was 30.6 years in 2000. Dunn county's population distribution is partly influenced by the presence of the University of Wisconsin-Stout, which introduces a significant number of people ages 18 to 25 to the distribution. Similarly, the loss of college-aged persons is evident in Spring Brook's population distribution.

In 2000 Spring Brook had 234 people 55 or older (17.7%). Dunn County, as a whole, had 7394 persons aged 55 and older (18.6%). The ages of the population may have an impact on the services provided by the Township.

Minority Population in Dunn County

	1980	1990	2000
Black	175	175	135
American Indian	190	195	107
Asian	125	640	849
Hispanic	175	105	335
Other	110	180	148
Two or More Races			320

Minorities (U.S. Census, 2000)

The town of Spring Brook has a very small minority population (1.1%) that has grown more slowly than the minority populations of Menomonie City or of Dunn County. Over the past ten years the minority population in Dunn County has increased from three to four per cent. The state has a minority population of 11%, and the nation has a minority population of 24.9%. The largest segment of the Dunn County minority population is the Asian community, while Spring Brook's small minority population is primarily Hispanic.

Historical Population Counts

1950	1960	1970	1980	1990	2000
1,174	1,169	1,168	1,293	1,293	1,320

Source: West central regional Planning

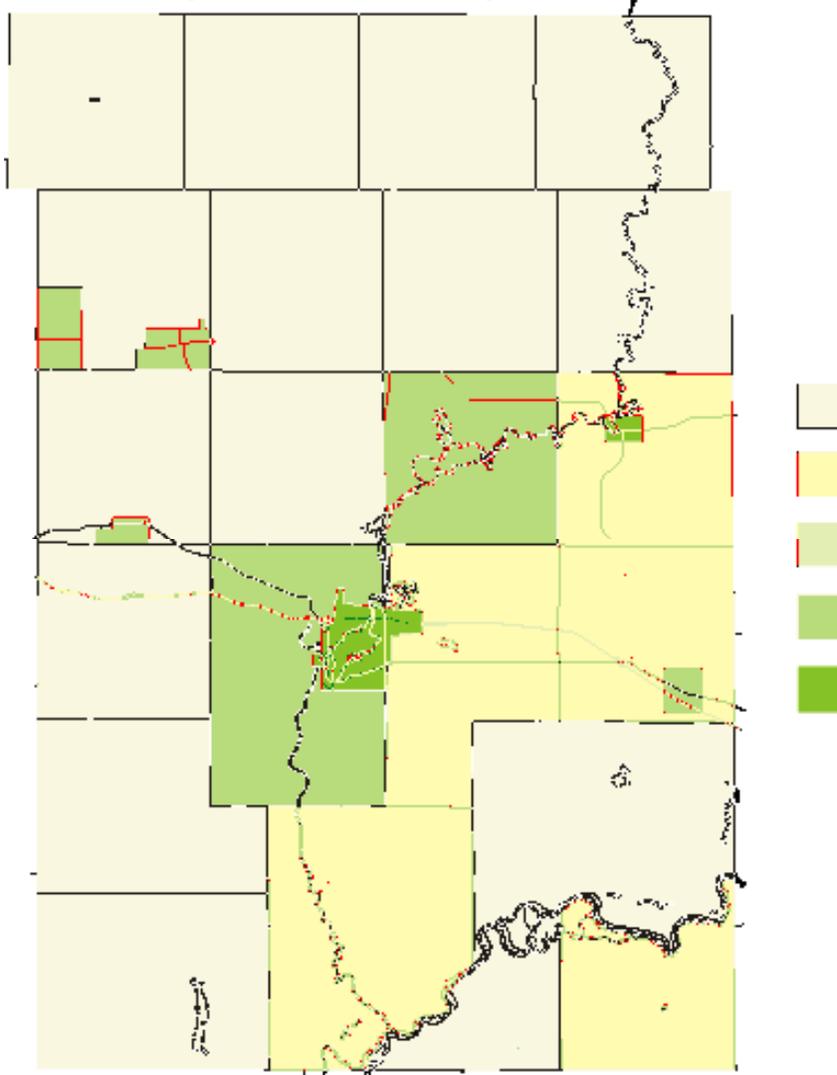
Population Changes

	1990	2000	Total Numeric Change	Total Percent Change
Town of Spring Brook	1,293	1,320	27	1.02
Dunn County	35,909	39,858	3,949	11.10
Menomonie	13,547	14,937	1,390	11.03
Wisconsin	4,891,769	5,363,675	471,906	10.96

Population density

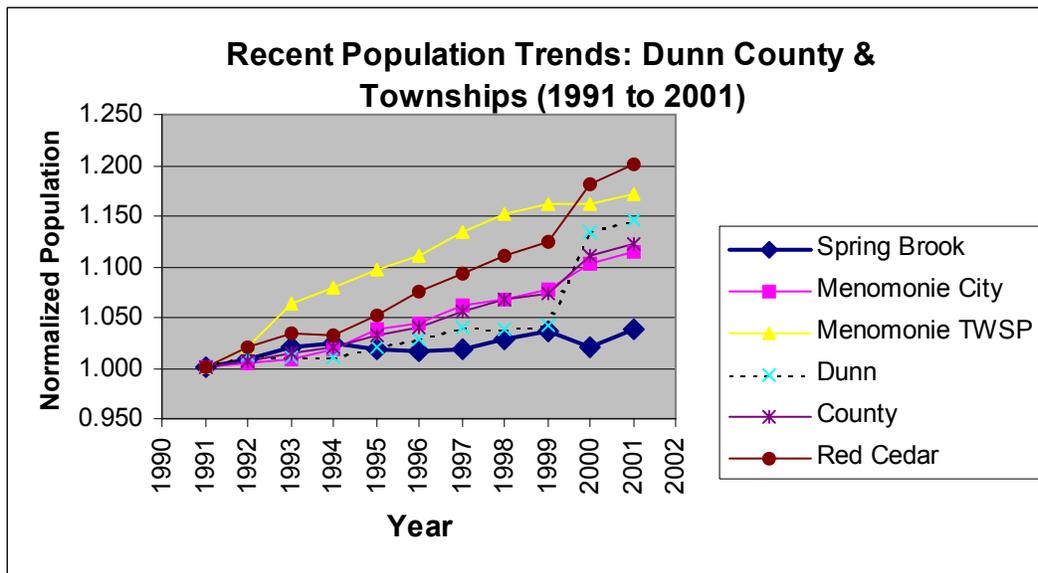
Selected Townships	2000 Population	Density/square mile
Town of Menomonie	3174	76
Tainter	2116	64
Red Cedar	1492	41
Dunn	1367	24
Rock Creek	793	26
Elk Mound	1121	33
Sherman	748	21
Spring Brook	1320	22
Tiffany	633	21
Colfax	909	27
Weston	630	15
Grant	426	12
Peru	247	13
Otter Creek	474	13
Dunn County	39858	46.8

Dunn County Population Density Graphic



Population Trends

The town of Spring Brook is the 6th most populous political entity in Dunn County, representing 3.3% of the county's population. According to the 2000 Census, there are 1320 people living in the town of Spring Brook. Since 1970, the population in our town has grown more slowly than the population of Dunn County (13% increase in 30 years, vs 37.5% for the county as a whole). Dunn county growth characteristics are dominated by the largest population center--the city of Menomonie--and population upturns of Menomonie's nearest lying neighbors. In the year 2000 the population forecast for 2015 for Spring Brook was 1492, an increase of 13%--though the forecast misses the actual population for 2000 by 61 (1320 actual, 1381 predicted). Based on trends in townships between Spring Brook and the city of Menomonie, Spring Brook could be challenged by a wave of development and corresponding population growth originating in the city of Menomonie. This development has resulted in population growth discontinuities in Dunn Township and Red Cedar Township between 1999 and 2000. The Town of Spring Brook has a population density of 21.7 people per square mile, compared with an average for Dunn County of 46.8 people per square mile.



Population Projections

	2000	2010	2020
	1,396	1,514	1,643

Source: West Central regional Planning

	2000	2005	2010	2015
	1,381	1,427	1,458	1,492

Source: State of Wisconsin

Population projections from both, West Regional Planning and the State of Wisconsin, were made back in 1990. Comparing those projections to actual 2000 data indicates that the population is increasing but, at a slightly lower rate than was originally projected.

Population & Growth

Population Growth, U.S. Census Data					
	1970	1980	1990	2000	2015*
Dunn County	28991	34314	35909	39858	42007
		18.4	4.6	11.0	5.4*
Spring Brook	1168	1293	1293	1320	1492
		10.7	0	2.1	13.0*

* these growth rates are based on change from actual population in 2000 to projected population in 2015. Projected pops. in 2000 were 38477 and 1381, respectively, resulting in growth rates of 9.2% and 8.0%, for Dunn County and Spring Brook Town, respectively.

Summary

Assuming that there are no major changes, the data indicates that the Town of Spring Brook will continue to grow at a rate slower than that of the county as a whole. Growth around the city of Menomonie, as well as Eau Claire and the Twin Cities Metropolitan area, could change the growth pattern of Spring Brook, but that is speculative, rather than based on past growth patterns of the township.

HOUSING

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

Basic Objectives

Assess local housing conditions, age, structural value and occupancy characteristics.
Review local, state and federal policies and programs that:

- Meet the needs of persons of all income levels, age groups and those with special needs.
- Promote the availability of land for development of low and moderate income housing.
- Maintain or rehabilitate housing stock

Selected Survey Results

Questions from the first landowner survey that concerned housing were:

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response	
5. There is a conflict between farm and non-farm neighbors regarding dust, noise and odors.	51	158	146	31	33	
6. Agricultural land should not be used for residential housing purposes.	43	170	118	63	25	
8. More single family housing is needed in the Town of Spring Brook.	62	170	121	20	46	
9. There is a need for affordable start-up types of homes for young families.	66	61	228	20	44	
10. There are too many mobile homes in the Town of Spring Brook	27	130	134	71	57	
11. The Town of Spring Brook should regulate the minimum size of a lot for rural housing.	79	85	148	88	19	
21. Trees and “open” spaces are more important to me than neighboring houses.	17	38	179	148	37	
32. What should be the minimum lot size for single family homes in the Town of Spring Brook?	1 acre	3 acre	5 acre	10 acre	35 acre	open
	109	73	104	31	13	60
Other, please state:						
33. What kind of housing development should be allowed in the Town of Spring Brook? (more than one response allowed)	Single family	Cluster housing	Sub-divisions	Duplex homes	apartment	
	348	79	97	88	42	
Other, please state:						
35. Do you anticipate subdividing or selling your land in the Town of Spring Brook for development within the next 5 years?	Yes		No		No response	
	21		356		42	

Questions in the second landowner survey that were pertinent to the Housing element are:

5. Our township is unique in that it has a large area of flat/open land ideal for raising agricultural crops. The land use map that has been developed by the agriculture subcommittee indicates 70% or more of the land in our township is currently used for

agriculture. Would you like to see ordinances enacted to limit residential development of agricultural land in the Town of Spring Brook? Yes/No

Yes – 141 (64%) No – 66 (30%) No Response – 13 (6%)

8. In the first survey, the majority of respondents indicated a desire for minimum lot size limits of 5 acres or less. Please circle as many of the following choices that describe your interest in a lot size limit:

- A. Concern for potential groundwater contamination (Some feel dense residential development utilizing septic systems can have a negative effect on groundwater) **110 Responses** out of 220
- B. Minimize land consumption/Sprawl **119 Responses** out of 220
- C. I prefer no limit **41 Responses** out of 220
- D. Maintain the rural character of the township **147 Responses** out of 220
- E. Privacy through larger lots **96 Responses** out of 220

Housing Environment

The Landowner Surveys indicate that citizens are concerned about controlling housing development and lot size. Currently, no control exists but additional control is desired. The issue comes down to what kind of control should be instituted. The options include:

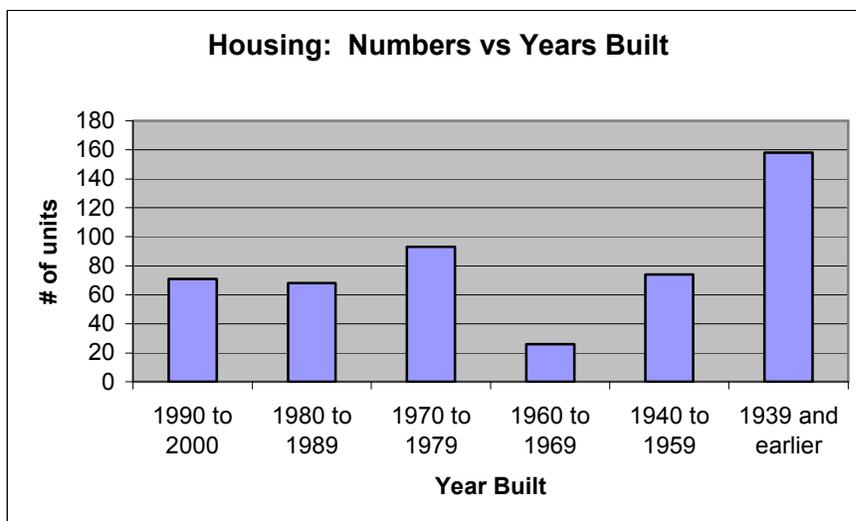
- Doing nothing and remain unzoned
- Work with Dunn County to become zoned
- Work to gain additional control through local ordinance development
- Adopt County zoning and develop local ordinances

Housing Characteristics

The housing characteristics of the Town of Spring Brook are important elements of the land use plan. The location of housing determines the cost of many public services and facilities. In addition, housing characteristics are related to the social and economic conditions of the community's residents. The need for housing also exerts pressure to convert agricultural land to other uses.

Housing Units

The age of the housing stock is another indicator of its relative condition. 32.2% of Spring Brook's structures were built before 1940 with 39.4% built from 1940 to 1980.



Housing Starts

2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	Total
13	19	17	30	8	6	8	6	7	5	119

Source: 2004 Dunn County Annual report

STRUCTURAL CHARACTERISTICS

Windshield Survey

In early 2004, a windshield survey was conducted to perform a visual assessment of the housing stock. Housing units were given a numerical rating with 1 being the worst and 5 being the best condition. The following are the results of the survey;

Rating	Total number Of houses	Total Number Of Mobile Homes	Total Number of Modular/Stick Built Homes
1	22	3	19
2	93	21	72
3	332	24	308
4	88	0	88
5	30	0	30

The rating system was based on

1= Unlivable/broken down

3=Average condition

5=New/well maintained

Average Rating for mobile home = 2.69

Average Rating for stick built home = 3.31

Units in Structure

	Town of Spring Brook		Dunn County	
	Number	%	Number	%
Total of all units	490	100	15,277	100
1-unit, detached	417	85	10,232	67.0
1-unit, attached	1	0.2	206	1.3
2 units	8	2	513	3.4
3 or 4 units	-	-	614	4.0
5 to 9 units	-	-	814	5.3
10 to 19 units	-	-	447	2.9
20 or more units	-	-	527	3.4
Mobile home	62	13	1,915	12.5
Boat, RV, van, etc	-	-	9	0.1

Occupancy Characteristics

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

Occupancy

Description	Town of Spring Brook		Dunn County	
	Number	%	Number	%
Total Units	489	100		
Occupied Housing	468	96	14,337	100
Owner-occupied housing	394	84	9,990	69.1
Renter-occupied housing	74	16	4,437	30.9

Tenure

Description	Town of Spring Brook		Dunn County	
	Number	%	Number	%
Total Housing Units	489	100	15,277	100.0%
Vacant Housing Units	21	4	940	6.2%
Seasonal	6	1	285	1.9

SOCIOECONOMIC

Low and Moderate Income Housing

The number of low and moderate-income households is important in projecting future housing needs. The classification “low and moderate income households” includes all households that earn an amount equal to or less than 80% of the county median household income of \$38,753 in 2000. In the Town of Spring Brook, approx. 36% of households fall in this category. Overall in Spring Brook, 2.3% of all households are below the poverty level, with 13.6% of those headed by females, no husband present.

Affordable Housing

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. 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 to the latest census survey 90% of our residents occupy affordable housing units. Affordable housing needs are being met and the town will continue to let market conditions fill the demand for housing.

Housing Value

	Number	Percent
Less than \$50,000	25	12
\$50,000-\$99,999	103	49
\$100,000-\$149,999	56	27
\$150,000-\$199,999	16	8
\$200,000-\$299,999	5	2
\$300,000-\$499,999	4	2
\$500,000-\$999,999	-	-
\$1,000,000 or more	-	-
Average		\$91,000

Selected Monthly Owner Costs as a Percentage of Household Income

	Number	Percent
Less than 15.0 percent	92	44
15.0 to 19.9 percent	42	20
20.0 to 24.9 percent	30	14
25.0 to 29.9 percent	25	12
30.0 to 34.9 per	6	3
35.0 percent or more	14	7

Housing Trends

In 2000, there were 489 housing units in Spring Brook, 468 of which are occupied. Housing in Spring Brook consists mostly of single-family dwellings. In 2000 there were 417 single family units, 62 mobile homes, and 10 units classified as 2-4 family units. In 2000, 74 of the housing units were rented (16%) and 394 were owner occupied. The median value of owner occupied housing was \$91,000. The comparable figure for Dunn County is \$92,900 (2000.)

Households

A figure closely tied to housing units is the number of households in the township. In 2000 the number of households in the Town of Spring Brook was 468. 80.3% of these were family households and 19.7% were non-family households. The average household size was 2.82 overall. Average size for family households was 3.15. By comparison, Dunn County has 64.6% family households (average size 3.07) and 35.4% non-family households (average size 2.57). In 2000, 3.8% of Spring Brook households were headed by females with no husband present and 4.5% were headed by males with no wife present. The comparable statistic for Dunn County was 6.9%. According to the Wisconsin Department of Administration from 2000 through 2025 households in Spring Brook are projected to increase by 31.20% or an increase of 146 additional households.

Household Forecast

Census 2000	Projected 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
468	502	529	554	585	614

Special Needs

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

Facility Type	Description	Capacity County
Adult Family Homes (AFA)(Licensed by the State)	A place where 3-4 adults receive care or services that may include up to 7 hours per week of nursing care per resident.	9
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live in a community setting. Receiving services such as; room and board, supervision, support services or up to 3 hours of nursing care per week.	7
Facility for the Developmentally Disabled (FDD)	A place where 3 or more unrelated people who are developmentally disabled live.	1
Residential Care Apartment Complex	Independent apartment units which provide; room and board, up to 28 hours per week of supportive care.	1
Nursing Home	A place where 24 hour services are provided for people needing more than 7 hours a week of nursing care.	3

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

Development/Redevelopment and Maintenance/Rehabilitation

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

Future Needs

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

The data also indicates that the Town will continue to grow at a rate of approximately 11 households a year assuming this trend remains the same. However, newly, planned housing developments will change that rate considerably and could be an indicator of future housing developments in the Town. At any rate, we know there will be a continued need for varied types of housing. Determining housing needs is based on population projections, household size figures and growth rates. If new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities.

By 2025 the town is expected to increase in population by 302 people or will grow by 22.9%. Given the current household size and the projected populations by 2025 the town is expecting to see the number of households increase from 468 to 614 or an increase of 31.2%.

According to Dunn County housing starts information there has been 119 new housing starts over the last eleven years, or an average of 11 new homes per year or a 0.98% increase per year. It is expected the town will grow at a rate much higher than the past 11 years, therefore an estimated rate of growth has been estimated to be 5% The average parcel size in the Town of Spring Brook is 2.28 acres which results in the following housing and acreage estimates:

	2005-2010	2015	2020	2025	Total
New houses	68.25	71.66	75.25	79.01	294.17
Amount of land (in acres)	155.61	163.38	171.57	180.14	670.70

Summary

Rate of housing growth in Spring Brook is constant, like the population. As with population, this could change if growth in towns adjacent to Menomonie and Eau Claire spreads. Much of the housing stock is relatively old, which is inherent in the low rate of building. Housing costs are very reasonable, with few (just under 10%) people strained by the cost of their housing, which is primarily owner occupied.

TRANSPORTATION

Introduction

The Town of Spring Brook's road network is currently adequate for the needs of its citizens and businesses. The Town has approximately 91.5 miles of roadway consisting of about 78.5 miles that are paved with blacktop and about 13 miles that are gravel or dirt. These roadways should be upgraded and maintained as needed to provide adequate transportation for the citizens. New roads will be added to the Town's system as land is developed. The location and placement of new roads must be approved by the Town Board and new roads must be constructed by developers to Town of Spring Brook standards if they wish them to be adopted by the Town.

Selected Survey Results

Several questions in the first Landowner Survey dealt with transportation. The questions and their results are:

				Strongly Disagree	Disagree	Agree	Strongly Agree	No Response
27. Traffic is increasing on the roads in the town.				4	38	246	102	29
28. Town of Spring Brook roads are adequate to meet my needs.				13	39	297	44	26
29. The roads and highways in the Town of Spring Brook adequately meet the needs of the citizens and businesses.				13	40	295	42	29
43. Why do you live where you live? (Check all that apply)								
117	Farm here	116	Reasonable Cost of living	121	School District	253	Pleasant Surroundings	
95	Born here	162	Easy access to work	180	Safe area			
Other, please list:								

There were two questions in the second landowner survey that dealt with transportation:

1. As we noted in the last newsletter, the cost for maintaining roads in our township is the largest item in the town budget. Greater than 60% of the money spent by the town goes towards roads. The town receives state aid for road maintenance, but this aid has only covered 55% of the cost the past few years. The largest single cost is for repaving roads which runs approximately \$60,000 per mile. Would you be willing to see some of our more rural roads revert back to gravel as a cost savings measure? Yes/No

Yes – 101 (46%) No – 106 (48%) No Response – 13 (6%)

2. Our town does not currently have an ordinance covering the construction of new roads in the township. When land is developed and new roads and streets are constructed by the developer, there are currently few requirements as to how these roads and streets should be built. The township is typically expected to take over ownership/maintenance of these roads, and if they aren't built to acceptable standards, the maintenance costs could be excessive. Would you support development and adoption of an ordinance that would establish standards for construction of new roads in our township? Yes/no

Yes – 190 (86%) No – 20 (9%) No Response – 10 (5%)

Highways

Dunn County has four roads that run through the Town. On the eastern side of the Town, County Road EE runs from County Road H into Eau Claire County. County

Road C runs east west through the entire township. County Road E enters the township in the northwest quadrant and generally runs east west providing a connection between State Highway 29 and Eau Claire County at Elk Creek Lake. County Road H runs north south, offering access to State Highway 12 to the north, crosses the Chippewa River, and joins State Highway 85 to the south. County Road J runs east west, it enters the town on the western edge of the town and intersects with County Road C near Fall City. There is a total of 36 miles of county highway in the township.

A very short portion, less than ½ mile, of Interstate 94 runs through the far northeast corner of the Township. Access to Interstate 94 can be made by following State Highway 12/29 east to the Interstate 94 State Highway 29 Interchange, or by following County Road EE east to the Interstate 94/ State Highway 124 interchange.

ROAD CLASSIFICATIONS

Principle arterials serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There is a small section of Interstate 94 running through the town however, there is no access to the Interstate in the town.

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

Major collectors provide services to moderate sized communities linking them to nearby population centers and higher function routes. State Highway 12/29 runs adjacent to the town, connecting it with the City of Menomonie and Interstate 94.

Minor collectors collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are county roads C, E, EE, H and J. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

Local roads are all roads not classified as arterial or collector.

Road Pavement

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

Each PASER rating is associated with a road condition, a type of road treatment and an average cost per mile to implement the required road treatment. The following table identifies each PASER rating and other associated categories.

PASER Rating	Condition	Type of Treatment	Average Cost Per Mile
1	Failed	Reconstruction	125,000
2	Very Poor	Reconstruction	75,000
3	Poor	Mill & Pave	50,000
4-5	Fair	Overlay	35,000
6-7	Good	Sealcoat	7,000
8	Very Good	Crack Seal	2,500
9-10	Excellent	None	0

Town Road Analysis

The PASER study was analyzed and the ratings were then transferred to the Transportation Map in Appendix E. The map is a resource which could be used by town officials to assess future transportation needs. Future transportation needs is an important issue since road maintenance is a significant portion of the town's annual budget. The rising cost of labor and materials coupled with the state's desire to cut road aid could lead to a situation where the level of road maintenance may become an issue. Future maintenance plans should not only account for existing roads and maintenance but these plans should also consider the affect new roads will have on the annual budget. As new residential developments come on line there will most likely be pressure to take ownership and maintenance responsibilities of additional roads. Currently the town has not adopted a town road standard nor is there a process in place to insure that when the town takes ownership of a road that it has been constructed to any standard. To address these concerns a goal to develop an enforceable road construction ordinance was adopted. See the Implementation section of the plan for Goals and detailed Objectives.

Local Five Year Improvement Plan

The town does not have a formal five year plan. Instead on an annual basis the board inspects the condition of town roads to determine if maintenance is required.

County Five Year Improvement Plan

Name	From	To	Year
CTH C	CTH J	Eau Claire County line	2006

State Five Year Improvement Plan

The states five year plans have no impact since there are no state highways within the town.

EXISTING TRANSPORTATION FACILITIES

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. The Chippewa Valley Regional Airport, located on the north side of Eau Claire off USH 53, is a mid-size airport with regularly scheduled passenger service. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

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

Bicycle/Walking Trails

Bike and pedestrian facilities should be encouraged when any roadways in the Town are upgraded. Dunn County currently does not have a county-wide bike trail map or plan, but there are three Wisconsin State Trails that are in, or run through Dunn County.

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing. The Chippewa River State Trail is a scenic multi-use trail that follows the Chippewa River from

Chippewa Falls to Durand. Part of it runs just south of the Town of Spring Brook border and can be accessed by following County Road H south about one mile from the Chippewa River bridge. The Hoffman Hills State Recreation Area is a hiking and cross country ski area. A 60 foot tower allows viewing of a four county area. Hiking trails traverse prairie, woodland, or wetlands.

Local snowmobile clubs have reached agreements with individual land owners to use local trails. There are no state or county trails in the Town of Spring Brook.

Special Transit Facilities

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

Freight Transportation

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

Water Transportation

There are no water transportation facilities in the town or within Dunn County. The nearest facilities exist up and down the Mississippi River, with the closest being the Nelson and Alma areas.

EXISTING TRANSPORTATION PLANS

Translinks 21

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

Wisconsin State Highway Plan-2020

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

Midwest Regional Rail System

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

Wisconsin Bicycle Transportation Plan-2020

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

State Recreational Trails Network Plan

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

Wisconsin State Airport System Plan-2020

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

UTILITIES AND COMMUNITY FACILITIES

Introduction

Residents of the Town of Spring Brook currently utilize services and facilities needed to support this rural agricultural township. Their concerns about safety, health, mobility, education, and recreation are met, for the most part, by existing local and area services and infrastructure.

Community facilities cover a wide range of services but generally they fit into one of the following categories; health and safety (fire, ambulance, police etc.) educational (school districts) and political (voting districts, incorporated villages, unincorporated villages, sanitary districts, etc.) This element examines the services that allow current residents to enjoy a high quality of life and make the Town of Spring Brook attractive to potential new residents.

Basic Objectives

The intent of this element is to provide information on the facilities and services currently available to the Township. This information will help determine whether additional facilities and services are needed to maintain the high quality of life the community desires. 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.

Selected Survey Results

According to the responses to the first survey sent by the Town of Spring Brook, a large majority of residents feel we do not need more or expanded green spaces or public lands.

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response
25. More parks, recreational areas and green spaces are needed in the Town of Spring Brook.	56	161	128	40	34
26. I would be willing to pay taxes to expand or improve public lands in the Town of Spring Brook.	143	180	56	19	21

Water Facilities

There is no public water system within the Township. Residents get potable water from private wells. The nearest public water systems are in the City of Menomonie. There are no community or shared wells in the Town of Spring Brook.

Wastewater Facilities

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

Storm Water Management Facilities

A storm sewer system is not available in the Town of Spring Brook. Storm water is dispersed using the natural contours of the land in most sections of the township. Drainage flowing down local creeks eventually enters the Chippewa River. Where roads and other construction have disturbed the terrain, ditches, culverts and bridges are used to allow continued drainage. These facilities have been constructed following state and county specifications.

Solid Waste Disposal/Recycling

The Town of Spring Brook is a member of the Dunn County Solid Waste and Recycling Program. The County issues a solid waste permit to each household receiving tax statements in the township. The permit is required to use the solid waste disposal facilities. There are a total of nine facilities throughout the county. It is a fee-based program and as a member, the residents of the town have access to all of the county facilities. The closest facilities for Town of Spring Brook residents are the Elk Mound Area collection site located on 570th Avenue in the town of Elk Mound or the Town of Rock Creek collection site located on 880th Street in the Town of Rock Creek. As of the summer of 2005 the following services are available:

A maximum of 99 gallons of household waste may be disposed of per visit without additional fees. Large or bulky objects being disposed of will likely require an additional fee charged at the time of disposal. A fee schedule can be found in the Dunn County Solid Waste and Recycling Guide that is issued annually with the Town of Spring Brook tax statement. Burning of garbage is illegal in Dunn County.

Metal objects, even large items, can be disposed of at no additional charge if they meet the requirements. There are recycling bins for certain plastics, tin cans, glass (must be separated by color), aluminum cans, corrugated paper, and newspaper. There is also a facility for collecting used motor oil.

For more information, please refer to the Dunn County Solid Waste/Recycling Guide that is provided along with the annual Town of Spring Brook tax statement or contact the Dunn County Solid Waste Division.

Recreation Facilities (Points of Interest map for location)

1. The Elk Meadow 4H club maintains a softball diamond on 930th Ave. between County Highway H and 270th Ave.
2. There is a public boat landing on the north side of the Chippewa River on County Highway H.
3. There is a public boat landing on the north side of the Chippewa River on 200th Ave.
4. There is a public boat landing, swimming and picnic area on 1000th St. (Lakeshore Drive) on the north side of Elk Creek Lake maintained by the Town of Spring Brook.
5. The Muddy Creek Public Hunting land is located in sections 5 and 6 of township 27N, range 11W.
6. There is DNR land in section 10 of township 26N, range 12W.
7. Zielie Park is located by the Elk Creek Lake dam.

Library Services

There are four public libraries in Dunn County; Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as

well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. The closest public libraries available to Spring Brook residents are located in the City of Menomonie and the City of Eau Claire.

There is an online catalog of all the books available through the system. The MORE Library System has a website, or information is available by phoning any of the participating libraries for more information.

IFLS operates the Library Books-By-Mail (LBBM) program which loans paperback books, in both regular and large print formats, to people living within the Indianhead Federated Library System (IFLS) area who have difficulty getting to or using a public library. Books are listed in catalogs and booklists and are loaned through the mail with their return postage included.

Police Services

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

The numbers of personnel given are as of winter 2003-2004. The Department is divided into several divisions. One of the largest is the Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on for backup and to handle emergencies in their area. Other divisions in the Department include:

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

Fire Protection

The Menomonie Fire Department provides protection for the portion of the Town of Spring Brook west of Muddy Creek (generally west of 790th Street) (see Fire Service/Emergency Services map).

As of 2005 27 full-time members, plus a Chief, staff the Menomonie Fire Department. It operates as three crews, each made of 9 members. In addition, twenty paid on-call volunteers are available to the Department. The initial response to fire calls from township areas includes two engines, two tanker trucks, and a medical unit. The department also has two brush trucks for grass and woods fires. There are 7,300 gallons of water available for initial response. Irrigation wells are available for additional emergency water. The Menomonie Fire Department has mutual aid agreements with fire departments in Colfax, Durand, Elk Mound, Rock Creek and township fire departments in Western Eau Claire County.

The Elk Mound Volunteer Fire Department provides protection for the portion of the Town of Spring Brook east of Muddy Creek (generally east of 790th Street) see map in Appendix E.

Emergency Medical Services

Several groups provide emergency medical services to the township. These include a full-time ambulance services from Menomonie and Eau Claire, and the Mayo 1 helicopter. Which ambulance service responds to a call depends on the location in the Town of Spring Brook from where the call is made (see map in Appendix E).

The Menomonie ambulance service has 3 ambulances and a full-time staff of 27 individuals. The service is dispatched by calling 911.

The City and County of Eau Claire have both private and public ambulance services. These services are also dispatched by calling 911.

The Dunn County Medical Emergency 1st Responders respond to medical emergencies including sickness, accidents, assaults, etc on a 24 hour basis. These trained and equipped responders come not only from Spring Brook Township but also from the surrounding townships of Menomonie, Weston, Eau Galle, and Dunn. The service is activated by calling 911 and the responders are contacted by pagers.

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 Spring Brook has a building on 810th Street that contains an office, a meeting room with some kitchen facilities and a maintenance shop.

ELECTRICAL AND PETROLEUM PRODUCTS TRANSMISSION

Electric Utilities

The Town of Spring Brook has three suppliers of electrical power; Dunn Energy Cooperative, Eau Claire Energy Cooperative and Xcel Energy. All providers indicate they have the facilities to maintain adequate services as the area grows.

Petroleum Products Pipeline

Williams Pipeline maintains an underground petroleum products pipeline that runs east and west through the northern part of the Town of Spring Brook

Powerlines

Xcel Energy maintains a 375 KVA electrical power line that runs east and west through the northern part of the Town of Spring Brook.

Dairyland Power maintains a 99 KVA electrical power line.

Non-Transportation Fuels

The Town of Spring Brook is served by a wide variety of dealers who provide propane and fuel oil for heating. Some households use wood burning systems for primary or supplementary heating. In some cases wood pellets or corn are used as heating fuel. There is no natural gas supplier to the Town of Spring Brook.

Local and Long Distance Telephone Providers, Internet, and DSL

Diggers Hotline locates buried utility lines in the Township for the various utilities. Their telephone number is 1-800-242-8511 or 1-800-542-2289.

West Wisconsin Telecom Cooperative and SBC Ameritech provide local telephone lines in the Township. Long distance service is available from AT & T, MCI,

and other communications companies. Cellular phone service is available from a number of different companies.

Cable television is available in a very limited area of the Township. At the time that this document is being written West Wisconsin Telcom is installing equipment that will give their customers access to DSL service in most areas except for the far western part of the township.

Health Care Facilities

Town of Spring Brook residents have ready access to health care in Menomonie and Eau Claire, including the Red Cedar Medical Center, the Marshfield Clinic, the Midelfort Clinic, and the Oak Leaf Medical Network in Eau Claire. 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.

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

Luther Hospital in Eau Claire is affiliated with the Mayo Clinic of Rochester and the Midelfort Clinic in Eau Claire. It is licensed for 304 beds and has over 800 employees including about 225 registered nurses. Services include Emergency Care, ICU, Psychiatric Care, Inhalation Therapy, Occupational Therapy and Dietitians.*

Sacred Heart Hospital in Eau Claire is an Affiliate of the Hospital Sisters Health System. It is now a 344 bed acute care, regional medical facility providing basic and specialty services for both inpatients and outpatients. Medical services at Sacred Heart Hospital are focused in the following areas: prevention, injury and illness treatment and employee health management. Specialties include: Cardiology, Neurology, Women's Health, Behavioral Health, Rehabilitation, Emergency Services, Occupational Medicine, Pediatrics, Critical Care Services and Orthopedics.

It has 485 employees including about 160 registered nurses and 30 licensed practical/vocational nurses. †

* Information Source: <http://www.sacredhearthospital-ec.org/>

† Information Source: <http://www.hospital-data.com/hospitals/SACRED-HEART-HOSPITAL-EAU-CLAIRE.html>

Child Care Facilities

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

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

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

Elder Care Facilities

Chippewa County: The Chippewa County Department of Aging, in Chippewa Falls has a listing of available adult day care.

Dunn County: The Dunn County Office on Aging, in Menomonie, will give agency referrals.*

Eau Claire County: The Eau Claire County Department on Aging, in the City of Eau Claire, has a listing of available adult day care and care-giver resources.

*Information Source: http://www.cvol.net/theanswer/PDFs-2003/Answer-Web_30.pdf

Cemeteries (See Points of Interest map for location)

There are nine public or private cemeteries in the Town of Spring Brook.

1. Spring Brook
2. Sand Hill
3. Fall City
4. Forest Center
5. St. John Lutheran
6. Spring Brook Methodist
7. St. Joseph Catholic
8. Waneka
9. Sneen

The Town of Spring Brook maintains only the Sand Hill Cemetery.

SCHOOLS

Private and Religious schools

There are numerous religious schools and some private schools and academies in Menomonie, Eau Claire and Chippewa Falls and the surrounding area. There are also some private commercial schools designed to offer targeted individualized help for primary and secondary school students.

Charter Schools

Charter schools in the area include Health Occupations Charter School, McKinley Charter School, Montessori Charter School, and Technology Charter School in the Eau Claire School District, and Lucas Charter School in the Menomonie School District.

Public Schools

The Town of Spring Brook is primarily served by the Elk Mound School District on the east side and the Menomonie School District on the west side. See School Districts map in Appendix E for location for the approximate district boundaries. The school district offices should be contacted to determine in which district a specific address is located.

The Elk Mound School District offers kindergarten through high school in the Village of Elk Mound. In 2003 it was estimated that there were 374 elementary school, 251 middle school and 277 high school students enrolled.

For the 2003-2004 school term the Menomonie School

Soil Erosion

Much of the land on the Fall City Prairie is more susceptible to wind erosion than water erosion because of the lack of woodlands to provide shelter from the winds. See Appendix for NR151 (Wisconsin's Runoff Rules); ATCP 50 (A listing of conservation practices); and, Committee Recommendations.

Prevention and management of soil loss is easier and less costly than removal and reconstruction practices. The long term productivity of the soil can be protected by keeping soil loss below tolerable soil loss (T) levels. Tolerable soil loss is the quantity of soil that can be lost but is also being replaced by natural processes. Conservation of soil maintains water quality and provides a sustainable resource for the continued production of food and fiber. Additional information regarding water quality and controlling soil loss is listed in the Policies and Programs section of the Implementation element.

Water

Water is the second primary resource. All life requires it for survival. It is also the most limiting factor affecting plant growth throughout much of the world. Water is best understood in what is referred to as the Hydrologic cycle. This term refers to the cycling of water from the atmosphere to the ground and back again. Water travels along one of many paths before returning to the atmosphere through evaporation. It may remain on the earth's surface, infiltrate the soil, or run off into swamps, streams, lakes, or reservoirs. Water entering the soil may be stored in the soil, used by plants, or continue moving downward through the soil or rock to the groundwater. Groundwater moves laterally to lakes, springs, streams, and rivers where it eventually returns to the surface. Water at the surface of soil or water bodies evaporates and returns to the atmosphere where it forms clouds and eventually returns to the surface as precipitation.

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

The quality and quantity of both ground and surface water is essential to the well being of all living things. These primary resources should be protected and preserved for present and future residents. While not directly named as such many of the maps in Appendix F delineate these resources.

Surface Water

Lakes and rivers are the primary components of surface waters in the town. Surface waters are all of the water features, standing still or flowing, navigable or intermittent, which collect and channel overland rainwater or snow-melt runoff.

The most obvious surface waters are rivers, streams and lakes. These are important to the environment and as recreational and scenic assets. The primary surface water bodies in the town are Elk Creek Lake and Old Elk Lake. Protecting and promoting water quality is a large issue which will never be solved without a good understanding of water as an important resource. Information regarding the quality of Spring Brook's surface waters can be found in the State of the Lower Chippewa River Basin Report which is available through the Wisconsin Department of Natural Resources and through LCD. It contains an inventory, analysis and goals and objectives of all surface waters in Dunn County.

Groundwater

The main source of potable water in the town is from groundwater. This is important because the type and intensity of development can have a negative impact on

groundwater quality. It is important to understand the connection between groundwater and other water resources. Groundwater 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 and discharges to the surface as lakes, rivers and streams.

Groundwater can also travel to and through geologic formations that store and transmit water called aquifers. The principle aquifer in the town is a sandstone aquifer. Since sandstones are porous, they are susceptible to contamination in areas where this fractured rock occurs at or near the surface, especially where there is little or no soil to attenuate the contaminants. Anything people spread, spill or dump on the ground can enter into and affect the quality of the groundwater. Contamination of water not only affects the quality of life but the survival of life.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. Appendix E has a groundwater recharge map. This map indicates areas around the town where groundwater recharge is excellent to poor. In areas of high groundwater recharge special attention should be made with regards to contamination issues, since these areas are more susceptible to conveying contaminants into the groundwater.

Air

The third primary resource is air. This is what allows life on planet earth. Because air is all around us it is often taken for granted and abused. Air is not just an issue of quantity but more importantly quality.

Our air consists primarily of oxygen and nitrogen in addition to small amounts of other gases. Clean air is essential to our health, because it provides the necessary oxygen to sustain life.

Air pollution is the presence of contaminants or substances in the air that are harmful to people, plants, animals, or can affect welfare.

Air pollution is a global health issue of growing concern. It contributes to acid rain formation, ozone depletion, and climate change. Air pollution not only harms buildings and plant life but it negatively impacts human health as well. Though generally thought of as an urban issue, it poses a health threat in rural areas as well.

SECONDARY RESOURCES

Resources such as fish, forestry and wildlife are considered secondary because they are dependent on the primary resources. Other land and water features are considered environmentally sensitive because they are fragile areas that can be easily impacted by human activity. These areas have been defined and mapped so they can be given careful consideration in the Comprehensive Plan.

Topography

Topography is the shape or 3D characteristics of the land surface. Surface topography is controlled by the underlying geology. Dunn County is predominantly

characterized by the topographical features of the western upland geographical province. It generally includes narrow, steep walled valleys and broad ridges. Much of the area has been in a driftless condition for at least 500,000 years. Topographic features in the town provide visual integrity, important wildlife habitat and are sensitive to development. Land use considerations should aim to preserve and protect these resources, possibly through low density developments and development design standards. Areas of significant topographic relief contribute to the town's rural character because they contain much of the undeveloped woodlands.

Important Agricultural Land

Agriculture is a dominant land use activity in the town and throughout Dunn County, which is also a major contributor to the town's economy. This land is necessary for the continuation of the production of food and fiber. Important agricultural land was defined strictly on the productivity of soils. It did not reflect whether it is currently being cropped or has a history of cropping. Three factors were considered: whether it is considered to be prime farmland by the USDA-Natural Resources Conservation Service; its Capability Class, and productivity for corn in relationship to the most productive soil in the county. Soils that were in Class I thru IV were considered tillable. Classes V thru VIII are wet or steep and stony. Soils that could be irrigated were also included since they can be highly productive if they have adequate water. A complete description of important farmland is found in the Land Use section of the plan as well as being mapped in Appendix E.

Wetlands

Wetlands are a significant environmental resource and are regulated by a complex set of local, state and federal regulations. Counties are mandated to establish shoreland-wetland zoning districts. Dunn County Comprehensive Ordinances regulates use and development in all shoreland areas within 300 feet of a navigable stream and within 1000 feet of lakes including all wetlands designated on the Wisconsin Wetland Inventory maps. In addition to county and WDNR regulations the U.S. Army Corps of Engineers has authority of placement of fill materials in wetlands.

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). Additional information regarding wetlands is found in the Land Use section of the plan as well as being mapped in Appendix E. Ultimately, development within a wetland should be avoided.

Floodplains

Similar to wetlands, floodplains provide many ecological and social benefits and pose a severe constraint for development; therefore local, state and federal regulations have been established to limit uses and activities within floodplains. Development within a floodplain should be limited to those uses associated with the floodplain, such as recreation or wildlife applications. Additional verification to determine whether or not a given area is in the floodplain may be necessary before development is authorized or denied.

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

frequent flooding (based on soils). Additional information regarding floodplains is found in the Land Use section of the plan as well as being mapped in Appendix E.

Woodlands

Woodland areas provide the majority of wildlife habitat in the town, and also is a visual component which helps define the town's rural character. Two different sizes of woodlands had special significance when preparing this plan. The first was woodlands that are 10 acres or greater in size. Ten acres is the minimum acreage that can be enrolled in the State's Managed Forest Program and loggers generally don't like to harvest acreages smaller than this unless they hold exceptionally high quality timber. The second significant acreage was 400 contiguous acres of woodland. Woodlands are attractive areas for development. However large tracts of woodlands should remain intact for their environmental significance.

Programs are available to private landowners to help preserve the town's woodland resources. These programs include; Wisconsin Managed Forest Law (MFL) and the Conservation Reserve Program (CRP). They encourage tree planting and the sustained management of woodland resources. Woodlands are mapped in Appendix E. Information regarding these programs is available through the Dunn County Soil Conservation Department and through the WDNR.

Wildlife Habitat

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. Common types of wildlife found in the town are 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, badgers and coyote.

When habitat is lost or changes it affects the diversity and numbers of species. A diverse and plentiful wildlife population will continue in the town if it is managed at least to its current levels. However, if large tracts of land become developed, it could change the diversity of wildlife.

Loss of habitat is the primary reason species become threatened or endangered. When a species habitat is compromised it must move on to find suitable food, water and space or it will die. Protection of wildlife habitat should be an important consideration for future land use planning. While not directly named as such many of the maps in Appendix E are areas of wildlife habitat.

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 Towns' 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.

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generations. The State's goals are to identify, protect, and

manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems. The town may want to work with local and state agencies or conservancy groups to identify important natural areas in need of protection. In addition the town can use this plan as a tool to prioritize a management strategy to direct development away from these areas. Additional verification to determine whether or not a given area contains threatened or endangered species may be necessary before development is authorized or denied. The importance of preserving these natural areas is the main element of the town's rural character.

Wisconsin's Endangered Species

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

Wisconsin's Threatened Species

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered. No threatened or endangered species are known to exist within the Township. For additional information, contact local DNR representatives.

Nonmetallic Mining Deposits

The town has sand and gravel deposits primarily along river and stream corridors and on outwash plains. Protecting sandy outwash soils for farmland because of the cropping potential (if it is irrigated) may be an important issue for future agricultural expansion in the town.

Recommendations

See Policies and Programs in the Implementation Section

Summary

The existence of natural barriers in the physical environment act as constraints on the type and location of development in the town. In a number of situations, some of these barriers can be overcome by development practices but may become extensive and costly. However, it may be wise to encourage development in areas where public utilities and facilities can be maximized and where limiting factors to development can be minimized or avoided. It is important to note that the materials contained in this section are generalized for planning purposes and do not replace the need for site specific evaluation. Many of the issues discussed in this section have become goals, objectives or policies and can be found in the Implementation section of the plan.

CULTURAL RESOURCES

See Points of Interest Map in Appendix E.

Economic Development

General Overview

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

Selected Survey Results

A number of the questions on the Landowner Surveys dealt directly or indirectly with economic issues. The following are the selected questions from the first landowner survey with these results:

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response
1. The Town of Spring Brook should preserve as much farmland as possible.	19	58	163	141	38
2. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.	21	28	239	102	29
3. There should be a limit as to how many farm animals can exist on a farm.	81	135	137	39	27
4. Productive farm land should not be converted to non-farm uses.	41	142	136	70	30
6. Agricultural land should not be used for residential housing purposes.	43	170	118	63	25
7. Agricultural land should not be used for commercial/industrial purposes.	43	117	124	104	31
8. More single family housing is needed in the Town of Spring Brook.	62	170	121	20	46
13. Business/commercial development should be allowed only in designated areas.	32	72	184	106	25
14. Agri-business development should be allowed only in designated areas.	37	108	182	65	27
23. Gravel pit(s) should be allowed to operate in the Town of Spring Brook.	45	66	232	42	34
24. Unlicensed salvage or junkyards should be allowed to operate in the Town of Spring Brook.	169	149	40	27	34
29. The roads and highways in the Town of Spring Brook adequately meet the needs of the citizens and businesses.	13	40	295	42	29

The second landowner survey provided this result:

5. Our township is unique in that it has a large area of flat/open land ideal for raising agricultural crops. The land use map that has been developed by the agriculture subcommittee indicates 70% or more of the land in our township is currently used for agriculture. Would you like to see ordinances enacted to limit residential development of agricultural land in the Town of Spring Brook? Yes/No

Yes – 141 (64%) No – 66 (30%) No Response – 13 (6%)

Community Evaluation

STRENGTHS

- Good farmland
- High quality local schools
- Proximity to UW System and CVTC, for education and community services
- Proximity to Interstate 94
- Beautiful natural environment
- Low crime rate

- Good medical services
- A number of religious institutions

WEAKNESSES

- No public sewer and water system
- No economic assistance programs to promote new businesses
- No State or Federal roads

Income Levels

	2000		1990	
	Number	Percent	Number	Percent
Households	470	100.0	476	
Less than \$10,000	14	3.0	85	17.9
\$10,000 to \$14,999	10	2.1	56	11.8
\$15,000 to \$24,999	65	13.8	105	22.1
\$25,000 to \$34,999	79	16.8	76	16.0
\$35,000 to \$49,999	90	19.1	81	17.0
\$50,000 to \$74,999	124	26.4	59	12.4
\$75,000 to \$99,999	59	12.6	12	2.5
\$100,000 to \$149,999	17	3.6	2	0.4
\$150,000 to \$199,999	4	0.9	0	0
\$200,000 or more	8	1.7	0	0
Median household income	\$ 46,600		\$24,231	
With earnings	425	90.4		
Mean earnings	\$52,717			
With Social Security income	95	20.2	147	30.9
Mean Social Security income	\$12,263			
With Supplemental Security Income	10	2.1		
Mean Supplemental Security Income	\$7,600			
With public assistance income	4	0.9	45	9.5
Mean public assistance income	\$925			
With retirement income	58	12.3	64	13.4
Mean retirement income	\$14,091			

Overall in Spring Brook, 2.3% of all households are below the poverty level, with 13.6% of those headed by females, no husband present, below the poverty level.

Employment by Industry

Subject	Town of Spring Brook		Dunn County	
	Number	Percent	Number	Percent
Employed civilian population 16 years and over	712	100.0	20,791	100.0
Agriculture, forestry, fishing, hunting and mining	101	14.2	1492	7.2
Construction	47	6.6	1254	6.0
Manufacturing	85	11.9	3535	17.0
Wholesale trade	24	3.4	687	3.3
Retail trade	113	15.9	2755	13.3
Transportation, warehousing and utilities	39	5.5	1026	4.9
Information	4	0.6	295	1.4
Finance, insurance, real estate, rental and leasing	25	3.5	778	3.7
Professional, scientific, management, administrative, and waste management services	29	4.1	845	4.1
Educational, health and social services	158	22.2	4578	22.0
Arts, entertainment, recreation, accommodation and food services	40	5.6	2140	10.4
Other services (except public administration)	25	3.5	834	4.0
Public administration	22	3.1	578	2.8

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

Employment Status

OCCUPATION	Number	Percent
Employed population over 16 years of age	712	100.0
Management, professional, and related occupations	222	31.2
Service occupations	85	11.9
Sales and office occupations	173	24.3
Farming, fishing, and forestry	46	6.5
Construction, extraction, and maintenance occupations	68	9.6
Production, transportation, and material moving occupations	118	16.6

Employment Projections, Dunn County

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

	1990	1995	2000	2002
Industry Employment	11,402	14,238	15,434	15,730
Civilian labor Force	18,133	21,943	21,753	22,589
Employment	17,410	21,151	20,984	21,540
Unemployment	723	722	764	1049
Rate	4%	3.6%	3.5%	-----

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 Census the Town of Spring Brook had an unemployment rate of 4.4%. Over this reporting period Dunn County has maintained close parallels with the state regarding employment rates.

Town of Spring Brook Class of Worker

	Number	Percent
Worker over 16 years of age	697	100.0
Private Wage and Salary	536	75.3
Government	101	14.2
Self-employed	67	9.4
Unpaid family workers	8	1.1

Town of Spring Brook Commuting to Work

	Number	Percent
Worker over 16 years of age	697	100.0
Car, truck or van, drove alone	556	79.8
Car, truck or van, carpool	46	6.6
Public transportation	0	0
Walked	29	4.2
Other means	3	0.4
Worked at home	63	9.0
Mean travel time to work	21.0 minutes	

Largest Employers in Region

Some of the larger employers in the region include Wal-Mart Associates, University of Wisconsin-Stout, Menomonie Public Schools, County of Dunn, Minnesota Mining and Manufacturing, Hunt-Wesson Inc., Myrtle Werth, Hospital Inc., Cardinal Float Glass, Hutchinson Technology, Inc., Menard, Inc., University of Wisconsin – Eau Claire, Chippewa Valley Technical College, and many medical hospitals, clinics and offices.

Regional Industrial/Commercial Parks

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

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

Selected Economic Development Programs

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

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

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

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

Enterprise Development Zone (EDZ)

Community Development Zones (CDZ)

Rural Economic Development (RED) Early Planning Grant Program.

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

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Summary

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

INTERGOVERNMENTAL COOPERATION

Overview and Basic Objectives

Intergovernmental cooperation is defined as a "compilation of objectives, policies, goals, maps, and programs for joint programming and decision making with other jurisdictions, including school districts and adjacent government units." For the Town the interacting units include the Federal Government, the State of Wisconsin, Dunn County, surrounding townships, and school districts within the Town of Spring Brook. The Town of Spring Brook seeks cooperative solutions with adjoining and overseeing governments that are to the mutual benefit of all parties.

The Town has, in the past, worked with the Federal government on their bridge-building program to replace old bridges. Under the program, the Federal government pays 80% of the costs, the county pays 10% (from the bridge petition program), and the Township pays 10%. The Wisconsin Department of transportation provides engineering services for the program.

Selected Survey Results

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response
31. I would find value in receiving a semi-annual newsletter.	18	63	217	75	46
37. Currently the Town of Spring Brook does not have a comprehensive plan which sets out community goals and strategies to guide growth and development. Such a comprehensive plan is advisory and does not have enforcement powers. Do you think the town should develop such a plan?	241 Yes		154 No	24 No response	
38. Currently the Town of Spring Brook does not have land use ordinances regulating the use and development of land. Do you think the town should enact such ordinances?	220 Yes		178 No	21 No response	
44. What roles should elected officials of the Town of Spring Brook play in land use planning? (mark all appropriate)	Educational	Advisory	Regulatory	No role	
	159	234	154	74	

6. As the Chippewa Valley grows, the Town of Spring Brook will likely be an attractive place for residential development. Do you feel our school systems are adequate to serve the potential increase in population without having to expand buildings or build more schools?

Menomonie Schools **Yes-93 (42%) No-25 (11%) No Response-102 (47%)**

Elk Mound Schools **Yes-114 (52%) No-62 (28%) No Response-44 (20%)**

Adjacent Local Governments

The Town of Spring Brook shares borders with six other townships; the towns of Elk Mound, Red Cedar, Dunn, Peru, and Rock Creek in Dunn County and the Town of Union in Eau Claire County.

School District

The Town helps fund three school districts, Menomonie, Elk Mound and a very small portion of Eau Claire. The Chippewa Valley Technical College also gets funds from the Town.

Wisconsin and Federal Departments of Transportation

There are no Wisconsin State Highways and less than one half mile of U.S. Interstate 94 in the Town of Spring Brook. There is no access to the Interstate within the borders of the Town of Spring Brook and the township provides no maintenance services to it.

Existing Areas of Cooperation

The state supports Land Conservation Services and the Department of Natural Resources. These agencies identify and preserve environmentally sensitive areas and provide forest management services and license fishing and game hunting. The State also provides funding assistance for the Menomonie and Elk Mound School Districts, Chippewa Valley Technical College, and the University Extension.

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, and other recreational facilities, including a bike trail and numerous parks.

The Town works with the county to provide solid waste management and recycling. Dunn County provides several transfer stations to which residents may take their solid waste and recyclables. Residents also have the option of contracting with private removal services. The Dunn County Highway Department helps the Town by providing advice and services: the PASER Program, which is a highway rating and evaluation system; bridge petition program; LRIP, which is a local road improvement program; paving roads; seal coating; crack filling; and equipment.

The Town works to provide fire and ambulance service through available private and public ambulance services and fire departments from the City of Menomonie, the Town of Elk Mound and the Town of Union in Eau Claire County. The Menomonie Fire Department serves eight townships: Weston, Dunn, Red Cedar, Tainter, Lucas, Spring Brook, Menomonie, Sherman, and the City of Menomonie. Maps of the fire department and ambulance service areas can be found in Appendix E.

The Town works with 3 other townships regarding road maintenance agreements. On the north boundary, the township exchanges work on 490th Avenue with the town of Elk Mound, for 3 miles of road from 890th Street to the Eau Claire county line and about a mile with the Town of Red Cedar from 649th Street east to 690th Street. Along the east, the Town exchanges road maintenance on 1010th Street with the Town of Union in Eau Claire County for 1.9 miles of road from County Highway E south to 960th Street and about one half mile of Blue Bird Lane in the Town of Union. Along the west side, the Town exchanges road maintenance on 649th Street with the town of Red Cedar for approximately 2500 feet of road from 490th Avenue south to the end. The Chippewa River is the south border of the Town of Spring Brook so there are no shared roads.

Areas to Explore for Additional Cooperation

The Town of Spring Brook might consider the following areas of cooperation:

- Forming purchasing pools with adjacent townships to obtain better pricing on maintenance supplies.
- The sharing of equipment or staff where possible.
- Purchase of supplies such as tires, computer equipment, etc. through the State of Wisconsin (Wisconsin Statute 66.0301)

Existing or potential Area of Intergovernmental Conflict

At present, the Town has no conflicts with other governmental units. The range of potential conflict between the Town of Spring Brook and other governments is rather narrow. The most likely areas of conflict might include highway maintenance with adjoining townships, disagreements about school district boundaries or disagreement about service levels from or obligations to County, State or Federal government agencies.

Process to Resolve Conflicts

The Town of Spring Brook will work to resolve any conflict that may arise between it and other governments. Sometimes the town may address intergovernmental issues, while neighboring communities may have different visions and ideas. Many techniques exist to resolve conflicts and the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

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

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid them. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute by maintaining open communication. Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided. Care should be taken to avoid creating "structure" that could produce conflict.

Recommendations

See Policies and Programs in the Implementation Section

LAND USE

Introduction

Land is a limited resource, and as population density increases, greater care should be taken in how it is used. The land use element is defined as a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.

Selected Survey Results

The following questions from the first landowner survey that were pertinent to Land Use are:

	Strongly Disagree	Disagree	Agree	Strongly Agree	No Response	
1. The Town of Spring Brook should preserve as much farmland as possible.	19	58	163	141	38	
2. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.	21	28	239	102	29	
3. There should be a limit as to how many farm animals can exist on a farm.	81	135	137	39		
4. Productive farm land should not be converted to non-farm uses.	41	142	136	70	30	
5. There is a conflict between farm and non-farm neighbors regarding dust, noise and odors.	51	158	146	31	33	
6. Agricultural land should not be used for residential housing purposes.	43	170	118	63	25	
7. Agricultural land should not be used for commercial/industrial purposes.	43	117	124	104	31	
11. The Town of Spring Brook should regulate the minimum size of a lot for rural housing.	79	85	148	88	19	
12. Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used.	70	108	141	74	26	
13. Business/commercial development should be allowed only in designated areas.	32	72	184	106	25	
14. Agri-business development should be allowed only in designated areas.	37	108	182	65	27	
15. I am satisfied with the way things are happening in the Town of Spring Brook regarding land use and growth.	26	16	290	49	38	
16. Land use/regulations, governing development in the Town of Spring Brook should be more restrictive.	76	126	141	42	34	
17. Land use policies and regulations should be relaxed so that development can respond more freely to market conditions.	61	195	87	34	42	
18. Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Spring Brook.	28	50	185	112	44	
21. Trees and "open" spaces are more important to me than neighboring houses.	17	38	179	148	37	
22. It is important to preserve woodlands and environmentally sensitive areas in the Town of Spring Brook.	18	29	182	151	39	
23. Gravel pit(s) should be allowed to operate in the Town of Spring Brook.	45	66	232	42	34	
24. Unlicensed salvage or junkyards should be allowed to operate in the Town of Spring Brook.	169	149	40	27	34	
25. More parks, recreational areas and green spaces are needed in the Town of Spring Brook.	56	161	128	40	34	
32. What should be the minimum lot size for single family homes in the Town of Spring Brook?	1 acre	3 acre	5 acre	10 acre	35 acre	open
	109	73	104	31	13	60
Other, please state:						
35. Do you anticipate subdividing or selling your land in the Town of Spring Brook for development within the next 5 years?	Yes	No	No response			
	21	356	42			

37. Currently the Town of Spring Brook does not have a comprehensive plan which sets out community goals and strategies to guide growth and development. Such a comprehensive plan is advisory and does not have enforcement powers. Do you think the town should develop such a plan? 241 Yes 154 No 24 No response				
38. Currently the Town of Spring Brook does not have land use ordinances regulating the use and development of land. Do you think the town should enact such ordinances? 220 Yes 178 No 21 No response				
44. What roles should elected officials of the Town of Spring Brook play in land use planning? (mark all appropriate)	Educational	Advisory	Regulatory	No role
	159	234	154	74

Relevant questions from the second landowner survey are:

5. Our township is unique in that it has a large area of flat/open land ideal for raising agricultural crops. The land use map that has been developed by the agriculture subcommittee indicates 70% or more of the land in our township is currently used for agriculture. Would you like to see ordinances enacted to limit residential development of agricultural land in the Town of Spring Brook? Yes/No

Yes – 141 (64%) No – 66 (30%) No Response – 13 (6%)

7. Do you feel that:

A. As a landowner, you should have the freedom to use your property in any way and for any purpose you deem fit.

B. As a landowner, you should consider the rights of your neighbors when making decisions about use of your property.

Please circle A or B

A – 75 (34%) B – 134 (61%) No Response – 11 (5%)

8. In the first survey, the majority of respondents indicated a desire for minimum lot size limits of 5 acres or less. Please circle as many of the following choices that describe your interest in a lot size limit:

A. Concern for potential groundwater contamination (Some feel dense residential development utilizing septic systems can have a negative effect on groundwater)
110 Responses out of 220

B. Minimize land consumption/Sprawl **119 Responses** out of 220

C. I prefer no limit **41 Responses** out of 220

D. Maintain the rural character of the township **147 Responses** out of 220

E. Privacy through larger lots **96 Responses** out of 220

F. Other ___(see comments page)

INVENTORY

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

General Property	No.	Imp. parcels	Total Acres	*Town Net Density per Parcel	Average parcel size In acres
Residential	628	474	1,478	1:24.14	2.35
Commercial	5	5	22	1:1,621.64	4.4
Manufacturing	0	0	0	0	0
Agricultural	962	0	26,835	1:1.33	27.90
Undeveloped	590	0	2,166	1:16.47	3.67
Forest	357	0	5,049	1:7.07	14.14
Other	123	123	126	1:283.14	1.02
Total	2,665		35,676		

* Town net density per parcel represents the average amount of land for a use compared to the total land available. Example; Under the Residential category the Town net density per parcel is 1:24.14, this means that on the average for every 24.14 acres of land in the town a residential use exists.

Land Supply

Total acres in the Town is 35,676

Land Demand

Currently, the two major uses demanding land in the Town are maintaining or expansion of agriculture and residential development.

Land Prices

According to an informal poll of local realtors in the autumn of 2004, the lowest price farm land was selling for around \$1800 per acre, irrigated farmland up to \$4000 per acre. Residential property or property being bought for residential development was selling for about \$18,000 to \$40,000 for a one acre lot. Five to six acre residential lots were selling for about \$15,000 to \$30,000 per acre.

Redevelopment

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

Conflicts

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

Maps

The following are explanation of maps found in Appendix E.

Soil Productivity

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

Floodplains

For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Wetlands

For the purpose of this plan hydric soils have been mapped. It is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Steep Slopes

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

Woodlands

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

Water Quality Management

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.

Existing Land Use

The primary purpose of the Existing Land Use map is to accurately inventory the Town's present land use situation. This process utilized photo interpretation, field

surveys, and local review. The end result of this inventory process was the existing land use map. The inventory results confirm that the Town is a rural community with a large agricultural base and a healthy variety of natural areas and, according to the goals and objectives, hopes to be maintained as such.

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

INDUSTRIAL

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

COMMERCIAL

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

RESIDENTIAL

Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.

RESIDENTIAL-WOODS

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

RESIDENTIAL-AG

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

FARMLAND

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

FARMLAND-WOODS

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

FARMSTEAD

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

MIXED

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

PUBLIC RECREATION

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

PUBLIC

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

Preferred Land Use

The Preferred Land Use map is intended to be a graphic and pictorial depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map itself is not intended to be a rigid end-product document, but a necessary planning tool to help the community to evaluate its position on development issues and thereby formulating policies which will best achieve local objectives in an effective and flexible manner. The following were used as general guidelines in delineating preferred development areas:

- Proximity to existing development and roads.
- Terrain which is suitable for development, considering slope, wetlands, and other physical limitations.

Future Land Use Needs

Projections

	2010	2015	2020	2025
Number of Housing Units	68	72	75	79
Acres of Housing Units	156	163	172	180
Number of Commercial Units	0	0	0	0
Acres of Commercial Units	0	0	0	0

Boundaries of Public Service Areas

For the purpose of this plan public utilities refer to public sewer and water service area plans. The City of Menomonie has such a plan but it affects only the Towns of Menomonie, Red Cedar and Tainter, subsequently that plan is not incorporated with this comprehensive plan.

PART III

FACTORS AFFECTING DEVELOPMENT

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

Background

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

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

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

Glacial Deposits

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

Glacial outwash is present in the Red Cedar Valley.

Bedrock Geology

Most of the bedrock geology found outcropping in the Town of Spring Brook consists of Cambrian-age (approximately 520 million years old) sandstone. Many outcrops around the Town exhibit the sandstone that makes up the majority of the Township. The Trempealeau Group, consisting of the Jordan and St. Lawrence Formations, along with the Tunnel City Group, make up the bedrock geology formations in the Town.

Sources:

Bedrock Geology of Wisconsin, Northwest Sheet, by M.G. Mudrey, G.L. La Betge, P.E.

Myers, and W.S. Cordua, 1987, Wisconsin Geological and Natural History Survey Regional Map Series (Map 87-11).

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

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

Soils

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

Septic Suitability

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

Basement Suitability

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

Flood Plains

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

Development in a floodplain is usually determined through the use of Federal Emergency Management Agency (FEMA) 100-year floodplain maps. While these FEMA flood insurance maps delineate the floodplain, past experience indicates these maps are old and errors have been found. Another method is to map soils that show evidence of flood conditions. For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is

important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Prime Agricultural Land

This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. The maps do not reflect whether the land is currently being cropped or has a history of cropping. For planning purposes, soils are considered to be of high or medium production if they meet the criteria as described in the Agricultural section of the plan (see High and Medium productive Soils Appendix E

Steep Slopes

See page 55.

Surface Water

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers and streams are the primary components that make up surface waters in the Township and of primary concern is shoreland protection. Shore lands provide habitat for both aquatic and terrestrial animals and vegetation. Shore lands act as buffers to protect the water quality of these resources. However, shore lands are also prime areas for residential development and are receiving increased exposure to contamination from residential development and recreation use. The State of Wisconsin requires counties to prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance.

PART IV IMPLEMENTATION

Implementation Process

The Town of Spring Brook Comprehensive Plan provides goals and objectives and a process for rural development. This section identifies the mechanisms to implement those recommendations such as community cooperation, local ordinances and county ordinances.

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

In order for the Town to begin the implementation process, one of the following actions by the Town Board is required;

- Town Board acts independently and implements the goal.
- The Town Board passes the goal to the Plan Commission for its study and recommendations. The Plan Commission will determine the most efficient method of study. After a goal and appropriate objectives have been achieved it will return to the Town Board for final action.

Only the Town Board can implement a policy, ordinance, or other actions deemed necessary. It is strongly suggested that the following tools be used as the mechanisms to evaluate and recommend actions necessary to achieve any goal or objective.

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 educational and/or informational activities, a local ordinance, a local ordinance change, new zoning districts, or revisions to existing zoning districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

Local Ordinances

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

Subdivisions

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

All townships in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks, lot sizes or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Once adopted a local subdivision ordinance would require applicants to secure both local and county and, in some instances, state approval. 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. Site plan review would not alter zoning requirements such as setbacks, lot sizes and use.

County Ordinances

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

The Town of Spring Brook currently is not participating in Dunn County Comprehensive Zoning and all indications are that this will not change in the foreseeable future. However, the county is amending its zoning ordinance to reflect current development patterns and practices and is working closely with the town to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance. If the town is not ready to become zoned, the Town Board should use the plan as a decision making tool to meet the wishes of the majority of town residents. In the future, if the town were to move towards becoming zoned, it should review county ordinances against the Town's plan. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make ordinance revisions to be consistent with the plan.

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

Consequently immediate changes to reflect the Town's comprehensive plan may not be necessary and should be made incrementally.

Goals and Objectives

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

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

Goal: Preserve the rural character of the town.

- Define Rural character
 - Use the Implementation Process as guide to defining rural character.
- Develop a good neighbor/right to farm code of rural living document.
- Preserve productive farmland.
 - Re-evaluate the Productive Farmland boundary.
 - Define/re-define Productive Farmland.
 - If inconsistencies between the original Productive Farmland boundary and or definition are different than the re-evaluated boundary or definition, the Town/Board/Plan Commission or committee shall make revisions to be consistent with the plan.
 - Follow the Implementation Process to resolve conflicting issues.
- Encourage economic development that parallels other town goals.

Goal: Balance individual property rights with community desires and goals.

Goal: Develop a road construction ordinance.

Goal: Protect ground water.

- Work with outside agencies and groups to define groundwater threats.
- Use the Implementation Process as a guide to resolving groundwater issues.

Policies and Programs

Policies identify the way in which programs and activities are conducted to achieve the goals, objectives and recommendations of the Town's comprehensive plan. They are courses of action selected to guide and determine present and future decisions. These policies were developed by the Plan Commission based on all of the background information and public input. They represent an effort to improve the quality of life in the town through statements which reflect the character and resources of the community. Policies which direct Town action using the words "will encourage" are intended to characterize programs or activities the Town will favor, promote and encourage, but will not require. Policies using the word "will" or "shall" are recommended to be mandatory aspects of the implementation process of the Town's comprehensive plan. Those policies directing action using the word "should" are advisory and serve as guides, reflecting a common vision of the citizens of the Town. The Town of Spring Brook Board of supervisors and the Town of Spring Brook Plan

Commission are strongly encouraged to pursue these policies toward the goals, objectives and recommendations of the plan. The Town can affect these policies by implementing regulatory tools such as planning, zoning, subdivision controls, storm water management, impact fees, and site plan review, and through non-regulatory approaches such as informational and educational programs.

Based on the information gathered from Town of Spring Brook landowner surveys, visioning sessions and comments received from residents of the Town, a number of avenues of activity could be pursued. These activities include:

- Publish an informational brochure on the community's beliefs, values, and culture to convey the expectations of being part of this community (Code of Rural Living brochure).

Some issues that new residents need to understand are wind erosion, aerial spraying, noise and machinery traffic that runs around the clock during spring planting and fall harvest, line fence maintenance if the neighboring landowner has cattle, nitrate contamination caused by overloading soils with septic systems that do not remove nitrates, and building homes along stream terraces and on perched water table soils.

- Protect agricultural areas by limiting the amount of non-farm development that takes place in these areas.

It would be preferable not build homes in the middle of productive fields.

It would be preferable to encourage non-farm development to be close to roads, on field edges, or on the edges of woodlots.

- Develop a "Right-to-Farm" Ordinance to protect our farmers.
- Develop an Ag Survey.

Poll farmers on topics such as: Do they plan to continue farming? If so, for how long? Do they intend on staying in dairy farming? Are they willing to have any building restrictions on their land?

- Continue working with Dunn County to implement a Comprehensive Plan to protect our quality of life and agricultural livelihood.
- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.
- Re-establish grassed waterways as a high priority best management practice. This practice to be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).
- Coordinate with the USDA-Natural Resources Conservation Service and the Dunn County Land Conservation Division to educate landowners and help them qualify for the Conservation Security Program, so that when the Spring Brook River Basin is selected, landowners may take advantage of the incentive payments.
- Work with all landowners, living near streams, to voluntarily participate in an "Adopt a Stream Program" to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate as a group, they may be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation,

Dutch Elm Disease, oak wilt, bark beetle, blister rust, and other woodland management problems.

- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS, and the Land Conservation Division to become aware of what plants are considered invasive and to become educated on their control.
- Educating landowners on the importance of allowing hunting to control wildlife populations.
- The Town should work to maintain and improve communication with all governments and agencies with which it has dealings.
- The Town should meet periodically with adjoining governments to coordinate with and keep abreast of developments in their towns.
- The Town of Spring Brook Town Board, operating under statutory authority, will meet as needed and discuss cooperative opportunities available to the town and adjacent governments.
- The Town should participate in the planning activities of neighboring towns and/or municipalities to coordinate with them for better future planning.
- The town should work cooperatively with Dunn County to achieve NR151 and ATCP50 performance standards.

Integration

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

Plan Monitoring, Evaluation and Update

As time passes, objectives and recommendations in the plan may become obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that it takes before the plan needs to be updated depends on new conditions and issues that arise and demand a plan update. The Town of Spring Brook will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.

Appendix A

US Census

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

Geographic area: Spring Brook town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population.....	1,320	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	1,320	100.0
Male.....	692	52.4	Hispanic or Latino (of any race).....	11	0.8
Female.....	628	47.6	Mexican.....	6	0.5
Under 5 years.....	76	5.8	Puerto Rican.....	-	-
5 to 9 years.....	90	6.8	Cuban.....	1	0.1
10 to 14 years.....	124	9.4	Other Hispanic or Latino.....	4	0.3
15 to 19 years.....	120	9.1	Not Hispanic or Latino.....	1,309	99.2
20 to 24 years.....	55	4.2	White alone.....	1,302	98.6
25 to 34 years.....	168	12.7	RELATIONSHIP		
35 to 44 years.....	227	17.2	Total population.....	1,320	100.0
45 to 54 years.....	226	17.1	In households.....	1,320	100.0
55 to 59 years.....	60	4.5	Householder.....	468	35.5
60 to 64 years.....	44	3.3	Spouse.....	337	25.5
65 to 74 years.....	87	6.6	Child.....	452	34.2
75 to 84 years.....	38	2.9	Own child under 18 years.....	358	27.1
85 years and over.....	5	0.4	Other relatives.....	21	1.6
Median age (years).....	36.2	(X)	Under 18 years.....	12	0.9
18 years and over.....	941	71.3	Nonrelatives.....	42	3.2
Male.....	485	36.7	Unmarried partner.....	17	1.3
Female.....	456	34.5	In group quarters.....	-	-
21 years and over.....	895	67.8	Institutionalized population.....	-	-
62 years and over.....	156	11.8	Noninstitutionalized population.....	-	-
65 years and over.....	130	9.8	HOUSEHOLD BY TYPE		
Male.....	66	5.0	Total households.....	468	100.0
Female.....	64	4.8	Family households (families).....	376	80.3
RACE			With own children under 18 years.....	191	40.8
One race.....	1,313	99.5	Married-couple family.....	337	72.0
White.....	1,306	98.9	With own children under 18 years.....	166	35.5
Black or African American.....	-	-	Female householder, no husband present.....	18	3.8
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	13	2.8
Asian.....	2	0.2	Nonfamily households.....	92	19.7
Asian Indian.....	1	0.1	Householder living alone.....	69	14.7
Chinese.....	1	0.1	Householder 65 years and over.....	20	4.3
Filipino.....	-	-	Households with individuals under 18 years.....	202	43.2
Japanese.....	-	-	Households with individuals 65 years and over.....	87	18.6
Korean.....	-	-	Average household size.....	2.82	(X)
Vietnamese.....	-	-	Average family size.....	3.15	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	489	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	468	95.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	21	4.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	6	1.2
Some other race.....	5	0.4	Homeowner vacancy rate (percent).....	0.8	(X)
Two or more races.....	7	0.5	Rental vacancy rate (percent).....	2.6	(X)
Race alone or in combination with one or more other races:³			HOUSING TENURE		
White.....	1,313	99.5	Occupied housing units.....	468	100.0
Black or African American.....	1	0.1	Owner-occupied housing units.....	394	84.2
American Indian and Alaska Native.....	1	0.1	Renter-occupied housing units.....	74	15.8
Asian.....	5	0.4	Average household size of owner-occupied units.....	2.87	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.55	(X)
Some other race.....	7	0.5			

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

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

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

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

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

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

Geographic area: Spring Brook town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	388	100.0	Total population.....	1,313	100.0
Nursery school, preschool.....	22	5.7	Native.....	1,297	98.8
Kindergarten.....	18	4.6	Born in United States.....	1,293	98.5
Elementary school (grades 1-8).....	183	47.2	State of residence.....	1,048	79.8
High school (grades 9-12).....	109	28.1	Different state.....	245	18.7
College or graduate school.....	56	14.4	Born outside United States.....	4	0.3
EDUCATIONAL ATTAINMENT			Foreign born.....	16	1.2
Population 25 years and over.....	835	100.0	Entered 1990 to March 2000.....	3	0.2
Less than 9th grade.....	18	2.2	Naturalized citizen.....	11	0.8
9th to 12th grade, no diploma.....	58	6.9	Not a citizen.....	5	0.4
High school graduate (includes equivalency).....	339	40.6	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	191	22.9	Total (excluding born at sea).....	16	100.0
Associate degree.....	86	10.3	Europe.....	3	18.8
Bachelor's degree.....	94	11.3	Asia.....	7	43.8
Graduate or professional degree.....	49	5.9	Africa.....	-	-
Percent high school graduate or higher.....	90.9	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	17.1	(X)	Latin America.....	4	25.0
MARITAL STATUS			Northern America.....	2	12.5
Population 15 years and over.....	1,015	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	223	22.0	Population 5 years and over.....	1,232	100.0
Now married, except separated.....	687	67.7	English only.....	1,218	98.9
Separated.....	2	0.2	Language other than English.....	14	1.1
Widowed.....	28	2.8	Speak English less than "very well".....	5	0.4
Female.....	20	2.0	Spanish.....	7	0.6
Divorced.....	75	7.4	Speak English less than "very well".....	2	0.2
Female.....	23	2.3	Other Indo-European languages.....	7	0.6
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	3	0.2
Grandparent living in household with one or more own grandchildren under 18 years.....	16	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	2	12.5	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over.....	923	100.0	Total population.....	1,313	100.0
Civilian veterans.....	105	11.4	Total ancestries reported.....	1,594	121.4
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years.....	359	100.0	Czech ¹	23	1.8
With a disability.....	22	6.1	Danish.....	20	1.5
Population 21 to 64 years.....	750	100.0	Dutch.....	15	1.1
With a disability.....	96	12.8	English.....	90	6.9
Percent employed.....	72.9	(X)	French (except Basque) ¹	39	3.0
No disability.....	654	87.2	French Canadian ¹	6	0.5
Percent employed.....	83.8	(X)	German.....	582	44.3
Population 65 years and over.....	123	100.0	Greek.....	-	-
With a disability.....	32	26.0	Hungarian.....	11	0.8
RESIDENCE IN 1995			Irish ¹	71	5.4
Population 5 years and over.....	1,232	100.0	Italian.....	8	0.6
Same house in 1995.....	937	76.1	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	294	23.9	Norwegian.....	403	30.7
Same county.....	150	12.2	Polish.....	43	3.3
Different county.....	144	11.7	Portuguese.....	-	-
Same state.....	106	8.6	Russian.....	1	0.1
Different state.....	38	3.1	Scotch-Irish.....	15	1.1
Elsewhere in 1995.....	1	0.1	Scottish.....	18	1.4
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	47	3.6
			Swiss.....	2	0.2
			Ukrainian.....	7	0.5
			United States or American.....	80	6.1
			Welsh.....	8	0.6
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	105	8.0

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

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

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

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

Geographic area: Spring Brook town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	490	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units.....	466	100.0
1-unit, detached.....	417	85.1	1.00 or less.....	453	97.2
1-unit, attached.....	1	0.2	1.01 to 1.50.....	13	2.8
2 units.....	8	1.6	1.51 or more.....	-	-
3 or 4 units.....	2	0.4			
5 to 9 units.....	-	-	Specified owner-occupied units.....	209	100.0
10 to 19 units.....	-	-	VALUE		
20 or more units.....	-	-	Less than \$50,000.....	25	12.0
Mobile home.....	62	12.7	\$50,000 to \$99,999.....	103	49.3
Boat, RV, van, etc.....	-	-	\$100,000 to \$149,999.....	56	26.8
			\$150,000 to \$199,999.....	16	7.7
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	5	2.4
1999 to March 2000.....	8	1.6	\$300,000 to \$499,999.....	4	1.9
1995 to 1998.....	30	6.1	\$500,000 to \$999,999.....	-	-
1990 to 1994.....	33	6.7	\$1,000,000 or more.....	-	-
1980 to 1989.....	68	13.9	Median (dollars).....	91,000	(X)
1970 to 1979.....	93	19.0			
1960 to 1969.....	26	5.3	MORTGAGE STATUS AND SELECTED		
1940 to 1959.....	74	15.1	MONTHLY OWNER COSTS		
1939 or earlier.....	158	32.2	With a mortgage.....	140	67.0
ROOMS			Less than \$300.....	-	-
1 room.....	-	-	\$300 to \$499.....	15	7.2
2 rooms.....	4	0.8	\$500 to \$699.....	32	15.3
3 rooms.....	8	1.6	\$700 to \$999.....	37	17.7
4 rooms.....	51	10.4	\$1,000 to \$1,499.....	48	23.0
5 rooms.....	96	19.6	\$1,500 to \$1,999.....	6	2.9
6 rooms.....	86	17.6	\$2,000 or more.....	2	1.0
7 rooms.....	90	18.4	Median (dollars).....	894	(X)
8 rooms.....	60	12.2	Not mortgaged.....	69	33.0
9 or more rooms.....	95	19.4	Median (dollars).....	304	(X)
Median (rooms).....	6.5	(X)	SELECTED MONTHLY OWNER COSTS		
Occupied housing units.....	466	100.0	AS A PERCENTAGE OF HOUSEHOLD		
YEAR HOUSEHOLDER MOVED INTO UNIT			INCOME IN 1999		
1999 to March 2000.....	26	5.6	Less than 15.0 percent.....	92	44.0
1995 to 1998.....	114	24.5	15.0 to 19.9 percent.....	42	20.1
1990 to 1994.....	90	19.3	20.0 to 24.9 percent.....	30	14.4
1980 to 1989.....	85	18.2	25.0 to 29.9 percent.....	25	12.0
1970 to 1979.....	88	18.9	30.0 to 34.9 percent.....	6	2.9
1969 or earlier.....	63	13.5	35.0 percent or more.....	14	6.7
			Not computed.....	-	-
VEHICLES AVAILABLE			Specified renter-occupied units.....	42	100.0
None.....	5	1.1	GROSS RENT		
1.....	59	12.7	Less than \$200.....	3	7.1
2.....	199	42.7	\$200 to \$299.....	2	4.8
3 or more.....	203	43.6	\$300 to \$499.....	12	28.6
			\$500 to \$749.....	11	26.2
HOUSE HEATING FUEL			\$750 to \$999.....	-	-
Utility gas.....	5	1.1	\$1,000 to \$1,499.....	-	-
Bottled, tank, or LP gas.....	279	59.9	\$1,500 or more.....	-	-
Electricity.....	21	4.5	No cash rent.....	14	33.3
Fuel oil, kerosene, etc.....	113	24.2	Median (dollars).....	463	(X)
Coal or coke.....	-	-			
Wood.....	48	10.3	GROSS RENT AS A PERCENTAGE OF		
Solar energy.....	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel.....	-	-	Less than 15.0 percent.....	16	38.1
No fuel used.....	-	-	15.0 to 19.9 percent.....	4	9.5
			20.0 to 24.9 percent.....	4	9.5
SELECTED CHARACTERISTICS			25.0 to 29.9 percent.....	2	4.8
Lacking complete plumbing facilities.....	-	-	30.0 to 34.9 percent.....	-	-
Lacking complete kitchen facilities.....	-	-	35.0 percent or more.....	2	4.8
No telephone service.....	-	-	Not computed.....	14	33.3

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

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

Appendix B

Survey and Visioning Results

First Survey March, 2003

TOWN OF SPRING BROOK CITIZEN OPINION SURVEY

PLEASE ANSWER THE FOLLOWING QUESTIONS BY CHECKING THE BOX THAT BEST CORRESPONDS TO YOUR FEELINGS.							STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE
1. Town of Spring Brook should preserve as much farmland as possible.							19	58	163	141
2. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.							21	28	239	102
3. There should be a limit as to how many farm animals can exist on a farm.							81	135	137	39
4. Productive farmland should not be converted to non-farm uses.							41	142	136	70
5. There is a conflict between farm and non-farm neighbors regarding dust, noise and odors.							51	158	146	31
6. Agricultural land should not be used for residential housing purposes.							43	170	118	63
7. Agricultural land should not be used for commercial/industrial purposes.							43	117	124	104
8. More single family housing is needed in the Town of Spring Brook.							62	170	121	20
9. There is a need for affordable start-up types of homes for young families.							66	61	228	20
10. There are too many mobile homes in the Town of Spring Brook.							27	130	134	71
11. The Town of Spring Brook should regulate the minimum size of a lot for rural housing.							79	85	148	88
12. Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used.							70	108	141	74
13. Business/commercial development should be allowed only in designated areas.							32	72	184	106
14. Agri-business development should be allowed only in designated areas.							37	108	182	65
15. I am satisfied with the way things are happening in the Town of Spring Brook regarding land use and growth.							26	16	190	49
16. Land use/regulations, governing development in the Town of Spring Brook should be more restrictive.							76	126	141	42
17. Land use policies and regulations should be relaxed so that development can respond more freely to market conditions.							61	195	87	34
18. Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Spring Brook.							28	50	185	112
19. There is a problem with contamination of ground-water in the Town of Spring Brook.							42	168	112	32
20. There is a problem with pollution of rivers and streams in the Town of Spring Brook.							47	182	17	32
21. Trees and "open" spaces are more important to me than neighboring houses.							17	38	179	148
22. It is important to preserve woodlands and environmentally sensitive areas in the Town of Spring Brook.							18	29	182	151
23. Gravel pit(s) should be allowed to operate in the Town of Spring Brook.							45	66	232	42
24. Unlicensed salvage or junkyards should be allowed to operate in the Town of Spring Brook.							169	149	40	27
25. More parks, recreational areas and green spaces are needed in the Town of Spring Brook.							56	161	128	40
26. I would be willing to pay taxes to expand or improve public lands in the Town of Spring Brook.							143	180	56	19
27. Traffic is increasing on the roads in the Town of Spring Brook.							4	38	246	102
28. Town of Spring Brook roads are adequate to meet my needs.							13	39	297	44
29. The roads and highways in the Town of Spring Brook adequately meet the needs of the citizens and businesses.							13	40	295	42
30. I like living in the Town of Spring Brook.							2	6	214	165
31. I would find value in receiving a semi-annual newsletter.							18	63	217	75
32. What should be the minimum lot size for single family homes in the Town of Spring Brook? (check only one)					1 acre	3 acre	5 acre	10 acre	35 acre	open
					109	73	104	31	13	60
Other, please state:										

33. What kind of housing development should be allowed in the Town of Spring Brook? (more than one response allowed.)		single family	cluster housing	sub-divisions	duplex homes	apartment
		348	79	97	88	42
Other, please state:						
34. How many acres of land do you own in the Town of Spring Brook? _____ acres						
35. Do you anticipate subdividing or selling your land in the Town of Spring Brook for development within the next 5 years?					21 YES 356 NO	
36. If you answered yes to #35, check the statements that best describe you plans:						
1	Subdivide all for residential use		8	Subdivide part for residential use		
	Subdivide all for commercial/industrial use			Subdivide part for commercial/industrial use		
2	Sell to someone else for development		9	Not sure		
37. Currently the Town of Spring Brook does not have a comprehensive plan which sets out community goals and strategies to guide growth and development. Such a comprehensive plan is advisory and does not have enforcement powers. Do you think the town should develop such a plan?					241 YES 154 NO	
38. Currently the Town of Spring Brook does not have land use ordinances regulating the use and development of land. Do you think the town should enact such ordinances?					220 YES 178 NO	
39. Are you a resident of the Town of Spring Brook?					336 YES 33 NO	
40. How long have you lived in the Town of Spring Brook?		Years				
41. Where do you live (check one):		farm	residential area	mobile home court	sub-division	rural non-farm area
		148	58	3	21	144
42. Ages of household members? (Enter number of individuals in each group.)						
69	0-5	64	14-18	117	30-39	148
73	6-13	91	19-29	175	40-49	83
43. Why do you live where you do? (check all that apply)						
117	Farm here	116	Reasonable cost of living	121	School District	253
95	Born here	162	Easy access to work	180	Safe Area	Pleasant Surroundings
Other, please list:						
44. What roles should elected officials of the Town of Spring Brook play in land use planning? (mark all appropriate)		educational	advisory	regulatory	no role	
		159	234	154	74	
45. Would you be willing to serve on a land use committee for the Town of Spring Brook?		65 Yes 292 No				
If yes,	Name:	Phone:				
46. Do you have any comments regarding land use or questions being asked in the survey? (Attach additional page if needed.)						

Thank you for taking the time to share your thoughts.
Please return this survey in the enclosed stamped and addressed envelope.

Visioning Session Results March/April 2003

The residents of the Town of Spring Brook would like to see agriculture stay pretty much as it is. Residents would like to encourage new forms of farming that are economically feasible and environmentally sensitive. Residents feel farmers are good stewards of the land. While they believe landowners should have the right to control what is done with their land, residents would like to see as much productive farm land as possible remain in farming. These statements were agreed to by a consensus of the 28 residents who attended the two visioning sessions.

RESULTS OF TOWN OF SPRING BROOK DEVELOPMENT PLANNING SURVEY -- AUG. 2004

1. As we noted in the last newsletter, the cost for maintaining roads in our township is the largest item in the town budget. Greater than 60% of the money spent by the town goes towards roads. The town receives state aid for road maintenance, but this aid has only covered 55% of the cost the past few years. The largest single cost is for repaving roads which runs approximately \$60,000 per mile. Would you be willing to see some of our more rural roads revert back to gravel as a cost savings measure? Yes/No

Yes – 101 (46%) No – 106 (48%) No Response – 13 (6%)

2. Our town does not currently have an ordinance covering the construction of new roads in the township. When land is developed and new roads and streets are constructed by the developer, there are currently few requirements as to how these roads and streets should be built. The township is typically expected to take over ownership/maintenance of these roads, and if they aren't built to acceptable standards, the maintenance costs could be excessive. Would you support development and adoption of an ordinance that would establish standards for construction of new roads in our township? Yes/no

Yes – 190 (86%) No – 20 (9%) No Response – 10 (5%)

3. This year's annual town meeting attracted 54 residents, with 48 of them voting to take village powers away from the town board. The town board adopted village powers at the 2001 annual town meeting in order to qualify for a planning grant and start the comprehensive planning effort. Twelve residents attended the 2001 annual meeting. With village powers the town board may exercise various powers, including "police powers" to regulate for the public health, safety and welfare of its residents, and the following land use powers:

- establishing a plan commission to engage in planning efforts;
- enacting a subdivision or other land division ordinance
- enacting a town zoning ordinance
- enacting a site plan review ordinance

The planning grant requires that the Town, by ordinance, adopt a Comprehensive Plan by May 2005. Right now the plan is approximately 70% complete, but without village powers the Town will be unable to adopt the plan as either an advisory or enforceable document. If the Town fails to adopt its Comprehensive Plan the Town will have to repay all grant money received, approximately \$12,500. Do you feel the town board should have "village powers"? Yes/No

Yes – 124 (56%) No – 75 (34%) No Response – 21 (10%)

RESULTS OF TOWN OF SPRING BROOK

DEVELOPMENT PLANNING SURVEY -- AUG. 2004

4. Village Powers can only be adopted at an annual or special town meeting. The next annual meeting will be in April 2005. The plan commission feels it is questionable whether we could complete the planning process in May 2005 with the "village powers" issue in question. Would you favor calling a special town meeting before the April 2005 annual meeting for the purpose of discussing and possibly re-adopting "village powers"? Yes/No

Yes – 141 (64%) No – 56 (25%) No Response – 23 (11%)

5. Our township is unique in that it has a large area of flat/open land ideal for raising agricultural crops. The land use map that has been developed by the agriculture subcommittee indicates 70% or more of the land in our township is currently used for agriculture. Would you like to see ordinances enacted to limit residential development of agricultural land in the Town of Spring Brook? Yes/No

Yes – 141 (64%) No – 66 (30%) No Response – 13 (6%)

6. As the Chippewa Valley grows, the Town of Spring Brook will likely be an attractive place for residential development. Do you feel our school systems are adequate to serve the potential increase in population without having to expand buildings or build more schools?

Menomonie Schools Yes/No **Yes-93 (42%) No-25 (11%) No Response-102 (47%)**

Elk Mound Schools Yes/No **Yes-114 (52%) No-62 (28%) No Response-44 (20%)**

7. Do you feel that:

A. As a landowner, you should have the freedom to use your property in any way and for any purpose you deem fit.

B. As a landowner, you should consider the rights of your neighbors when making decisions about use of your property.

Please circle A or B

A – 75 (34%) B – 134 (61%) No Response – 11 (5%)

8. In the first survey, the majority of respondents indicated a desire for minimum lot size limits of 5 acres or less. Please circle as many of the following choices that describe your interest in a lot size limit:

A. Concern for potential groundwater contamination (Some feel dense residential development utilizing septic systems can have a negative effect on groundwater)
110 Responses out of 220

B. Minimize land consumption/Sprawl **119 Responses** out of 220

C. I prefer no limit **41 Responses** out of 220

D. Maintain the rural character of the township **147 Responses** out of 220

E. Privacy through larger lots **96 Responses** out of 220

F. Other __ (see comments page)

9. Would you like to see the town produce a brief “Guide to Rural Living” that could be given to new residents to help prepare them for life in a township like ours? Yes/No

Yes – 118 (54%) No – 82 (37%) No Response – 20 (9%)

Appendix C

Agricultural, Natural and Cultural Resources Sub Committee

TOWN OF SPRING BROOK

Agricultural Narrative

May 27, 2005

Agriculture, Natural and Cultural Resources Committee

John McMartin, Chairman

Chris Friberg

Cindy Brown

Luther Grohn

Tom Kopp

Roger Cummings

Dan Sieveretson

In the 1860's to the early 1900's, land ownership in the township was a combination of homestead and purchased railroad land. Families chose land near water, a spring fed pond, or a creek or land that was swampy. This was needed to provide water for the livestock and family.

The Chippewa River was used to transport both goods and passengers into the area. One of the main river ports, Rumsey's Landing, was located in the township. It was the shipping point for the wheat produced in Spring Brook and the surrounding area. When the railroad was built, the river lost its popularity. Rumsey's Landing fell by the wayside and the City of Menomonie became the trading center.

The 1930's signaled a change in agriculture in the Town of Spring Brook. Horse drawn equipment was giving way to small tractors. Families that had been able to hold their farms together during the depression were feeling a bit more prosperous and were looking forward to adding mechanization to increase productivity by the end of the decade. The farms were diverse, and most included cows, hogs, chickens, or horses. Crops were produced to feed the livestock. The farm was sustainable in nature, the entire family was employed, and very little was purchased. The only cash the family had to pay real estate taxes and make outside purchases with came from what little excess production the farm had.

In the 1940's, prices increased and prosperity returned to farms in Spring Brook as well as the rest of America. The increase in prosperity was a result of WWII combined with the exodus from horsepower to mechanization. That continued into the 1950's when the size of the equipment increased and stationary threshing machines were replaced by combines reducing the need for as much farm labor. It was also a time when farmers started using fertilizer.

Agricultural productivity continued to increase. The decade of the 1960's saw an increased use of crop inputs, better hybrid seeds, fertilizers and pesticides. Sprinkler irrigation came to the township in 1966. The previously unproductive sandy loam soil of the Fall City Prairie blossomed with water. In the mid-1960's, the Federal government formulated an Ag Policy that encouraged U.S. farmers to produce food to feed the world. Lenders were willing to make loans

for capital improvements. A number of farmers with dairy operations in the township upgraded their facilities and added cows.

Residential homes started to appear in the 1970's. City people seeking cheap land to build homes on moved into the country. Agricultural technology helped land that previously had limited production increase outputs. Irrigation expanded, farms and equipment got bigger, and the value of prime farmland rose dramatically. Heavy soils were no longer the most prized. Irrigated, sandy, well-drained soils combined with technological improvements were more productive and were in higher demand as farm size grew. As cash crop farming grew in the township, animal production declined.

Dairy farms continued to decrease through the 1980's, 1990's and early into 2000. Few dairy farms were passed on to the next generation. As profit margins dwindled, dairy farmers either rented or sold their land and took jobs in town. Their life style improved. They worked less hours, had more money, and received fringe benefits. These were all things that a small dairy farm could not easily provide. Specialty crop farms producing kidney beans, potatoes and horseradish grew while rotating land with traditional grain crops such as corn and soybeans. City people, envisioning an idyllic life style, continued to move to the country. Homes were being built primarily on the land least suited for agricultural production.

Twenty years from now there will be less land farmed in the Town of Spring Brook. As farmers age, they will be more interested in selling their land for development than for production agriculture. It's not uncommon to hear a farmer say that their land is their 401K. The profits they made from farming were plowed back into the farm instead of into a retirement account. They intend to maximize the value of that investment as they reach retirement age. More residences will be built as city people want to live in the country and enjoy nature.

Highly productive, irrigated land will continue to be farmed. If current trends continue, farms will be larger in size and may have diversified into some type of processing that will add value to the crops they grow. There will probably be very few, if any, large dairy or livestock farms given the difficulty of siting such facilities.

A map showing active farmland, farmsteads, and non-farm residences has been developed. This was done to see if agricultural trends exist, such as where land is likely to stay in farming, or if there are areas where more development will likely occur (see map).

Productive farmland has been defined, identified and mapped. The USDA-Natural Resources Conservation Service (NRCS) and the Dunn County Land Conservation Office assisted in identifying important farmland by using the Dunn County Soil Survey. The program that was used to determine important farmland is called LESA, which stands for Land Evaluation and Site Assessment. The Land Evaluation and Site Assessment system was developed by the USDA-NRCS in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land-use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture. Currently, there are over 200 LESA systems being used in 26 states. **LESA is an analytical tool, not a farmland protection program.** Its role is to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help officials make decisions.

Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). The SA factors are of three types: non-soil factors related to

agricultural use of a site, factors related to development pressures, and other public values of a site. Site assessment factors include: “SA-1” factors other than soil-based qualities measuring limitations on agricultural productivity or farm practices; “SA-2” factors measuring development pressure or land conversion; and, “SA-3” factors measuring other public values such as historic or scenic values.

The Land Evaluation (LE) component of the Land Evaluation and Site Assessment (LESA) system rates the soil-based qualities for agricultural use. The four common kinds of classifications used for land evaluation are land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes.

For purposes of comprehensive planning, soils are considered to be of high or medium production if they meet 3 criteria:

- 2) **Considered to be “Prime Farmland”:** This factor is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95.

Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable levels of acidity or alkalinity, an acceptable content of salt and sodium, and few or no rocks. They have soils that are permeable to water and air. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood or is protected from flooding.

- 2) **Productivity for Corn:** This factor is from the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, Dated 11/22/96. Production for corn is determined by a ten year average on soil test plots using high level management. Actual field measurements are used to determine the annual yield. This is the same yield data which is used by UW-Extension Soil Testing Labs. All soils were assigned a relative yield based on the most productive soil in Dunn County (which has a yield of 150 bushels per acre).

- 3) **Capability Class:** Land capability classes are practical groupings of soil limitations based on such characteristics as erosion hazard, droughtiness, wetness, stoniness, and response to management. Classes range from 1 to 8. These classes reflect the land’s relative suitability for crops, grazing, forestry, and wildlife. For a summary of limitations and the recommended management practices, see table 1-1.

Class I land has the widest range of use with the least risk of being damaged. It is level or nearly level, well-drained, and productive. Land in this class can be cultivated with almost no risk of erosion and will remain productive if managed with normal care.

Class II land can be cultivated regularly, but certain physical conditions give it more limitations than Class I land. Some Class II land may be gently sloping so it will need moderate erosion control. Other soils in this class may be slightly droughty, slightly wet, or somewhat limited in depth.

Class III land can be cropped regularly, but it has a narrower range of safe alternative uses than Class I or II land. This land usually requires extensive use of conservation practices to control erosion or provide drainage.

Class IV land should be cultivated only occasionally or under very careful management. Generally, it is best adapted for pastures and forests.

Class V land is not suited to ordinary cultivation because it is too wet or too stony, or because the growing season is too short. It can produce good pasture and trees.

Class VI or VII land use is severely limited because of erosion hazards. Some kind of permanent cover should be kept on these soils. With very special management, including elaborate soil and water conservation practices, improved pastures can, in some instances, be established by renovation.

Class VIII land is not suited to economic crops. It is usually severely eroded or is extremely sandy, wet, arid, rough, steep, or stony. Much of it is valuable for wildlife food and cover, watershed protection, or for recreation.

Generally, soils with a Capability Class of I and II are considered to be of high agricultural importance. Soils with a Capability Class of III are considered to be of medium importance, and soils with a Class greater than IV are poorly suited for agriculture production. This factor is from the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, Dated 11/22/95.

These 3 factors were combined in a mathematical formula with a maximum score of 100 points. Prime farmland represents 10% of the score. Production for corn represents 45% of the score, and Capability Class represents 45% of the score.

See "Appendix A" for "Formula Description". See "Appendix Z" for the mathematical formula for determining soils of high and medium production. See "Soil Productivity Map" for soils of high and medium production.

A series of maps has been developed that contain both our productive soils and where agriculture is still the predominant land use.

The majority of the people who responded to the Citizen Opinion Survey said that they wanted to protect agriculture, important farmland, and rural character, which led to the following recommendations:

- Publish an informational brochure on the community’s beliefs, values, and culture to convey the expectations of being part of this community.

Commentary: It is important to realize that people will continue to build in our Town and that, somehow, the Town should alert them before they purchase land that the current residents share certain principles that are inherent in most rural communities.

Some issues that new residents need to understand are wind erosion, aerial spraying, noise and machinery traffic that runs around the clock during spring planting and fall harvest, line fence maintenance if the neighboring landowner has cattle, nitrate contamination caused by overloading soils with septic systems that do not remove nitrates, and building homes along stream terraces and on perched water table soils.

- Protect agricultural areas by limiting the amount of non-farm development that takes place in these areas.

Commentary: It will be difficult to achieve this recommendation because of agricultural economics. This is not saying no new development can occur in these areas, but the Plan Commission should give careful thought to the impacts of development in these areas.

It would be preferable that people not build homes in the middle of productive fields. It would be preferable to encourage non-farm development to be close to roads, on field edges, or on the edges of woodlots.

- Develop a “Right-to-Farm” Ordinance to protect our farmers.
- Develop an Ag Survey.

Commentary: Poll farmers on topics such as: Do they plan to continue farming? If so, for how long? Do they intend on staying in dairy farming? Are they willing to have any building restrictions on their land? Do they have any additional questions that could be helpful to the Plan Commission?

- Continue working with Dunn County to implement a Comprehensive Plan to protect our quality of life and agricultural livelihood

We sincerely hope you are pleased with the work that was done by this Committee. If this report and the maps meet your expectations for agriculture, we will consider this job completed and move on to natural and cultural resources.

TOWN OF SPRING BROOK

NATURAL RESOURCES

The Town of Spring Brook is representative of the prairie topography that borders the Chippewa River. Its topography, to a large extent, is responsible for its intense agricultural use. The large open prairies and irrigation make it highly desirable for row and specialty crops. The floodplain of the Chippewa River is also cropped. Because of this, there has been little residential development except along the Chippewa River and Elk Creek.

The Town has one of the two prairie lakes that are mapped in Dunn County. It also has several large prairie potholes. In addition, there is a large wetland complex associated with Muddy Creek. The western border of the Township has a rolling topography which consists of agricultural land that is interspersed with woodlands and wetlands. It is these unique natural resources that define the rural character for this Township.

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

SOIL EROSION

Much of the land on the Fall City Prairie is more susceptible to wind erosion than water erosion because of the lack of woodlands to provide shelter from the winds.

WATER QUALITY

See NR 151 (Wisconsin's Runoff Rules); ATCP 50 (A listing of conservation practices); Water Quality Goals from the "State of the Lower Chippewa River Basin Report", 2001, PUBL #WT 554-00; and, Committee Recommendations.

STEEP SLOPES

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. Some are pastured while few, if any, are cultivated. These slopes are prevalent throughout the Township but less so in the southeast corner.

WETLANDS

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

FLOODPLAINS

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

WOODLANDS

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.

HYDROLOGY

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

WILDLIFE

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the Town of Spring Brook: 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.

GROUNDWATER

Groundwater is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

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

NONMETALLIC MINING DEPOSITS

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

ENDANGERED RESOURCES

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

WISCONSIN'S ENDANGERED SPECIES

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

WISCONSIN'S THREATENED SPECIES

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

No threatened or endangered species are known to exist within the Township. For additional information, contact local DNR representatives.

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 Towns' 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.

Committee Recommendations

- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.
- The Committee would like to see the re-establishment of grassed waterways as a high priority best management practice. They would also like this practice to be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).
- Coordinate with the USDA-Natural Resources Conservation Service and the Dunn County Land Conservation Division to educate landowners and help them qualify for the Conservation Security Program, so that when the Spring Brook River Basin is selected, landowners can take advantage of the incentive payments.
- Work with all landowners, living near streams, to voluntarily participate in an “Adopt a Stream Program” to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate as a group, they should be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation, Dutch Elm Disease, oak wilt, bark beetle, blister rust, and other woodland management problems.
- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS, and the Land Conservation Division to become aware of what plants are considered invasive and to become educated on their control.
- Recommend educating landowners on the importance of allowing hunting to control wildlife populations.

Appendix D

Topography and Geology

Topography and Geology

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

Dunn County 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 consist 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

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.

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

Appendix E

MAPS

The following maps are included and referenced as follows;

Map 1 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

Industrial

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

Commercial

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

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

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

Residential-Ag

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

Farmland

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

Farmland-Woods

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

Farmstead

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

Mixed

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

Public Recreation

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

Public

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

Map 2 (Steep Slopes) locates steep slopes

Map 3 (Woodlots) locates wooded areas 10 acres in size or greater

Map 4 (Wetlands) locates wetland areas based on soil characteristics

Map 5 (Water Quality Management Areas and Frequently Flooded)

Map 6 (Soil Productivity) delineates soils by classes

Map 7 (Transportation) Delineates roads and condition of roads

Map 8 School Districts

EXISTING LANDUSE
Town of Spring Brook
Dunn County, Wisconsin



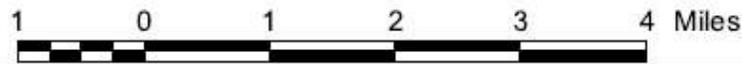
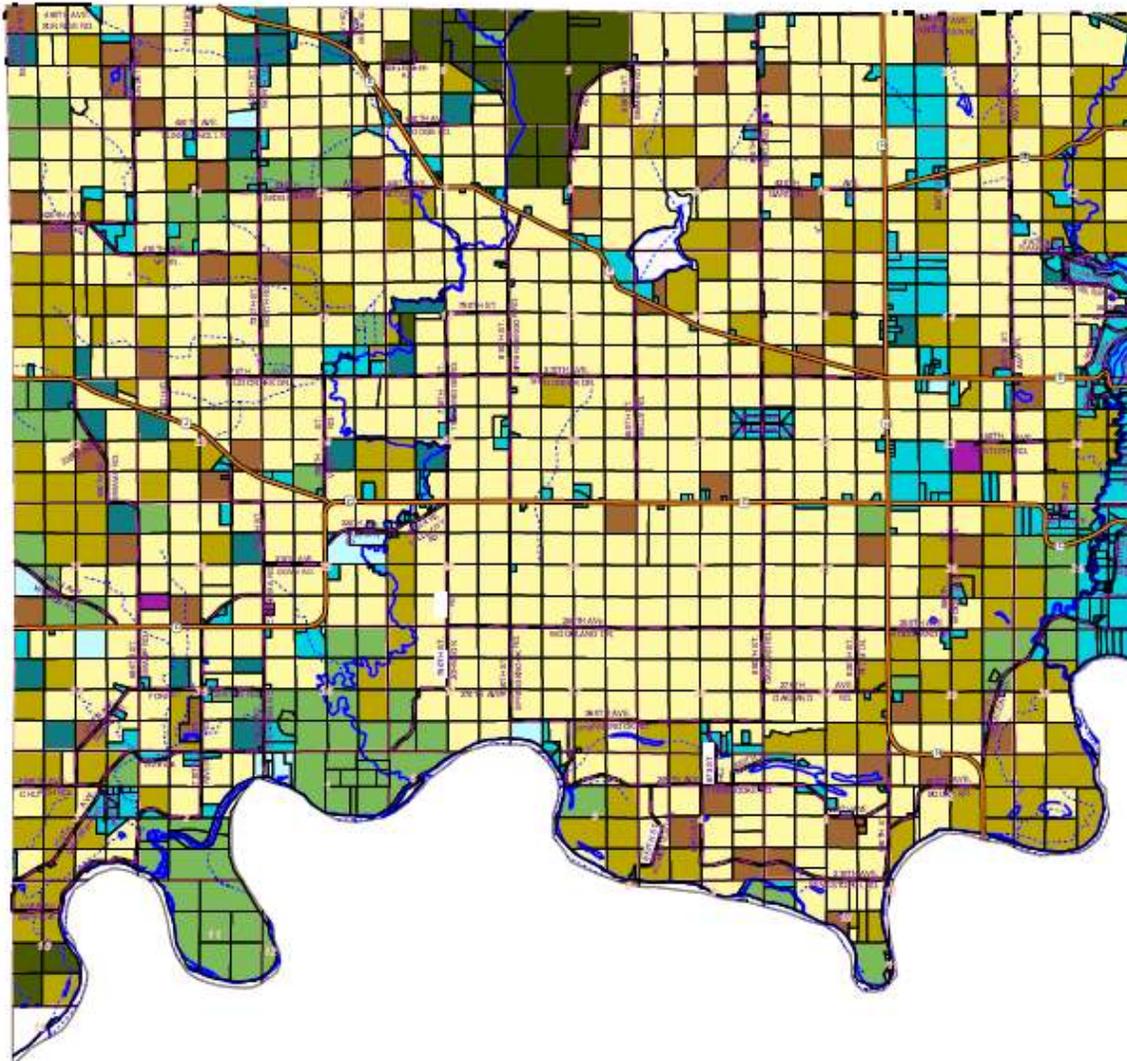
Existing Land Use

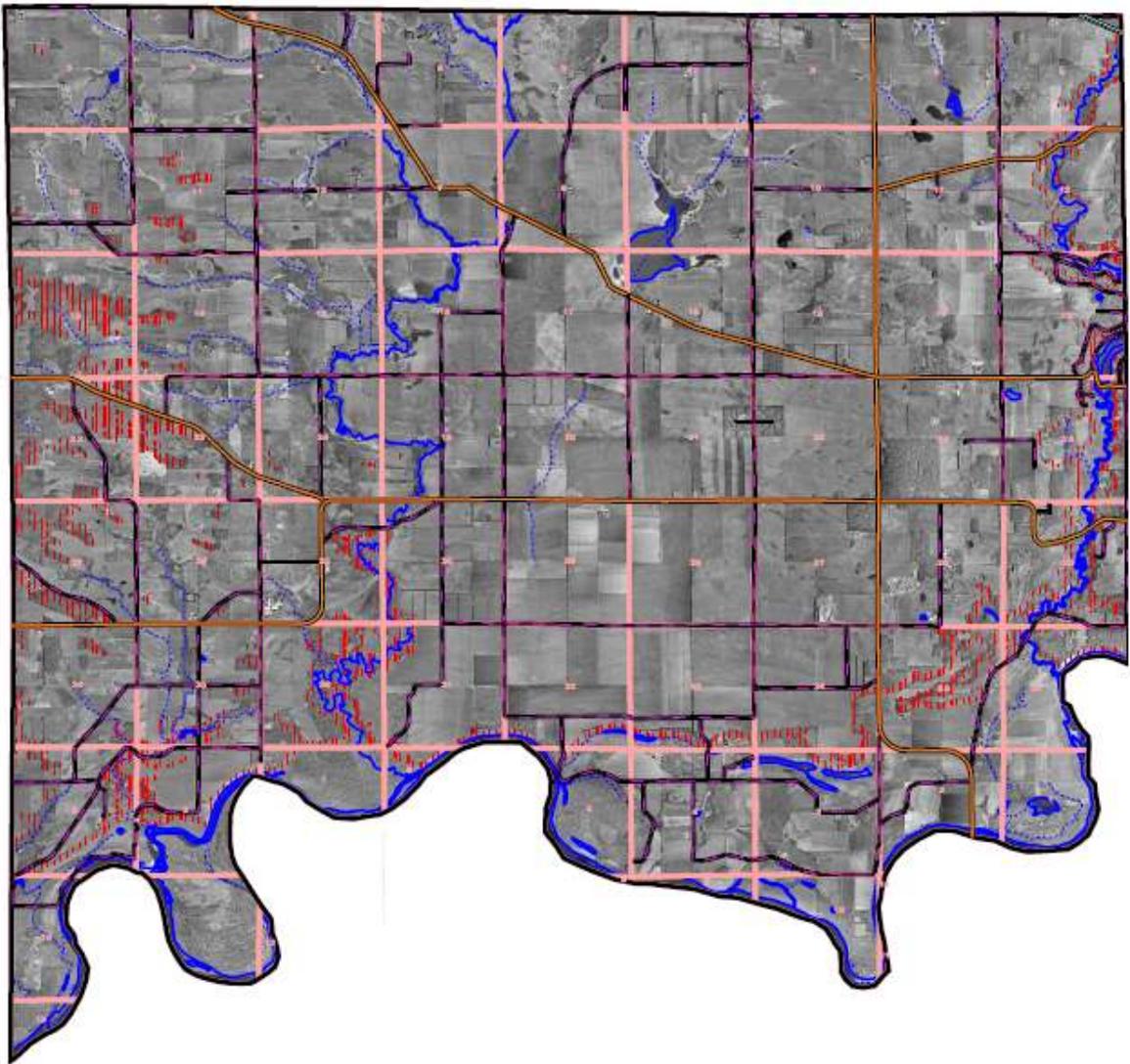
- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

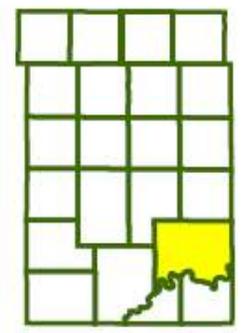
- Sections
- Hydrology

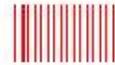




STEEP SLOPES

Town of Spring Brook
Dunn County, Wisconsin



 Slopes Greater Than 20 Percent

TRANSPORTATION

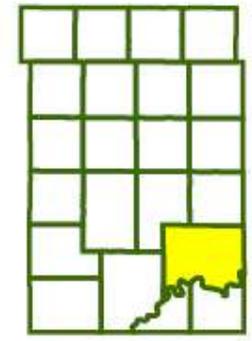
-  Interstate
-  Federal
-  State
-  County
-  Town

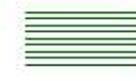
-  Sections
-  Hydrology

2004 Photography

February, 2005

WOODLOTS GREATER THAN 10 ACRES
Town of Spring Brook
Dunn County, Wisconsin

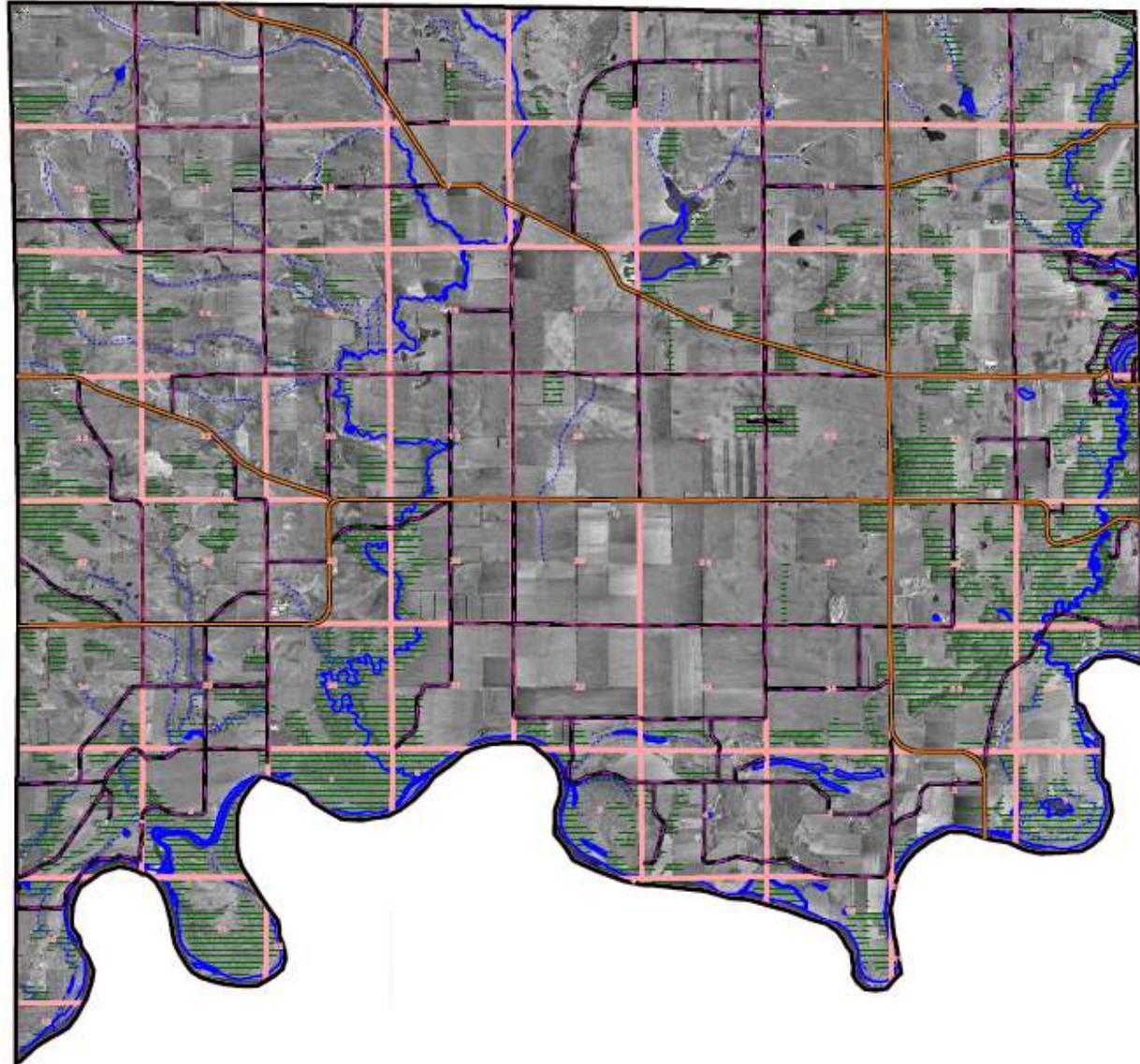


 Woodlots Greater Than 10 Acres

TRANSPORTATION

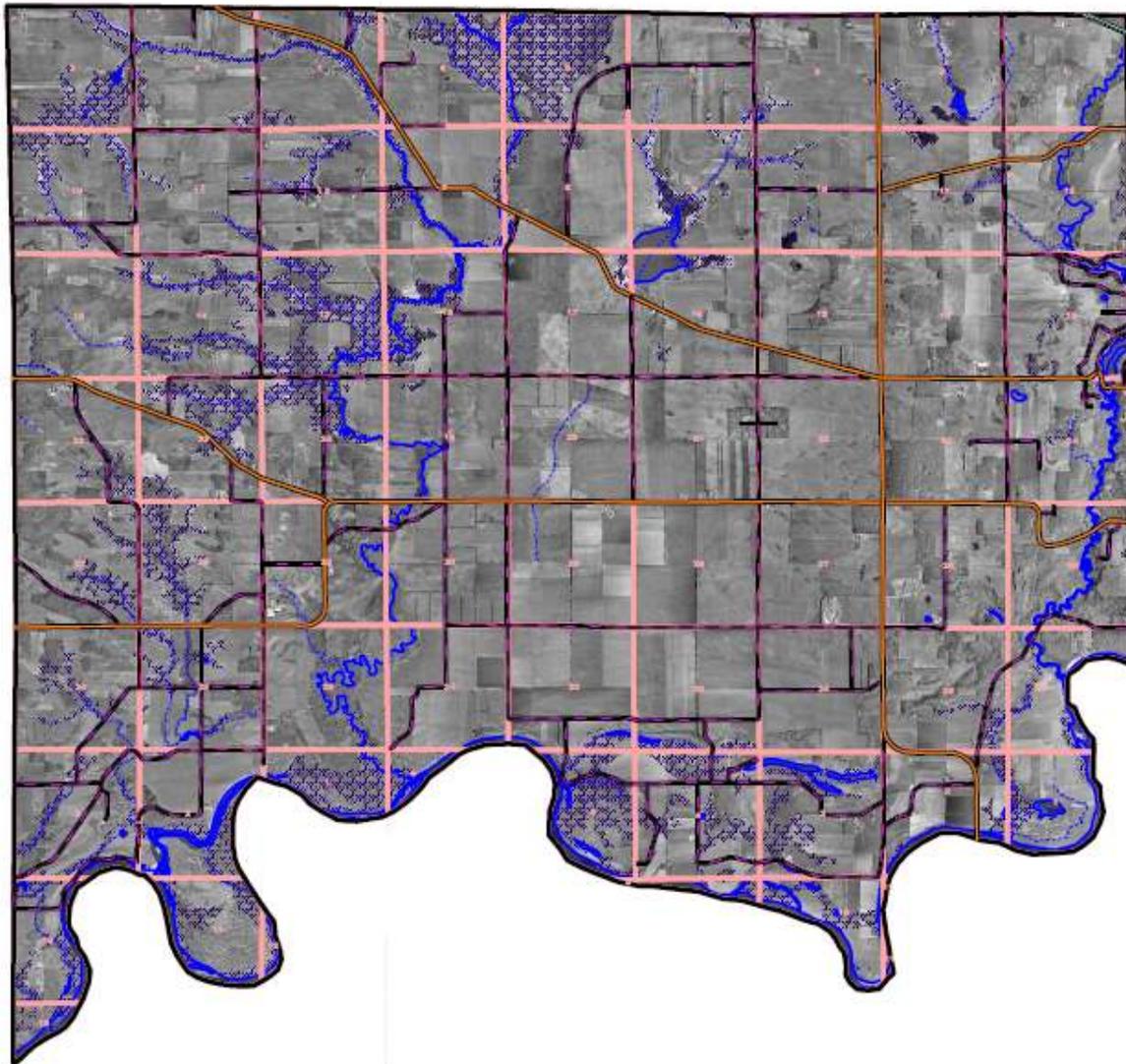
-  Interstate
-  Federal
-  State
-  County
-  Town

-  Sections
-  Hydrology



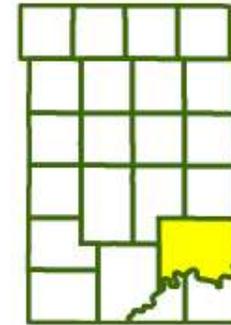
2004 Photography

February, 2005



WETLANDS

Town of Spring Brook
Dunn County, Wisconsin



 Hydric Soils

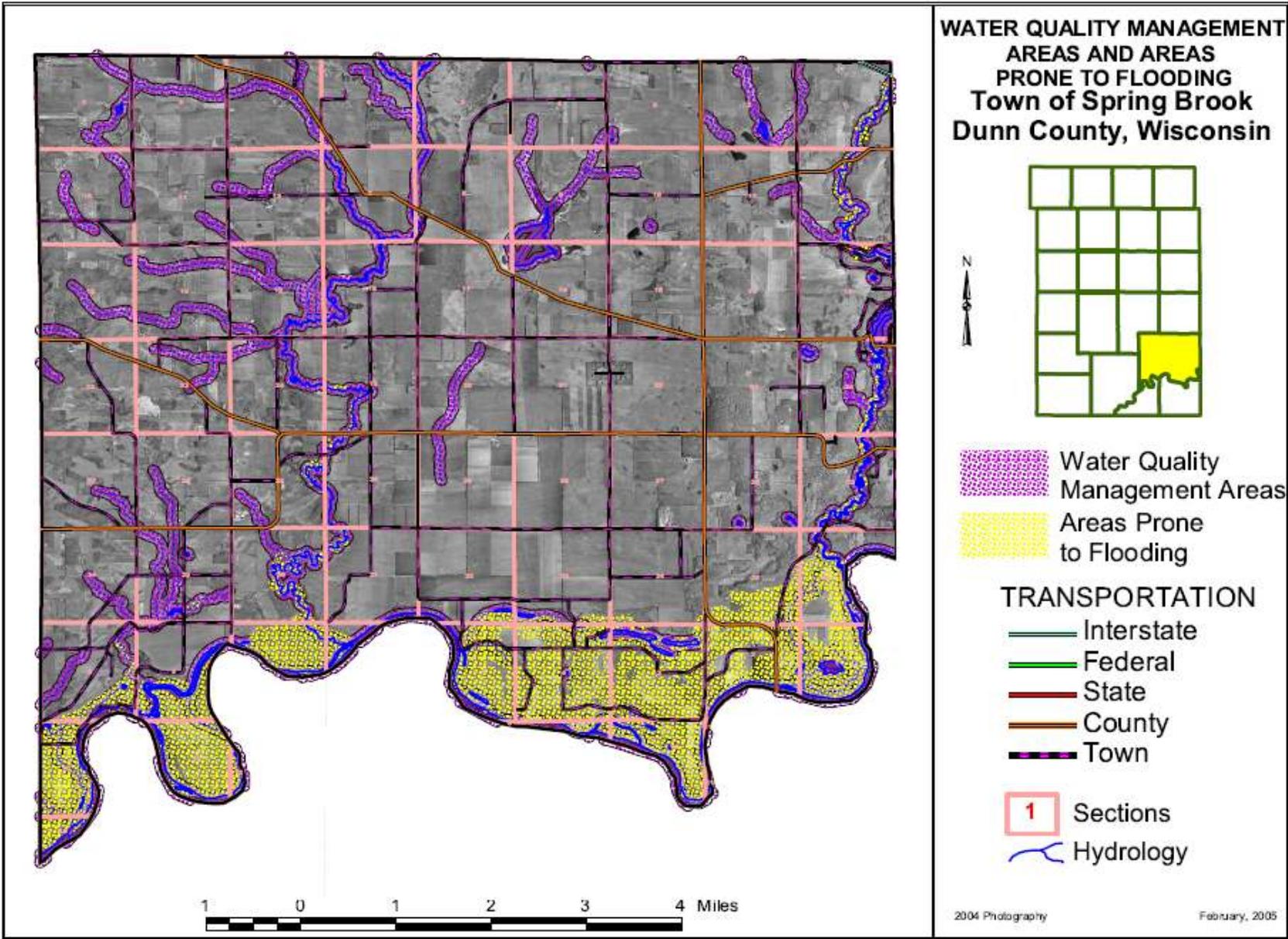
TRANSPORTATION

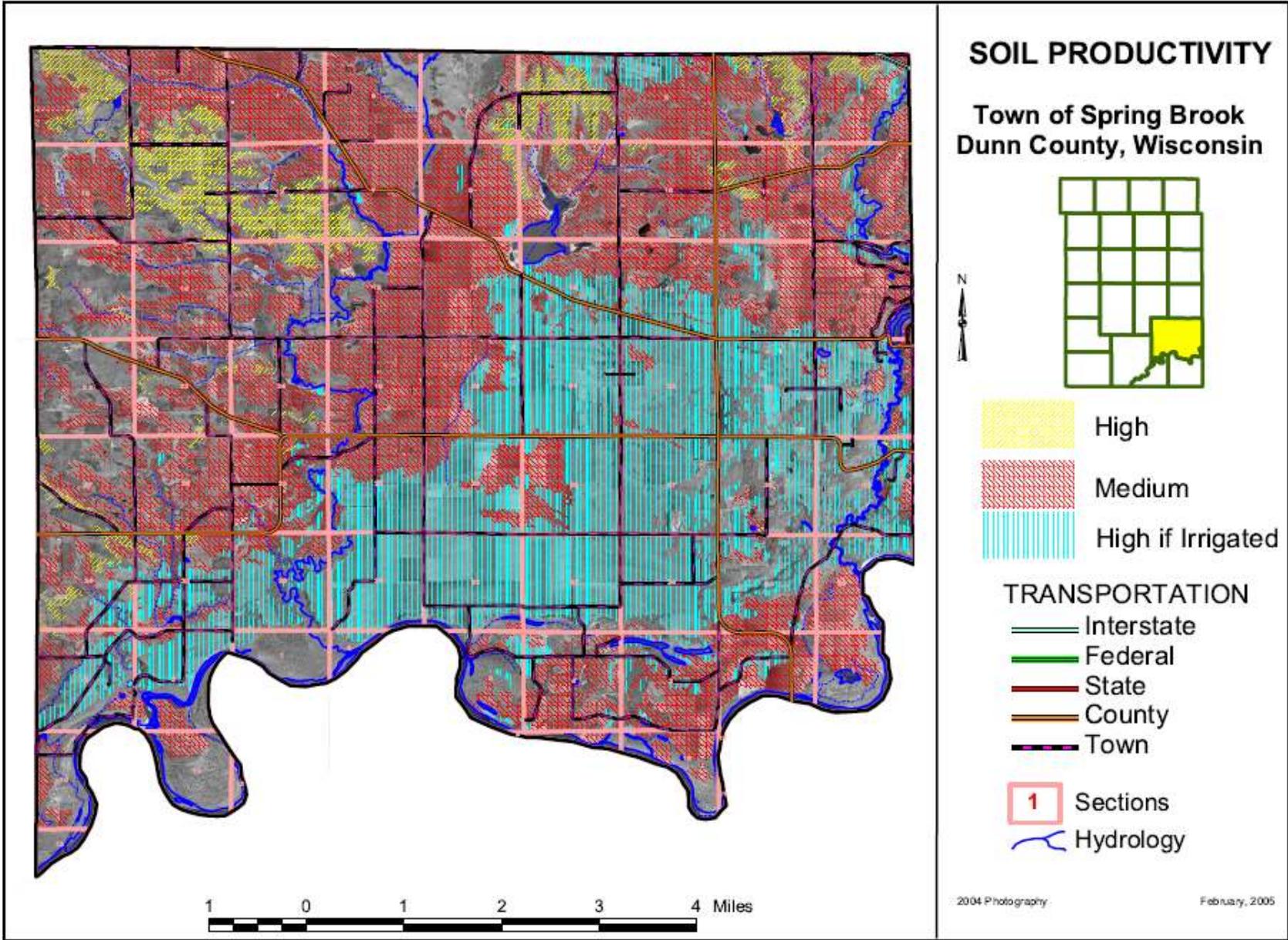
-  Interstate
-  Federal
-  State
-  County
-  Town

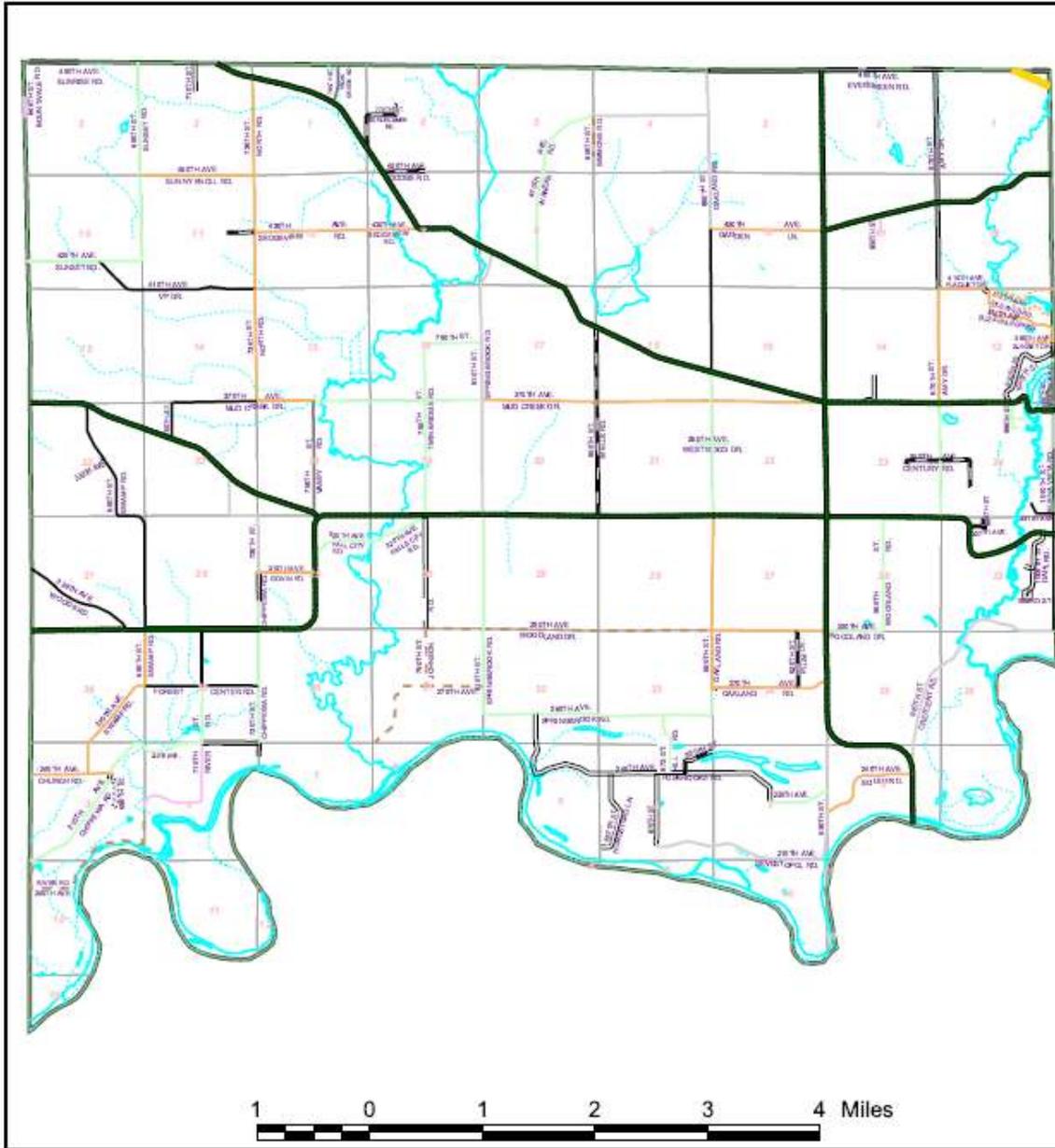
-  Sections
-  Hydrology

2004 Photography

February, 2005

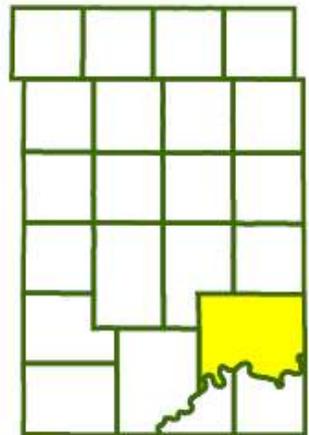






TRANSPORTAION MAP

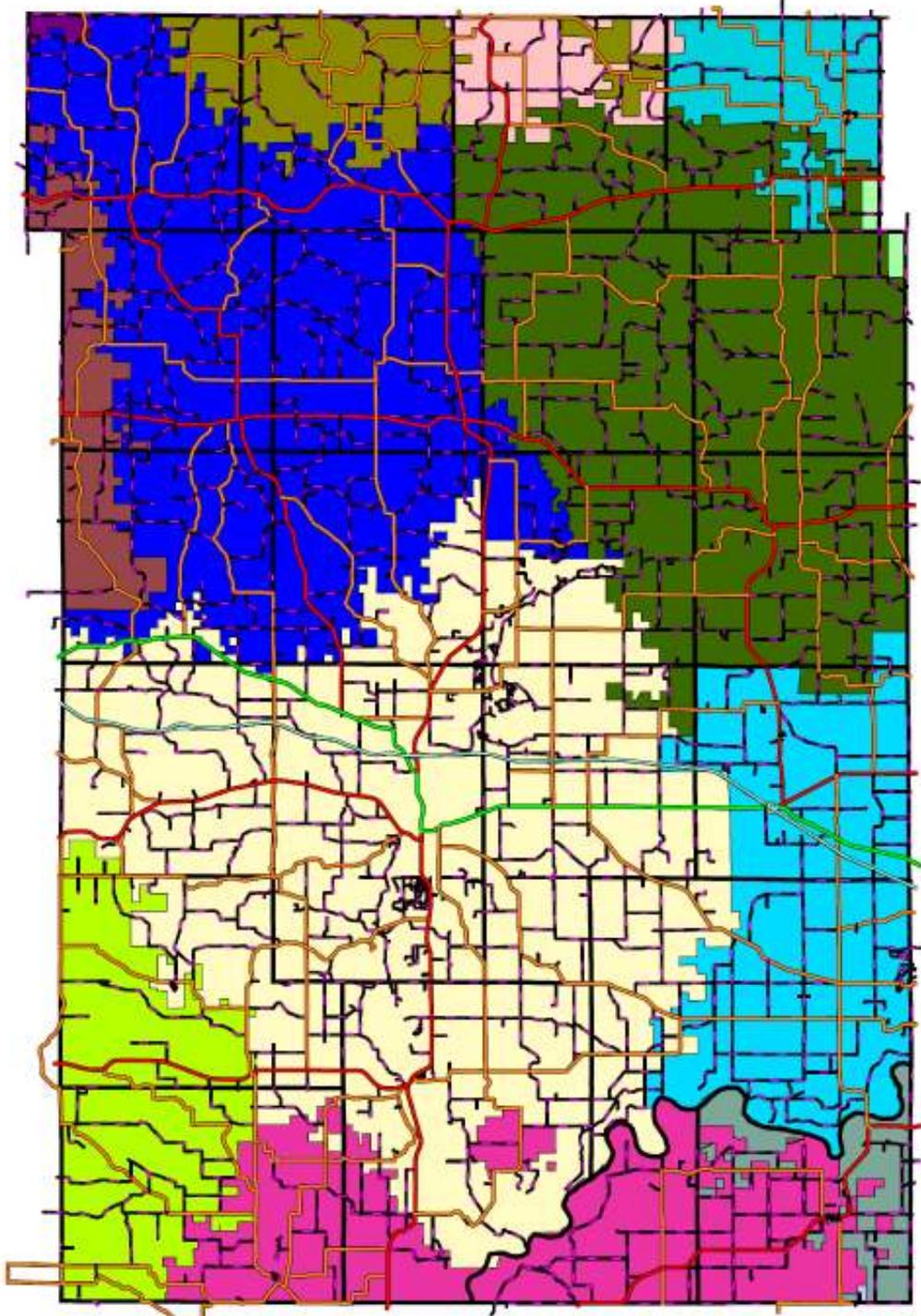
Town of Spring Brook
Dunn County, Wisconsin



- Transportation
- County
 - Interstate
- Paser Rating
- Unknown
 - Excellent Asphalt
 - Very Good Asphalt
 - Good Asphalt
 - Fair Asphalt
 - Poor Asphalt
 - Very Poor Asphalt
 - Gravel
 - Dirt

1 Sections

May, 2005



4 0 4 8 Miles

Transportation

- Interstate
- Federal
- State
- County
- Town

School Districts

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

**SCHOOL DISTRICTS
Dunn County, Wisconsin**

January 2005