

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF WESTON

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ISSUES AND OPPORTUNITIES

Historical Look at the Town of Weston, Dunn County, Wisconsin

The portion of Dunn County, Wisconsin, encompassed by the Town of Weston, Town-27-N, Range-14-W, has an interesting past, with regard to both its land and its peoples.

Over 400 million years ago, the area was covered by a sea that spread over most of what is now the United States. Sometimes this region was in a shoreline zone, sometimes it was deeper underwater. The action of the water and deposits of sand and mud created the sandstone and fossil-rich limestone rocks that lie under much of the township today.¹ Later, between roughly 1.6 million and 11,000 years ago, the early glaciers of the Ice Age of the Pleistocene sculpted our landscape, but the last glaciers did not reach into our area.²

As the ice sheets melted, by about 10,000 B.C., Paleo-Indian Clovis people began moving into Wisconsin from the south. Their presence in Dunn County is evidenced by the stone projectile points which they left behind.³ Many of these 'Clovis points' have been found in the Town of Weston. Lifelong residents Lavern and Goldine Werner saved the arrowheads that Lavern found while working their farmland. These points may have been Clovis points, or may have been from prehistoric people that were here during a later period in history. Goldine lent their collection to the State Historical Society for examination and cataloguing, at the request of a former Weston resident, Tom McDonald.⁴ The points in this collection were made from stone that most likely originated in the Black River Falls region of Wisconsin, and were brought here by bands that included this area in their hunting grounds.

Not much is recorded about the pre-European settlement peoples that lived specifically in the area now included in the Town of Weston. The Anthony Lemon family, however, is thought to have been the first family to settle in the area.⁵ Anthony Lemon fought in the Blackhawk War in 1832.⁶ Much of the land was bought up by the Fox and Wisconsin River Improvement Company, which logged off the area's virgin pine.⁷ An 1877 map of the Town of Weston shows most of the land as being owned by the Fox River Co.⁸ Many of the town's early settlers bought their land from this company.⁹ Weston became a township in the early 1860's. It was named after Daniel Weston, who was one of Dunn County's early board members.¹⁰ The post office and town hall were originally located in section 24, where county roads X and D meet. Fairview School was also located at that site.

¹ Larry Lynch and John M. Russell, *Where the Wild Rice Grows* (1996), pp. 7-9.

² Lynch and Russell, p. 9.

³ Lynch and Russell, pp. 11-13.

⁴ Conversation with Goldine Werner, Spring, 2004.

⁵ Conversation with Goldine Werner, Spring, 2004.

⁶ Lemon Family History, *Dunn County History* (1984), p. 246.

⁷ Goldine Werner, Weston History, *Dunn County History* (1984), p. 81.

⁸ Town of Weston Map, *Map of Dunn County, Wisconsin, 1877*, published by Nash & Morgan.

⁹ Curtiss-Wedge, F., George O. Jones, et al, *History of Dunn County Wisconsin* (1925), p. 225.

¹⁰ Goldine Werner, Weston History, p. 81.

In 1889, William J. Starr of Davis and Starr Lumber Company, headquartered in Eau Claire, bought up about 14,000 acres of land in Weston, approximately half of the township's land. After persuading, (or coercing, depending on the source), the Omaha, Chicago, and Northwestern railroad company to build a spur to his land in section 22, Starr built a lumber mill there. With a railroad station in section 22, it was decided to move the post office and town hall there, in approximately 1902.¹¹ Weston grew quickly after the mill opened; at its height of productivity, the mill produced nearly 50,000,000 board feet of lumber each year and employed 300 men. The village of Weston grew to almost 400 residents. Weston was incorporated from 1909 until 1919, when it reverted back to town government. Businesses in town included the lumber mill and sales store, saloons, two general stores, a livery stable and blacksmith shop, a hotel, a barber shop, a feed mill, a post office, the town hall, and a Methodist church.¹² The school building in Weston, now used as the town hall, was unique in that it had two wings built at right angles to each other, with each of them sharing a common entryway.¹³

Many other small schools served the township's children. They include: Starkey School in the northeast corner of section 6, Birthman School in the northeast corner of section 4, Palmer School in the northeast corner of section 2, Highland School in section 11 on Gypsy Hill Road, Pine Cooley School in section 19 at the corner of County Road P and Starr Road, Nippersink School in section 33, Howison School at the corner of Highway 72 and County Road D, and Twin Hill School in section 29. There was also a Howison Post Office in section 36, near the original Howison School in section 31.

Starr closed his mill in 1910, when he had depleted his timber supply. The size and prosperity of the town quickly diminished, but it survived. Some of the former employees of the lumber mill bought land from Starr and started their own farms.¹⁴ The village of Weston faced disaster in 1920, when a fire broke out in the Weston Supply Store on September 29, 1920. Within two hours, twenty-three buildings were destroyed, due to a strong wind from the north.¹⁵ Stores, homes, and a new Methodist church were wiped out. A bucket brigade of 50 men saved the hotel, but it had been closed for two years.¹⁶

The Eau Galle River flows through the southwest corner of the Town of Weston, just east of the village of Elmwood. Before it was dammed, it flooded regularly, raising havoc with the railroad bridge on the line between Elmwood and Weston. Weston was the terminal station, where the train was kept overnight. In April 1934, the bridge was washed out, stranding the engine in Weston. The railroad company rebuilt the bridge to get the engine out, then closed the line to Weston permanently. The roundhouse in Weston was turned into a haybarn.¹⁷

¹¹ Chuck Rupnow, *The Road Less Travelled* column, *Eau Claire Leader-Telegram*, April 25, 1993, pp. 1H and 4H.

¹² Rupnow, p. 1H.

¹³ John N. Russell, *Scenes from Yesteryear* column, *Dunn County News*, September 2, 1987, p. 3.

¹⁴ Goldine Werner, *Weston History*, p. 81.

¹⁵ Rupnow, p. 1H.

¹⁶ Earl Chapin, *St. Paul Pioneer Press*, May 24, 1964.

¹⁷ Lawrence Johnson, *Early Railroading in St. Croix County* (1988), p.100.

In the 1930's, the WPA (Works Progress Administration) provided much of the labor in establishing two roads in the Town of Weston, Starr Road (350th Avenue) and Dunkard Road (110th Street). In 1967, the Knight's Creek Watershed Association was formed. By 1970, it had completed construction of three dams or structures in the township, one in section 8 and one in section 9, at the head of Knight's Creek, and one in section 17. These have been beneficial to farmers owning land along Knight's Creek.¹⁸

On July 15, 1980, a strong windstorm swept through the area, uprooting vast tracts of mature trees throughout the township, as well as destroying many farm buildings. The comment was made by Goldine Werner that "...the storm slaughtered more timber in less than an hour than Starr ever dreamed of harvesting."¹⁹

The Town of Weston has been home to people of various faiths. In addition to the Methodist Episcopal church that was once located in the village of Weston, the township has St. John's Evangelical Lutheran Church (Wisconsin Synod) and Cemetery in section 7 on County Road P, south of Hatchville. The church was organized around 1880, with the first church building being built in 1886. All services were conducted in German until 1922.²⁰

There was another Methodist church at one time in the township, in the northwest corner of section 31, called the Lower Weston Church. It lay diagonally across the road from Molly Atkinson Marson's house, and not too far from Lower Weston Cemetery in the southeast quarter of section 25, which was deeded to the Lower Weston Cemetery Association by the West Wisconsin Railway Company in 1875. Molly met her husband Frank when he had the job of painting the church across the road from her family's place.²¹

Weston was also home to a good-sized Old German Baptist Brethren community. Members of this faith were already living in the township in 1884. In 1900, their church building was built on one acre of land on Gypsy Hill, in section 12, from the land of Daniel Miller. They worshipped in that church until 1959, when only a few members were left. Many of the families had moved to Indiana to join larger congregations. The Old German Baptists still come to the area for meetings a few times each year, often gathering at the Beaver Creek School in the Town of Menomonie.

The inhabitants of this Town of Weston have seen prosperous times, as well as the harshness of poverty. The steep, wooded hills of this land, and rolling, productive bottomland have remained a trustworthy constant. This has always been a place to survive, thanks to the blessings of the natural resources that abound here. It is up to the present and future residents of this place to see to it that our beautiful home remains rich in nature's bounty.

²⁰ Mrs. Lawrence Bock, St. John's Church History, Dunn County History (1984), p. 82.

²¹ Conversation with Elaine Weber, September 14, 2004

¹⁸ Goldine Werner, Weston History, p. 81.

¹⁹ Goldine Werner, Weston History, p. 81.

General Policies

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

Socioeconomic profile

Note: unless otherwise noted US Census data is the source of data and information.

Weston Township has a population of 628 residents, 1.58% of the total population of Dunn County (40,315). Weston ranks 15th out of 22 townships in Dunn County 19th out of 30 when all townships, villages, and cities in the County are compared.

During the past eleven years, the population of the Town increased by 68 residents, 12.1%. On a yearly average, the growth was 6.8 residents, but most of the growth took place from 1999 to 2000.

Population Changes

Unit of Government	1950	1960	1970	1980	1990	2000	Total Change
Weston	798	661	688	654	560	630	-168

Population Comparisons

	1990	2000	Total Numeric Change
Town of Weston	560	630	70
Town Dunn County	35,909	39,858	3,949
Wisconsin	4,891,769	5,363,675	471,906

A comparison of Weston population growth rates with those of three adjoining townships reveals

Eau Galle, a decrease of 55 from 854 in 1991 to 799 in 2001

Lucas, an increase of 14, 658 in 2001, 644 in 1991

Menomonie, an increase of 468, 3,200 in 2001, 2,732 in 1991

A comparison of the 1970 to 2000 census counts for Weston and three adjoining townships shows the population of Weston and Eau Galle have declined whereas the populations of Lucas, Menomonie, and Dunn County have expanded:

Household Size	Town (1990)	Town (2000)	County (2000)
Average household size	2.89	2.85	2.57
Average family size	N/A	3.26	3.07

Population, Age and Household Comparison

Town of Weston	1990	2000	Numeric Change
Population	560	630	70
Households	177	192	15

Population Projections Wisconsin Department of Administration (DOA)

Unit of Government	Census			Projection				
	1980	1990	2000	2005	2010	2015	2020	2025
Weston	654	560	630	636	634	629	631	635

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

	1970	1980	1990	2000
Weston	688	654	560	630
Eau Galle	892	944	854	797
Lucas	577	699	644	658
Menomonie	1,820	2,453	2,732	3,174
Dunn County	28,991	34,314	35,909	39,858

There are four strong areas of population growth in the State, one of which is the far western Wisconsin areas bordering the Twin Cities. St. Croix County grew by 2.53% between 2000 and 2001. **If Weston were to grow at this rate, there would be approximately sixteen more residents per year.**

Households By type

	Town of Weston		Dunn County	
	Number	Percent	Number	Percent
Total number of households	221	100	14,337	100
Family households	170	77	9,265	64.6
With children under 18 years	81	37	4,496	31.4

Married couples	150	68	7,754	54.1
With children under 18 years	70	32	3,527	24.6
Female head of household	10	5	993	6.9

Household by Type indicates that Dunn County is largely a family community, with 64.6% as family households and half of those are with children under the age of 18. The township has a slightly higher percentage of family households 77 % than does the county and the township also has a higher percentage of married couples 68.0 % as compared to the county at 54.1%.

Household Trends

Of the total housing units, family households represent 77%. 221 are occupied. Renter-occupied houses represent only 15.4% of the township's population.

The average size of owner-occupied units is 2.81. The figure for renter-occupied units is 3.09. Approximately two-thirds of the homes are heated with bottled, tank, or LP gas (62%). 22% are heated by fuel oil, and 14% by wood.

Household Projections and Comparison, Wisconsin DOA

Unit of Government	Census	Projection				
	2000	2005	2010	2015	2020	2025
Weston	221	226	229	230	235	238

Gender and Age

Subject	Town of Weston		Dunn County 2000	
	Number	Percent	Number	Percent
Total Population	630		39,858	
Male	321	51	20,094	50.4
Female	309	49	19,764	49.6
Under age 5	60	10	2,285	5.7
5-9 years	66	11	2,415	6.1
10-14 years	45	7	2,844	7.1
15-19 years	33	5	4,175	10.5
20-24 years	18	3	5,496	13.8
25-34 years	103	16	4,817	12.1
35-44 years	95	15	5,444	13.7
45-54 years	82	13	4,988	12.5
55-59 years	29	5	1,689	4.2
60-64 years	32	5	1,230	3.1
65-74 years	43	7	2,231	5.6
75-84 years	20	3	1,569	3.9
85 years & older	4	1	675	1.7

Median age	34.2	30.6
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There were 630 residents in the town of Weston 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.

EDUCATION LEVELS

Of the population three years of age and older, 100 out of 188 are enrolled in elementary school (grades 1-8). Of the population 25 years of age and over, 85% have a high school diploma.

School Enrollment

Subject	Town of Weston		Dunn County	
	Number	Percent	Number	Percent
Population 3 years & Over in school	188	100	14,115	100.0
Nursery school, preschool	10	5	543	3.8
Kindergarten	28	15	496	3.5
Elementary (grades 1-8)	100	53	4,261	30.2

High school (9-12)	37	20	2,358	16.7
College or graduate school	13	7	6,457	45.7

Of the population three years of age and older, 100 out of 188 are enrolled in elementary school (grades 1-8). Of the population 25 years of age and over, 85% have a high school diploma.

Educational Attainment

Subject	Town of Weston		Dunn County	
	Number	Percent	Number	Percent
Population 25 years & over	402	100	22,644	100
Less than 9 th grade	23	6	1,161	5.1
9-12, no diploma	39	10	1,862	8.2
High school graduate (includes equivalency)	204	51	8,353	36.9
Some college, no degree	61	15	4,621	20.4
Associate degree	20	5	1,875	8.3
Bachelor's degree	30	8	3,120	13.8
Graduate or professional degree	25	6	1,652	7.3
High school graduate or higher		85		86.6
Bachelor's degree or higher		14		21.1

Household Income	Number	Percent
	224	100
Less than \$10,000	4	2
\$10,00-\$14,999	18	8
\$15,000-\$24,999	35	16
\$25,000-\$34,999	15	7
\$35,000-\$49,999	56	25
\$50,000-\$74,999	74	33
\$75,000-\$99,999	17	8
\$100,000-\$149,000	2	1
\$150,000-\$199,999	2	1
\$200,000 or more	1	0.4
Average Household Income	\$46,042	
Average Social Security Income	\$9,940	
Average Retirement Income	\$8,998	

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

More than 50% of the household income levels for our township range between \$35,000 to \$75,000. The Median household income is \$46,042. Only 2.3% have income levels over \$100,000. In 1999 eleven families, 6.4%, were below the poverty level.

Labor Force

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Historical Labor Force Source: Wisconsin Department of Workforce Development

Year	Labor Force	Dunn County Unemployment Rate	Wisconsin Unemployment Rate
1993	20958	4.7	4.7
1994	21108	4.2	4.7
1995	21943	3.6	3.7
1996	22688	3.2	3.5
1997	22540	3.5	3.7
1998	22312	3.2	3.4
1999	21562	3.0	3.0
2000	21945	3.9	3.6
2001	22333	4.0	4.5
2002	22593	4.6	5.5

Employment Status

Subject	Town of Weston		Dunn County	
	Number	Percent	Number	Percent
Age 16 & older	460	100	31,773	100.0
In labor force	331	72	22,439	70.6
Civilian labor	331	72	22,415	70.5
Employed	317	69	20,791	65.4
Unemployed	14	3	1,624	5.1
Armed forces	-	-	24	0.1
Not in labor force	129	28	9,334	29.4
Female (16 & older)	216	100	15,715	100.0
In labor force	130	60	10,578	67.3
Civilian	130	60	10,566	67.2
Employed	128	60	9,876	62.8

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

Weston has three-fourths of its population in the work force. Women represent approximately 40% of that work force. 70.9% drove alone to work, with a 24.6 minute travel time to their work destination. 84% of the households own two or more vehicles.

Employment by Industry

Subject	Town of Weston		Dunn County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	66	21	1492	7.2%
Construction	30	10	1254	6.0%
Manufacturing	70	22	3535	17.0%
Wholesale trade	9	3	687	3.3%
Retail trade	27	9	2755	13.3%
Transportation, warehousing and utilities	13	4	1026	4.9%
Information	4	1	295	1.4%
Finance, insurance, real estate, rental and leasing	2	1	778	3.7%
Professional, scientific, management, administrative, and waste management services	7	2	845	4.1%
Educational, health and social services	48	15	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	16	5	2140	10.4%
Other services (except public administration)	17	5	834	4.0%
Public administration	8	3	578	2.8%

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

HOUSING

General Overview and Basic Objectives

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

General Policies

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 with special needs.
- That promote the availability of land for development or redevelopment of low and moderate income housing.
- To maintain or rehabilitate housing stock.

Existing Conditions

Note: All figures taken from U.S. Census, 2000, unless otherwise noted.

Age of Housing Stock

Pre 1940	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
117	26	9	23	15	45

Housing Starts Source: 2002 Dunn County Annual report

2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
6	4	5	6	2	2	3	1	4	5	38

2002 There were 5 new homes (stick built or manufactured 1 new mobile homes (single-wide chassis)

Housing Value

	2000	
	Number	Percent
Less than \$50,000	7	13
\$50,000-\$99,999	40	71
\$100,000-\$149,999	4	7
\$150,000-\$199,999	3	5
\$200,000-\$299,999	2	4
\$300,000-\$499,999	-	-
\$500,000-\$999,999	-	-
\$1,000,000 or more	-	-
Average	\$78,300	

Occupancy Characteristics

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

	2000			
	Town of Weston		Dunn County	
	Number	%	Number	%
Total of all units	235	100	15,277	100
1-unit, detached	205	87	10,232	67.0
1-unit, attached	-	-	206	1.3
2 units	-	-	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	30	13	1,915	12.5
Boat, RV, van, etc	-	-	9	0.1

Occupancy

Description	2000			
	Town of Weston		Dunn County	
	Number	%	Number	%
Occupied Housing	221	100	14,337	100
Owner-occupied housing	187	85	9,990	69.1
Renter-occupied housing	34	15	4,437	30.9

Tenure

Description	2000			
	Town of Weston		Dunn County	
	Number	%	Number	%
Total Housing Units	233	100	15,277	100.0%
Vacant Housing Units	221	95	940	6.2%
Seasonal	4	2	285	1.9

Source: US Census

Households

Head of Household =(HH)

	Married Couple Family	Female HH (No husband)	Male HH (No wife)	Total Families	Non Family HH	Total HH	Percent Family HH	Percent Nonfamily HH
Weston (1990)	151	7	6	164	30	194	85	15
Weston (2000)	150	10	10	170	51	221	77	23
Dunn County (1990)	7,187	769	333	8,289	3,961	12,250	67.67	32.33
Dunn County (2000)	7,754	993	518	9,265	5,072	14,337	64.62	35.38

Source: US Census (Due to rounding percent totals may not add up to 100)

Socioeconomic

Low and Moderate Income Housing

The number of low and moderate-income households is important in projecting future housing needs. Low and moderate income (LMI) households include all households that earn 80% or less of the county median income (\$38,753 x 80%= \$31,002). See Issues and Opportunities Household Income.

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%.

Selected Monthly Owner Costs as a Percentage of Household Income

	2000	
	Number	Percent
Less than 15.0 percent	19	34
15.0 to 19.9 percent	19	34
20.0 to 24.9 percent	2	4
25.0 to 29.9 percent	8	14
30.0 to 34.9 per	2	4
35.0 percent or more	6	11

According to the latest census survey 86% of our residents occupy affordable housing units.

Special Needs

Rural townships such as ours 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 can not promote outside services to meet these needs. The following are programs and sources for those individual needing special housing needs to use as resources.

Facility Type	Description	Capacity County
Adult Family Homes (AFA) (Licensed by 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 & Maintenance/Rehabilitation

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (town) government 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”. Land in the rural environment is predominantly agriculture in nature and redevelopment will occur as this land is changed from its current use to a non agricultural use.

Future Needs

Based on population projections, household size figures, 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 5 people or will grow by less than 1%. Given the current household size and the projected populations by 2025 the town is expecting to see the number of households increase from 221 to 238 or an increase of approximately 8%.

According to Dunn County housing starts information there has been 33 new housing starts over the last ten years, or an average of 3.3 new homes per year. The town is zoned Agriculture Residential 2 or A2, minimum lot size of 5 acres which results in the following housing and acreage estimates;

	2010	2015	2020	Total
New houses	13	16.5	16.5	46
Amount of land (in acres)	65	82.5	82.5	230

TRANSPORTATION

Overview and Basic Objectives

General Policies

Supply adequate transportation systems now and in the future, while making every effort to preserve natural resources and to prevent undue strain on the environment.

Road Classifications

Principle arterials. Serve intra-urban trips. Carry high traffic volumes (Interstates and freeways) There are none in the town.

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

Major collectors. Provides service to moderate sized communities and links them to nearby population centers and higher function routes. The major highway in the Town of Weston is State Highway 72, which runs eight miles east and west through the southern part of the township.

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 D, K, P and X. These roads connect to either other county roads, with state roads or with local roads to serve all destinations within the town and allows access to higher function roads beyond the town boundaries.

Local roads. All roads not classified as arterial or collector are local functioning roads.

The Town has 41.40 miles of roads to maintain; 28.30 miles of paved roads, 13.1 unpaved. 38.43 miles are classified as local, while 3.8 are low-use.

The town roads that carry the largest volume of traffic are 410th Avenue (Decker Road); 190th Street (Lemon Hill Road); 470th Avenue (Wedam Road); and 350th Street (Calvary Road). The Town has a five-year road plan that calls for restructuring about 1.5 miles per year and for sealcoating and crackfilling as needed.

Condition of local roads in 2004

PASER Rating	Warranted Maintenance	Percent
1 – 3 (poor to very poor)	Reconstruction	27.0
4- 6 (good to fair)	Preservative Treatments to Structural Improvements and leveling- overlay	60.0
7 – 10 (very good to excellent)	None Required to Routine Maintenance	13.0

The average PASER rating for Town of Weston roads is a 5.71

Road Maintenance Plans

Include costs of local maintenance over a period of years. Account for source of funds of maintenance.

Local 5 Year Plan

2005

175th St. (Main Street) – 0.29 miles from County Road X to end of street.

173rd St. (1st Ave.) – 0.03 miles from 175th St. to west end of road.

361st Avenue (3rd Ave) – 0.12 miles from 177th St. to west end of road.

177th St. (Railway St.) – 0.19 miles from County Road X to south end of road.

365th Ave. (2nd Ave.) – 0.09 miles from 177th St. to west end of road.

270th St. (Beaver creek road) – 0.18 miles from STH 72 to north end of road.

2006

290th Ave. (Zeilinger rd.) – 0.75 miles from County Road d to Weston Dr.

2007

190th St. (Lemmon Hill Rd.) – 1.35 miles from Gypsy Hill Rd. to Weber Rd.

190th St. (Lemmon Hill Rd.) – 0.75 miles from County Road P to Gypsy Hill Rd.

2008

190th St. (Lemmon Hill Rd.) – 1.35 miles from Gypsy Hill Rd. to Weber Rd.

190th St. (Lemmon Hill Rd.) – 0.75 miles from County Road P to Gypsy Hill Rd.

2009

310th Ave (Hanson Rd.) – 0.50 miles from Calvary Rd. to east town line.

310th Ave (Hanson Rd.) – 0.50 miles from County Road K to Calvary Rd.

State 5 Year Plans

The State has no plans for highway reconstruction during the next five years but does plan to build a new bridge on Highway 72. The County has no road construction plans for the next five years.

Regional Plans

Air Transportation

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

Rail Transportation

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

Bicycle/Walking Trails

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

Special Transit Facilities

Greyhound Bus Service is available in Eau Claire.

Disabled Elderly Transportation (DET) transports disabled and elderly citizens.

More information is available through the Dunn County Office On Aging.

Freight Transportation

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

State 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 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.

Summary

In comparing state and regional plans with those of the town indicates there is no long range state or regional plans that need to be incorporated into the local transportation plans.

UTILITIES AND COMMUNITY FACILITIES

Basic Objectives

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

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

The structure and content of this element is based on the general policies:

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.

Utilities that apply to the Town of Weston:

Transmission lines

Distribution lines

Phone lines

Communication towers

Water and Wastewater Facilities

There are no water and wastewater facilities within the Township. Private wells and septic systems are the responsibility of the individual landowner

Storm Water Management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Red Cedar River. Where roads and other construction have disturbed the terrain ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have to be installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling

Weston Township had a town dump that was closed in the 1980s. It was located in Section 36. The Township is part of the Dunn County Solid Waste management and recycling program. Residents are able to take their garbage and recyclable materials to a collection site on River Road in the Downsville area. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 west of Menomonie.

Recreational Facilities

Public snowmobile trails can be found within the Township; they are maintained by the county and the state. There are no other recreational facilities within the Township. However, the Red Cedar State Trail is located in a neighboring township.

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 a member of IFLS the four libraries have access to library consultants who provide information service 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 which meet monthly and are appointed by their municipality. The closest library to Weston residents is located in Menomonie and outside of the county in Elmwood.

Police Services

The Dunn County Sheriff's Department provides police protection for the entire Township. 911 Service is available throughout the Township.

Fire Protection

Fire protection is provided by Menomonie and Elmwood Fire departments, depending on the location of the incident. Elmwood's response staff includes approximately 30 volunteers which are notified by pagers and respond to an average of 40 calls per year. Elmwood's equipment consists of one pumper, two tankers and two brush buggies. The Menomonie Department is staffed by 27 full-time members, plus a Chief. It operates as three crews, each made of nine (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 7300 gallons of water available for initial response. Irrigation wells are available for additional emergency water.

Emergency Medical Services

Emergency medical service for the entire community is provided by the Elmwood Area ambulance Service and consists of an all-volunteer staff of 10 EMT's and 5 First Responders. 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 owns and maintains a Town Hall, shop and salt shed. The Town Hall is used for public meetings, elections and community events, the shop houses road maintenance equipment and the salt shed is a covered facility to store salt/sand for winter use.

Electrical and Natural Gas Transmission

Excel Energy and Dunn Energy provide electrical power to customers in the township. Two lines run through the Township. One runs from the northeast corner to the southwest corner, and the other runs east to west in the northern half of the Township. There is one substation in the Town at the corner of CTH P and Moonshine Drive.

Excel Energy and Dunn Energy both have easements that give them the rights to maintain and to remove brush from the electrical rights of way. No housing or development may take place under these lines without their approval.

Telecommunications and Fiber Optics

SBC, Century Tel, and West Wisconsin Telecom provide telephone service to Township residents. For more information regarding the utilities existing on your parcel, phone Digger's Hotline at 1-800-242-8511 or 1-800-542-2289.

Health Care Facilities

Weston Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral

services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

The Red Cedar Medical Center, the largest of the facilities, 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 houses including a critical care unit and a birthing center. Emergency care is available 24-hour a day, 7-days a week basis.

Child Care facilities

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

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

Cemeteries

There are two cemeteries in the Town, St. John Cemetery in section 7 and the Lower Weston Cemetery in section 25.

Schools

A number of educational facilities are available to residents in the Town of Weston. These range from a local elementary school to three universities within commuting distance. The township is primarily served by the Menomonie and Elmwood School Districts. The School district boundary zig zags through the town.

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

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

Capacity of community services.

In analyzing the capacity of rural community services and facilities, there does not appear to be a need to modify the current level of services provided. In looking at the capacity of existing utilities compared to the projected growth does not indicate a concern regarding future services. The only expansion of services in the foreseeable future may involve construction of a new Town Hall. There has been discussion about this issue but as of now no real plans have been formalized.

AGRICULTURAL RESOURCES

Agriculture and farming are the primary heritages, ways of life and occupations that leads to rural character. Once farmland is converted to other uses it is hard to reclaim therefore, the town should become more active in regulating, reviewing and approving future development. As the town becomes more involved with these issues it should work to balance individual property rights with community goals.

Definitions

Rural Character

Rural Character is a concept with many different and individual meanings. Generally speaking it is firmly rooted in the lives and lifestyles of the local residents and consists of mostly visual and aesthetic components such as; large, contiguous tracts of land consisting mostly of cropland, woodland, pastureland, rivers, and streams and boundaries between parcels which are not noticeable. Since rural character and prime farmland are interconnected and very important issues, the town should work towards a general policy to preserve as much prime farmland as possible.

Prime Farmland

For the purpose of this plan prime farmland is defined as; Farm land where the majority of the soil is Class III or better, suitable for growing crops, has the potential to be production farmland if well managed, is 20 contiguous acres in size, is easily accessible with modern equipment and has good access to a public road.

Rural Woodland

Contiguous tracts of land 10 acres or more primarily devoted to the planned production of wood.

Summary

To protect or preserve rural character and prime farmland the town should apply a combination of regulations, with education programs. These programs and regulations should strive to provide options to both landowner and developer so that farmland and woodlots are either preserved or developed in the way best suited for the land involved. Landowners should be made aware of options other than development such as cash renting, hunting or recreational leasing, CRP, CREP and woodland tax credit.

Weston Township should develop a way of overseeing parcel divisions to protect large tracts of farm land and wood land. The town should develop site plan standards for new housing developments, including buffer zones between housing development and active farms and farm land. The township should give careful consideration before adopting major/minor subdivision ordinances so as to achieve the goal of preserving the prime farmland/woodland, i.e. rural character.

Agricultural operations should be limited to 1000 animal units. Large dairy farms are of benefit to the town, county, and state, by maintaining jobs and an ample supply of milk for dairy plants. They also create markets for extra grain and forages that other farmers may have and therefore keep farm land as farm land. Ultimately, size does not matter but rather the availability of land to spread nutrients should be the limiting factor however, this policy should be periodically revisited to provide for economic vitality and to accommodate community wishes. Other issues to consider are the location to existing houses or dwellings, consequently larger buffer zones may be required. Weston Township should not actively recruit Ag and non Ag businesses, but instead should review each new proposal on a case by case basis. Weston Township should establish some local control regarding the type and scale of businesses that would be permitted. Some concerns that need to be considered are; required road improvements and what kind of power is needed, three-phase, as well as natural gas requirements.

Weston Township should not regulate noise, dust or odors as it pertains to agricultural operations. The township should instead educate new and existing residents of the farming activities taking place within the township. The town should develop residential lot sizes for prime agricultural areas as well as requirements for the remaining land in the town. The prime agricultural areas might need a minimum and a

maximum lot size while the remaining land may only need a minimum lot size. Some sizes to consider are a maximum of 3 to 5 acres in prime agricultural areas a minimum of 1 to 3 acres in all other areas.

Currently local residents are doing a good job of providing for wildlife and wildlife habitat. However, it is important to preserve woodland and environmentally sensitive areas through education programs regarding managed forest land programs.

NATURAL RESOURCES

General Overview

Review of the natural resource base of the county provides general information on the physical and natural resources of the town. The existence of natural physical barriers such as water, topography and soils, act as constraints on the type and location of development. Even though it is possible to overcome them it is advisable to encourage development where public services can be maximized and where the limiting factors affecting development can be avoided.

General policies

Provide background information on a variety of natural resources in the area.
Provide a series of maps to document the location of the resources.
Identify areas where development would have the least impact on the resources.
Identify natural resource programs.

Selected Survey Results

A summary of the Citizen Opinion Survey was used to determine if the Citizen Opinion Survey supports the Vision. The results of the survey support the goals and objectives.

The Citizen Opinion Survey and the entire survey analysis are in Appendix 1.

Biophysical Resources

BEDROCK GEOLOGY

The bedrock geology has been mapped using electronic soils information from the Dunn County Land Conservation Department (LCD). Based on these maps, sandstone is shown to be the primary bedrock underlying the Town of Weston.

The Mt. Simon Sandstone Formation underlies the entire county. 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. 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 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 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.

SOILS

Soils in the town have been analyzed using information provided by the Natural Resource Conservation Service (NRCS) and LCD. Understanding the importance of the soils present within the town is important because of the limitations that soils can have on type and location of development.

Soil characteristics include slope of the land, depth to bedrock, depth to groundwater, and the identification of wetlands. These characteristics are interpreted to establish development limitations, such as septic suitability, basement construction and identifying areas with steep slopes.

According to the NRCS and LCD, all soils associations in the Town of Weston are classified as soils with moderate to very rapid permeability. This classification is due to largely to soil types, but also in part by the topography.

WATER

Lakes and rivers are the primary components of surface waters in the Town of Weston. 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.

Lakes, Rivers and Streams

The most obvious surface waters are rivers, streams and lakes. These are important to both the environment and as recreational and scenic assets. The primary surface water body in the town is Knights Creek which flows into the Eau Galle River and the Eau Galle River which flows through Lake Eau Galle and into the Chippewa River.

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. As rain and snow fall to the ground some runs off into lakes, rivers and streams; some evaporates and some is used plants. The remainder seeps into the ground and reaches a saturated zone that comprises groundwater. Groundwater can travel to and through geologic formations that store and transmit water called aquifers. Anything people spread, spill or dump on the ground can enter into and affect the quality of the groundwater used for drinking, farming and other activities.

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 and can return to the surface as discharge to lakes, rivers and streams.

The principle aquifer in the town is the 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.

Floodplains

Another surface water feature that most people are aware of is the floodplain, the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas, but pose problems by possibly placing development and property at risk.

Wetlands

Wetlands are defined by LCD using electronic soil classifications. Wetlands may be seasonal or permanent and have the capacity to store and filter pollutants. They can also be important recharge areas to groundwater, store floodwaters and maintain stream flows. 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).

Steep Slopes

Generally it is both economically and environmentally beneficial to avoid steep slopes and natural waterways with development. Problems with erosion and runoff can occur by developing steep slopes, and flooding and wet basements are more likely when drainage ways are disrupted.

The topography of the town is generally rolling hills and rough terrain. This is due to the glacial deposits in the county. 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. This has created a scenic landscape, but one that is also sensitive to development. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Areas with slopes greater than 20% are considered as environmentally sensitive. This percent slope was chosen because, according to the Soil Scientist, slopes of this steepness make the soils much more unstable and difficult to engineer.

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.

Nonmetallic Mining Deposits

The Town of Weston has some sand and gravel deposits. These deposits can be found on outwash plains and have been identified and mapped using the new digital Soil Survey.

ENDANGERED RESOURCES

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

Wisconsin's Endangered Species

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

Wisconsin's Threatened Species

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

For a listing of "Endangered and Threatened Species". Refer to the "Guide to Wisconsin's Endangered and Threatened Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

WILDLIFE

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Weston is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Weston: 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.

If the Town of Weston has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Fewer landowners allow hunting for a number of reasons. Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If wildlife populations aren't properly managed, natural forces such as starvation, predation, and destruction of habitat or disease become the limiting factor. It often takes years before populations recover from natural thinning.

CULTURAL RESOURCES

See Points of Interest Map in Appendix

ECONOMIC DEVELOPMENT

General Overview

The Town needs new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be regulated. Growth can be and should be directed for the benefit of the entire community. Above all, it is important to preserve the rural nature of the Township.

General Policies

Understand the economic base of the community and statewide trends affecting the community and region.

Identify economic development programs at the local and state level.

Assess the community's strengths and weaknesses relative to attracting and retaining economic growth.

Identify desirable businesses and industries.

Labor and Economics

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Dunn had an unemployment rate of 3.7%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates. Update to Weston

Employed Civilian Population Update to Weston

OCCUPATION	Number	Percent
Management, professional, and related occupations	204	26.8
Service occupations	105	13.8
Sales and office occupations	167	22.0
Farming, fishing, and forestry	23	3.0
Construction, extraction, and maintenance occupations	109	14.3
Production, transportation, and material moving occupations	152	20.0
TOTAL	760	100.0

The work force is fairly evenly distributed among the above occupational categories with the exception of farming, fishing and forestry, 23 people (3%). In 1990 farming, fishing and forestry was the largest sector of the workforce 100 people (6.7%). Update to Weston

Class of Worker

Occupation	Town of Weston		Dunn County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers			15,312	73.6	2,217,490	81.1
Government workers			3,492	16.8	340,792	12.5
Self employed workers in own not incorporated business			1,862	9.0	167,248	6.1
Unpaid family workers			125	0.6	9,395	0.3

A comparison of the class of workers at the Town, County and State level indicates that across the board "Private wage and salary workers" is the largest class of worker. However, the Town has a larger "self employed worker in own not incorporated business," 14.2%, than the county, 9.0%, or the state, 6.1%.

Commuting to Work

	2000	
	Persons	Percent
16 Years and Older	313	100.0
Work at Home	50	16.0
Drove alone	222	70.9
Carpooled	24	7.7
Walked	13	4.2
Other means	2	0.6
Mean Travel Time = 24.6 minutes		

Largest Employers in Region

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

Local Employers

Farmers and area local in home businesses

Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. Appropriateness includes things such as the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area.

Community Strengths and Weaknesses

Strengths

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

Weaknesses

- No public sewer and water system.
- No economic assistance programs to promote new businesses.

Regional Industrial/Business Parks

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

The town does not have an industrial/commercial base to use as a base 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 persue the above listed Industrial/business parks.

Environmentally Contaminated Sites

No sites have been identified as environmentally Contaminated.

Economic Development Programs

State and County Programs

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

Selected Economic Development Programs

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

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

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

Enterprise Development Zone (EDZ)

Community Development Zones (

Rural Economic Development (RED) Early Planning Grant Program.

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

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Summary

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

INTERGOVERNMENTAL COOPERATION

Overview

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

Boundary Agreements

Currently no formal Boundary agreements exist.

Intergovernmental Cooperation Agreements

The town has some informal agreements with surrounding units of government regarding road maintenance. See Areas of existing cooperation for additional information.

The Town of Weston 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. The Town has used the program to replace three old bridges. In 2002 the Town worked with FEMA to get funding for storm damage in the township.

General Policies

The Town of Weston will strive to cooperate with Dunn County, adjoining townships, the State, and the Federal Government in all planning activities and to explore the possibilities for future cooperation with adjoining townships.

Selected Survey Results

School District

The Town of Weston helps fund two school districts, Menomonie and Elmwood. The Chippewa Valley Technical College also gets funds from the Town. The Township receives several benefits from the University of Wisconsin-Stout, located nearby. Several people in the Township are employed at the University, and some students are

employed in the township. Moreover, people in the township are able to take advantage of the expertise and technical assistance provided by the university. The districts have no immediate plans to site facilities in the town nor do they have plans to expand existing facilities.

Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain Highway 72, the only state highway in the Township.

Existing Areas of Cooperation

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

The Town works with the county to provide solid waste and recycling. 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 the Elmwood Area Fire and Ambulance Service, which covers the entire township. The Elmwood Fire Department provides service to thirty sections in the Township. The Elmwood Fire and Ambulance Service is made up of the town of Weston, the towns of El Paso, Spring lake, Lucas, Eau Galle, Rock Elm, and the Village of Elmwood. The Menomonie Fire Department provides service to twelve sections of the Town of Weston. The Menomonie Fire Department is composed of eight townships: Weston, Dunn, Red Cedar, Tainter, Lucas, Spring Brook, Menomonie, Sherman, and the City of Menomonie. The Menomonie Ambulance Service draws members from the same townships. In the future, the town of Weston may switch some sections in the Town from the Elmwood Ambulance Service to the Menomonie Service in order to save money and provide better service. The Town would direct ambulance services to the same sections covered by the fire departments.

The Town of Weston works with four other townships on road maintenance agreements. On the north boundary, the township exchanges work with the town of Lucas on .68 miles of road. Along the northeast, the Town exchanges winter road maintenance with the Town of Menomonie on 1.56 miles. Along the east side, the Town exchanges winter road maintenance on one mile with the Town of Dunn. Along the south side, the Town exchanges with the Town of Eau Galle on one mile of road.

Areas to Explore for Additional Cooperation

The town of Weston should explore how intergovernmental cooperation with neighboring units of government might help to meet the town's goals, objectives and policies.

At the present time there are no indications from surrounding units of government or from outside service providers of plans to expand services or to locate services within the township.

Process to Resolve Conflicts

Sometimes conflicts arise regarding intergovernmental issues. There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

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

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances.

Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, 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 conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

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

LAND USE

General Overview

General Policies

Prepare existing land use map
Identify contaminated sites
Assess real estate forces
Develop 20-year projections
Prepare future land use map

Existing Conditions

Land Use Summary

Total acres in the Town is 26,598.98

	Total Parcels	Improved Parcels	Total Acres	Town Net Density Parcel	Average parcel size In acres
General Property					
Residential	222	152	345.41	1:44.01	1.56
Commercial	8	2	5.25	1:5,066.47	0.66
Manufacturing	0	0	0	0	0
Agricultural	678	0	16,474.8	1:1.61	24.30
Swamp & Waste	328	0	883.73	1:30.10	2.69
Forest	323	0	5,866.33	1:4.53	18.16
Other	119	118	195.5	1:1,360.6	1.94
Total	1,678	272	23,771.02		
Woodland Tax					
Private Forest	10	0	316.0		31.6
Managed Forest Open	56	0	1,226.0		21.89
Managed Forest Closed	41	0	1,127.85		27.51
Total	107	0	2,669.85		
Exempt Property					
Federal	1	0	37.44		37.44
State	1	0	76.04		76.04
County	6	0	30.79		5.13
Other	9	0	13.84		1.54
Total	17	0	158.11		

Source: 2003 Dunn County Real Estate Valuation Statement

Trends

To date demand for land for non-agricultural uses has been low and it is anticipated this trend will continue. If however the trend changes the preferred land use map indicates areas where non-agricultural uses will be encouraged.

Trends

Land Demand

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

Land Prices

In general land prices for the following three uses are,

\$1,000-2,000/acre farmland

\$3,000/acre residential

\$5,000/acre commercial

Land Use Conflicts

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

Future Conditions Projections

	2003-2008	2008-2013	2013-2018	2018-2023
Number of Housing Units	16.5	16.5	16.5	16.5
Acreage needed for Housing Units	82.5	82.5	82.5	82.5

Preferred Land Use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface Water, Waste Disposal Sites

Future Boundaries and extensions of Public Utilities and Community Facilities

The Village of Elmwood borders the town, they have public utilities but have no immediate plans to extend into the town. They also have not expressed any plans to annex lands within the township for future development.

IMPLEMENTATION

The objective of the plan as a whole is to meet the goals. Goals cross over into other elements of the plan therefore in order to achieve a goal the objectives also must cross over. To meet the goals set forth in the plan the Town Board should use the following process to organize and implement its goals.

The Town of Weston Comprehensive Plan provides for the rural development and open space preservation objectives recommendations. This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities.

Implementation Process

This comprehensive plan looks twenty years into the future and identifies patterns and trends. The purpose of the plan is to provide a process for the Town Board to use in solving local issues. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be started. Some goals may have a higher priority while others may need additional resources. The most important issue regarding implementation isn't the goals and objectives but rather a clear process defining a beginning, middle and an end of a particular goal and objectives.

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

1. Town Board acts independently and implements the goal.
2. The town Board passes the goal to the Plan Commission for their recommendation.

If the Plan Commission becomes involved, it has two options;

1. Act, using only Plan Commissioners.
2. Form sub-committees with Plan Commission involvement.

Regardless of which option is exercised, the first step of the implementation process should involve community cooperation. In this initial step focus groups, affected users and or landowners, local and regional officials, experts, consultants and interested citizens are invited to attend informational meetings.

At these initial meetings the goal and its objectives are presented to the focus group. Its merits and effects on each attendee are discussed and if necessary the Plan Commission forms a sub-committee. From there meeting schedules and agendas are set.

Meetings are held to;

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

If a sub-committee develops the action plan it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan it is sent back with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the action plan. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it adopts the action plan and implements the action plan by following one or more of the following implementation tools.

This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives. To help future officials, basic objectives and a list of affected users and or focus groups are developed as part of the community cooperation. This list combined with the goals and the objectives are a framework for setting up the initial meeting.

COMMUNITY COOPERATION

Community cooperation is the educational and communication tools available to the town to help it analyze the need and importance of zoning and local ordinances.

Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation. For example the Plan Commission, sub-committee or Town Board could develop educational/ informational program(s). They could create prototypes with production and distribution cost-estimates. Final action would rest with the Town Board to approve or reject.

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

The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan. For example the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation it sends the request to the county to the county. Once the request reaches the county it follows the county amendment process.

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

LOCAL ORDINANCES

Another common implementation tool available to the Town Board are local ordinances such as subdivision ordinances and site plan review. The town currently has some local ordinances in place. The Town Board will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes and if inconsistencies are discovered, they 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. When completed, the Plan Commission sends an approval recommendation to the Town Board. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it either amends the existing ordinance or it adopts the 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.

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. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. The plan recommends the Town adopt a conservation subdivision ordinance.

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.

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 developed to their fullest extent. The goals are the Town's desired destination.

The Plan Commission through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input accomplished development of goals. The goals are to be used as guidelines for making development policies and decisions regarding achieving the most desirable community growth. Over time the Commission created the following goals based on the information gathered from the survey.

Goal Gain additional local control regarding local land use decisions.

Objective Create a conservation subdivision ordinance to;

- Maximize green space

Objective Create Site Plan review requirements

Objective Reconcile conflicting language in county ordinances such as;

- Ag protection areas

Goal Maintain the rural character of the town.

Objective Create an Ag protection area with;

- Varied housing density requirements (min max lot size)

Objective Rezone portions of the township to a one acre minimum lot size

Objective Create a conservation subdivision ordinance to;

- Maximize green space

Objective Create township development guide(s) to;

- define local timeline and review approval processes
- create a Weston Code of Rural Living Informational handout

Goal Preserve significant natural resources within the town.

Objective Identify and define “Significant Natural Resources”

Objective Develop preservation requirements

- Local ordinances to address issues such as;
 - a. Storm water and erosion control
 - b. Woodland management
 - c. Surface and groundwater
- County ordinances to address issues such as;
 - a. Storm water and erosion control
 - b. Woodland management
 - c. Surface and groundwater

Objective Develop educational guides for topics such as;

- State and federal programs

Goal Preserve prime farmland within the town.

Objective Create an ag-protection area with;

- Varied housing density requirements (min max)

Objective Create site plan review requirements

Objective Create conservation subdivision ordinance with;

- Farmland as a green space ownership option

Objective Develop educational guides such as;

- Weston Code of Rural Living handout
- State and federal farm preservation programs

Goal Educate the township regarding all development issues.

Objective Create township development guide(s) to;

- Define local timeline and review approval process
- Develop a Weston Code of Rural Living handout

Objective Create/maintain lines of communication by;

- Mail educational materials
- Continue newsletter

Objective Coordinate development guide(s) with permitting process such as;

- Establish specific protocols and processes
- Distribute information to “Banking Professionals”
- Distribute with local building permit

Objective Develop local expertise by;

- Establishing an education budget for;
 - a. Seminars and resource materials

Goal Foster open lines of communication between local government and the community.

Objective Establish a forum to create/maintain lines of communication such as;

- Newsletter, newspaper articles etc.
- Regularly scheduled meetings
- Develop a town website

Goal Create an economic development strategy to address local needs.

Objective Develop an economic profile of local businesses

Objective Develop economic guidelines, specific to the town to parallel town goals

Goal Balance economic development with the financial needs of the town.

Objective Identify financial needs

- Detailed budget with projections
 - a. Identify existing and projected sources of revenue
 - b. List existing and projected expenditures

Objective Quantify local economic development demands

Integration

In order to meet the goals and objectives laid out in the Implementation element, portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader viewpoint. 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 and Update

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Weston will monitor the progress of plan implementation and evaluate it against changing conditions on at least five year intervals or as changes warrant. The Plan Commission will remain flexible with regard to updates. It is not expected that updates will be necessary more often than every two years, but should be conducted within seven years.

APPENDIX A

US Census

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

Geographic area: Weston town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population.....	630	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	630	100.0
Male.....	321	51.0	Hispanic or Latino (of any race).....	11	1.7
Female.....	309	49.0	Mexican.....	1	0.2
Under 5 years.....	60	9.5	Puerto Rican.....	-	-
5 to 9 years.....	66	10.5	Cuban.....	-	-
10 to 14 years.....	45	7.1	Other Hispanic or Latino.....	10	1.6
15 to 19 years.....	33	5.2	Not Hispanic or Latino.....	619	98.3
20 to 24 years.....	18	2.9	White alone.....	602	95.6
25 to 34 years.....	103	16.3	RELATIONSHIP		
35 to 44 years.....	95	15.1	Total population.....	630	100.0
45 to 54 years.....	82	13.0	In households.....	630	100.0
55 to 59 years.....	29	4.6	Householder.....	221	35.1
60 to 64 years.....	32	5.1	Spouse.....	150	23.8
65 to 74 years.....	43	6.8	Child.....	216	34.3
75 to 84 years.....	20	3.2	Own child under 18 years.....	177	28.1
85 years and over.....	4	0.6	Other relatives.....	19	3.0
Median age (years).....	34.2	(X)	Under 18 years.....	9	1.4
18 years and over.....	438	69.5	Nonrelatives.....	24	3.8
Male.....	227	36.0	Unmarried partner.....	16	2.5
Female.....	211	33.5	In group quarters.....	-	-
21 years and over.....	424	67.3	Institutionalized population.....	-	-
62 years and over.....	87	13.8	Noninstitutionalized population.....	-	-
65 years and over.....	67	10.6	HOUSEHOLD BY TYPE		
Male.....	35	5.6	Total households.....	221	100.0
Female.....	32	5.1	Family households (families).....	170	76.9
RACE			With own children under 18 years.....	81	36.7
One race.....	628	99.7	Married-couple family.....	150	67.9
White.....	611	97.0	With own children under 18 years.....	70	31.7
Black or African American.....	-	-	Female householder, no husband present.....	10	4.5
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	5	2.3
Asian.....	15	2.4	Nonfamily households.....	51	23.1
Asian Indian.....	-	-	Householder living alone.....	40	18.1
Chinese.....	-	-	Householder 65 years and over.....	14	6.3
Filipino.....	-	-	Households with individuals under 18 years.....	87	39.4
Japanese.....	-	-	Households with individuals 65 years and over.....	49	22.2
Korean.....	7	1.1	Average household size.....	2.85	(X)
Vietnamese.....	-	-	Average family size.....	3.26	(X)
Other Asian ¹	8	1.3	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	233	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	221	94.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	12	5.2
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	4	1.7
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	0.5	(X)
Some other race.....	2	0.3	Rental vacancy rate (percent).....	-	(X)
Two or more races.....	2	0.3	HOUSING TENURE		
<i>Race alone or in combination with one or more other races:</i> ³			Occupied housing units.....	221	100.0
White.....	613	97.3	Owner-occupied housing units.....	187	84.6
Black or African American.....	-	-	Renter-occupied housing units.....	34	15.4
American Indian and Alaska Native.....	-	-	Average household size of owner-occupied units.....	2.81	(X)
Asian.....	15	2.4	Average household size of renter-occupied units.....	3.09	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	4	0.6			

- 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: Weston 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.....	188	100.0	Total population.....	675	100.0
Nursery school, preschool.....	10	5.3	Native.....	672	99.6
Kindergarten.....	28	14.9	Born in United States.....	662	98.1
Elementary school (grades 1-8).....	100	53.2	State of residence.....	528	78.2
High school (grades 9-12).....	37	19.7	Different state.....	134	19.9
College or graduate school.....	13	6.9	Born outside United States.....	10	1.5
EDUCATIONAL ATTAINMENT			Foreign born.....	3	0.4
Population 25 years and over.....	402	100.0	Entered 1990 to March 2000.....	-	-
Less than 9th grade.....	23	5.7	Naturalized citizen.....	-	-
9th to 12th grade, no diploma.....	39	9.7	Not a citizen.....	3	0.4
High school graduate (includes equivalency).....	204	50.7	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	61	15.2	Total (excluding born at sea).....	3	100.0
Associate degree.....	20	5.0	Europe.....	2	66.7
Bachelor's degree.....	30	7.5	Asia.....	-	-
Graduate or professional degree.....	25	6.2	Africa.....	-	-
Percent high school graduate or higher.....	84.6	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	13.7	(X)	Latin America.....	1	33.3
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over.....	466	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	90	19.3	Population 5 years and over.....	606	100.0
Now married, except separated.....	306	65.7	English only.....	585	96.5
Separated.....	6	1.3	Language other than English.....	21	3.5
Widowed.....	18	3.9	Speak English less than "very well".....	2	0.3
Female.....	13	2.8	Spanish.....	5	0.8
Divorced.....	46	9.9	Speak English less than "very well".....	2	0.3
Female.....	17	3.6	Other Indo-European languages.....	16	2.6
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years.....	6	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	-	-	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	446	100.0	Total population.....	675	100.0
Civilian veterans.....	44	9.9	Total ancestries reported.....	764	113.2
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years.....	174	100.0	Czech ¹	3	0.4
With a disability.....	16	9.2	Danish.....	2	0.3
Population 21 to 64 years.....	376	100.0	Dutch.....	-	-
With a disability.....	69	18.4	English.....	19	2.8
Percent employed.....	82.6	(X)	French (except Basque) ¹	27	4.0
No disability.....	307	81.6	French Canadian ¹	-	-
Percent employed.....	77.9	(X)	German.....	340	50.4
Population 65 years and over.....	56	100.0	Greek.....	-	-
With a disability.....	15	26.8	Hungarian.....	-	-
RESIDENCE IN 1995			Irish ¹	41	6.1
Population 5 years and over.....	606	100.0	Italian.....	14	2.1
Same house in 1995.....	406	67.0	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	189	31.2	Norwegian.....	135	20.0
Same county.....	126	20.8	Polish.....	21	3.1
Different county.....	63	10.4	Portuguese.....	-	-
Same state.....	42	6.9	Russian.....	-	-
Different state.....	21	3.5	Scotch-Irish.....	4	0.6
Elsewhere in 1995.....	11	1.8	Scottish.....	1	0.1
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	48	7.1
			Swiss.....	-	-
			Ukrainian.....	-	-
			United States or American.....	54	8.0
			Welsh.....	-	-
			West Indian (excluding Hispanic groups).....	1	0.1
			Other ancestries.....	54	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-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Weston town, Dunn County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	460	100.0	Households	224	100.0
In labor force	331	72.0	Less than \$10,000	4	1.8
Civilian labor force	331	72.0	\$10,000 to \$14,999	18	8.0
Employed	317	68.9	\$15,000 to \$24,999	35	15.6
Unemployed	14	3.0	\$25,000 to \$34,999	15	6.7
Percent of civilian labor force	4.2	(X)	\$35,000 to \$49,999	56	25.0
Armed Forces	-	-	\$50,000 to \$74,999	74	33.0
Not in labor force	129	28.0	\$75,000 to \$99,999	17	7.6
Females 16 years and over	216	100.0	\$100,000 to \$149,999	2	0.9
In labor force	130	60.2	\$150,000 to \$199,999	2	0.9
Civilian labor force	130	60.2	\$200,000 or more	1	0.4
Employed	128	59.3	Median household income (dollars)	46,042	(X)
Own children under 6 years	88	100.0	With earnings	201	89.7
All parents in family in labor force	64	72.7	Mean earnings (dollars) ¹	43,466	(X)
COMMUTING TO WORK			With Social Security income	58	25.9
Workers 16 years and over	313	100.0	Mean Social Security income (dollars) ¹	9,940	(X)
Car, truck, or van -- drove alone	222	70.9	With Supplemental Security Income	5	2.2
Car, truck, or van -- carpooled	24	7.7	Mean Supplemental Security Income		
Public transportation (including taxicab)	2	0.6	(dollars) ¹	9,560	(X)
Walked	13	4.2	With public assistance income	10	4.5
Other means	2	0.6	Mean public assistance income (dollars) ¹	900	(X)
Worked at home	50	16.0	With retirement income	38	17.0
Mean travel time to work (minutes) ¹	24.6	(X)	Mean retirement income (dollars) ¹	8,998	(X)
Employed civilian population			Families		
16 years and over	317	100.0	Less than \$10,000	2	1.2
OCCUPATION			\$10,000 to \$14,999	8	4.7
Management, professional, and related			\$15,000 to \$24,999	21	12.3
occupations	95	30.0	\$25,000 to \$34,999	14	8.2
Service occupations	24	7.6	\$35,000 to \$49,999	50	29.2
Sales and office occupations	55	17.4	\$50,000 to \$74,999	59	34.5
Farming, fishing, and forestry occupations	23	7.3	\$75,000 to \$99,999	14	8.2
Construction, extraction, and maintenance			\$100,000 to \$149,999	-	-
occupations	40	12.6	\$150,000 to \$199,999	2	1.2
Production, transportation, and material moving			\$200,000 or more	1	0.6
occupations	80	25.2	Median family income (dollars)	47,375	(X)
INDUSTRY			Per capita income (dollars) ¹	16,125	(X)
Agriculture, forestry, fishing and hunting,			Median earnings (dollars):		
and mining	66	20.8	Male full-time, year-round workers	32,727	(X)
Construction	30	9.5	Female full-time, year-round workers	21,645	(X)
Manufacturing	70	22.1			
Wholesale trade	9	2.8	Subject		
Retail trade	27	8.5			
Transportation and warehousing, and utilities	13	4.1			
Information	4	1.3			
Finance, insurance, real estate, and rental and			POVERTY STATUS IN 1999		
leasing	2	0.6	Families		
Professional, scientific, management, adminis-			With related children under 18 years	11	6.4
trative, and waste management services	7	2.2	With related children under 5 years	8	17.4
Educational, health and social services	48	15.1	Families with female householder, no		
Arts, entertainment, recreation, accommodation			 husband present		
and food services	16	5.0	With related children under 18 years	2	28.6
Other services (except public administration)	17	5.4	With related children under 5 years	2	50.0
Public administration	8	2.5	With related children under 5 years	2	50.0
CLASS OF WORKER			Individuals		
Private wage and salary workers	214	67.5	18 years and over	66	9.8
Government workers	45	14.2	65 years and over	29	6.5
Self-employed workers in own not incorporated			Related children under 18 years	33	14.7
business	58	18.3	Related children 5 to 17 years	19	12.2
Unpaid family workers	-	-	Unrelated individuals 15 years and over	12	15.8

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

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

See text.

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

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

Geographic area: Weston 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.....	235	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units.....	226	100.0
1-unit, detached.....	205	87.2	1.00 or less.....	207	91.6
1-unit, attached.....	-	-	1.01 to 1.50.....	17	7.5
2 units.....	-	-	1.51 or more.....	2	0.9
3 or 4 units.....	-	-			
5 to 9 units.....	-	-	Specified owner-occupied units.....	56	100.0
10 to 19 units.....	-	-			
20 or more units.....	-	-	VALUE		
Mobile home.....	30	12.8	Less than \$50,000.....	7	12.5
Boat, RV, van, etc.....	-	-	\$50,000 to \$99,999.....	40	71.4
			\$100,000 to \$149,999.....	4	7.1
YEAR STRUCTURE BUILT			\$150,000 to \$199,999.....	3	5.4
1999 to March 2000.....	5	2.1	\$200,000 to \$299,999.....	2	3.6
1995 to 1998.....	19	8.1	\$300,000 to \$499,999.....	-	-
1990 to 1994.....	21	8.9	\$500,000 to \$999,999.....	-	-
1980 to 1989.....	15	6.4	\$1,000,000 or more.....	-	-
1970 to 1979.....	23	9.8	Median (dollars).....	78,300	(X)
1960 to 1969.....	9	3.8			
1940 to 1959.....	26	11.1	MORTGAGE STATUS AND SELECTED		
1939 or earlier.....	117	49.8	MONTHLY OWNER COSTS		
			With a mortgage.....	39	69.6
ROOMS			Less than \$300.....	-	-
1 room.....	5	2.1	\$300 to \$499.....	1	1.8
2 rooms.....	2	0.9	\$500 to \$699.....	6	10.7
3 rooms.....	2	0.9	\$700 to \$999.....	26	46.4
4 rooms.....	26	11.1	\$1,000 to \$1,499.....	6	10.7
5 rooms.....	45	19.1	\$1,500 to \$1,999.....	-	-
6 rooms.....	57	24.3	\$2,000 or more.....	-	-
7 rooms.....	33	14.0	Median (dollars).....	825	(X)
8 rooms.....	49	20.9	Not mortgaged.....	17	30.4
9 or more rooms.....	16	6.8	Median (dollars).....	256	(X)
Median (rooms).....	6.2	(X)			
Occupied housing units.....	226	100.0	SELECTED MONTHLY OWNER COSTS		
YEAR HOUSEHOLDER MOVED INTO UNIT			AS A PERCENTAGE OF HOUSEHOLD		
1999 to March 2000.....	16	7.1	INCOME IN 1999		
1995 to 1998.....	65	28.8	Less than 15.0 percent.....	19	33.9
1990 to 1994.....	38	16.8	15.0 to 19.9 percent.....	19	33.9
1980 to 1989.....	38	16.8	20.0 to 24.9 percent.....	2	3.6
1970 to 1979.....	33	14.6	25.0 to 29.9 percent.....	8	14.3
1969 or earlier.....	36	15.9	30.0 to 34.9 percent.....	2	3.6
			35.0 percent or more.....	6	10.7
			Not computed.....	-	-
VEHICLES AVAILABLE			Specified renter-occupied units.....	19	100.0
None.....	4	1.8			
1.....	32	14.2	GROSS RENT		
2.....	110	48.7	Less than \$200.....	-	-
3 or more.....	80	35.4	\$200 to \$299.....	2	10.5
			\$300 to \$499.....	7	36.8
HOUSE HEATING FUEL			\$500 to \$749.....	2	10.5
Utility gas.....	-	-	\$750 to \$999.....	-	-
Bottled, tank, or LP gas.....	141	62.4	\$1,000 to \$1,499.....	-	-
Electricity.....	1	0.4	\$1,500 or more.....	-	-
Fuel oil, kerosene, etc.....	51	22.6	No cash rent.....	8	42.1
Coal or coke.....	-	-	Median (dollars).....	344	(X)
Wood.....	33	14.6			
Solar energy.....	-	-	GROSS RENT AS A PERCENTAGE OF		
Other fuel.....	-	-	HOUSEHOLD INCOME IN 1999		
No fuel used.....	-	-	Less than 15.0 percent.....	5	26.3
			15.0 to 19.9 percent.....	-	-
SELECTED CHARACTERISTICS			20.0 to 24.9 percent.....	3	15.8
Lacking complete plumbing facilities.....	-	-	25.0 to 29.9 percent.....	3	15.8
Lacking complete kitchen facilities.....	-	-	30.0 to 34.9 percent.....	-	-
No telephone service.....	6	2.7	35.0 percent or more.....	-	-
			Not computed.....	8	42.1

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

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

APPENDIX B

MAPS

The following maps are included and referenced as follows;

Map 1 (Zoning) details the existing zoning classifications

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

Industrial

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

Commercial

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

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

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

Residential-Ag

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

Farmland

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

Farmland-Woods

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

Farmstead

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

Mixed

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

Public Recreation

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

Public

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

Map 3 (Steep Slopes) locates steep slopes

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

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

Map 6 (Water Quality Management Areas and Frequently Flooded)

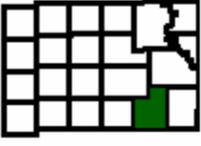
Map 7 (Soil Productivity) delineates soils by classes

Map 8 (Points of Interest) locates points of interest and points of historical significance

Map 9 (Preferred Land Use) delineates preferred land uses

Map 10 (School Districts) delineates school district boundaries within Dunn County

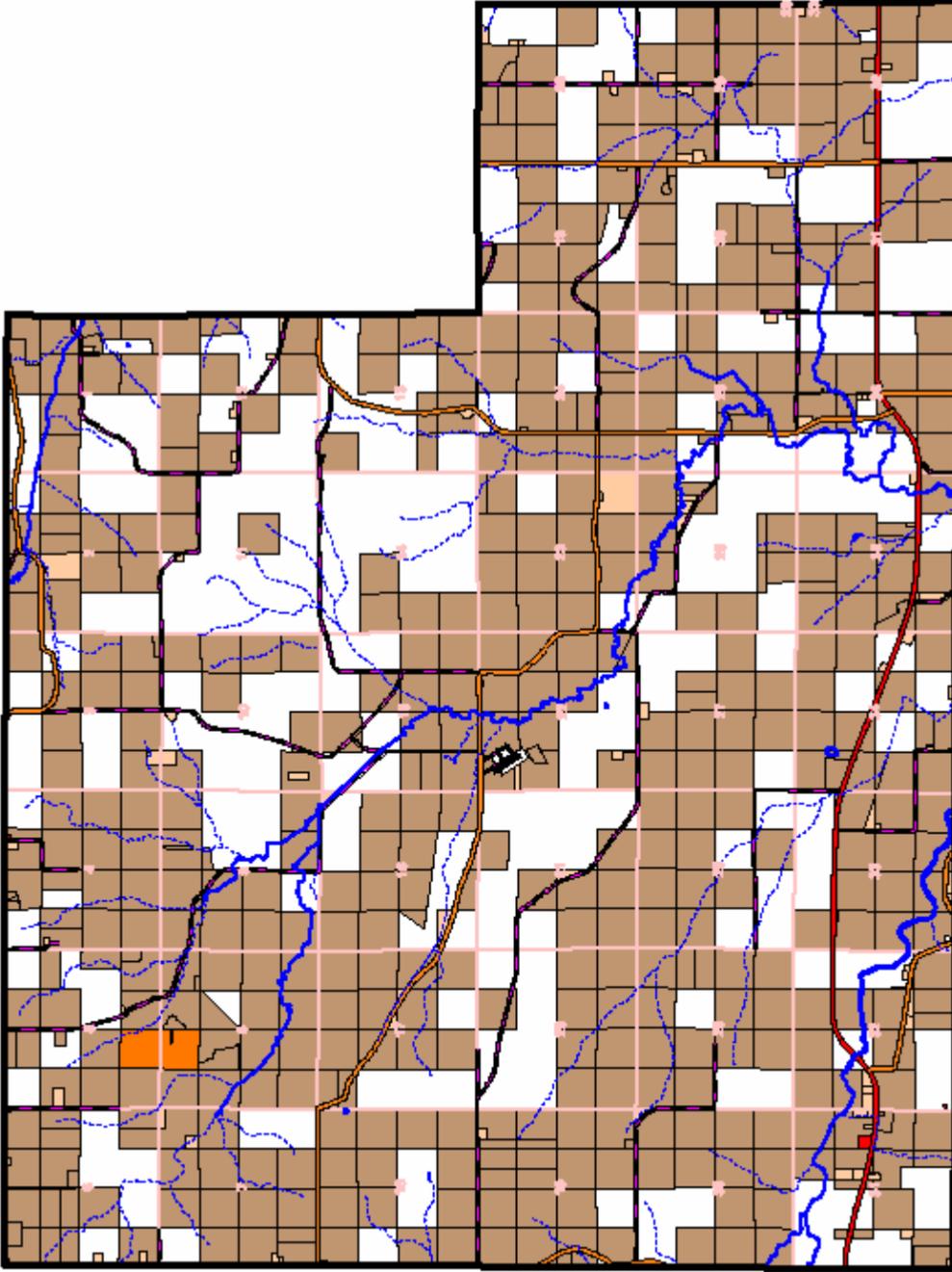
EXISTING ZONING
Town of Weston
Dunn County, Wisconsin



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

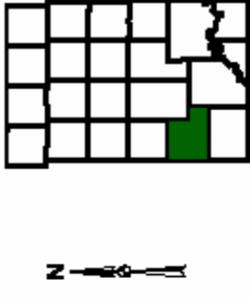
- TRANSPORTATION**
- Interstate
 - Federal
 - State
 - County
 - Town

- 1 Sections
- Hydrology



2004 Photography February, 2005

EXISTING LANDUSE
Town of Weston
Dunn County, Wisconsin



Existing Land Use

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

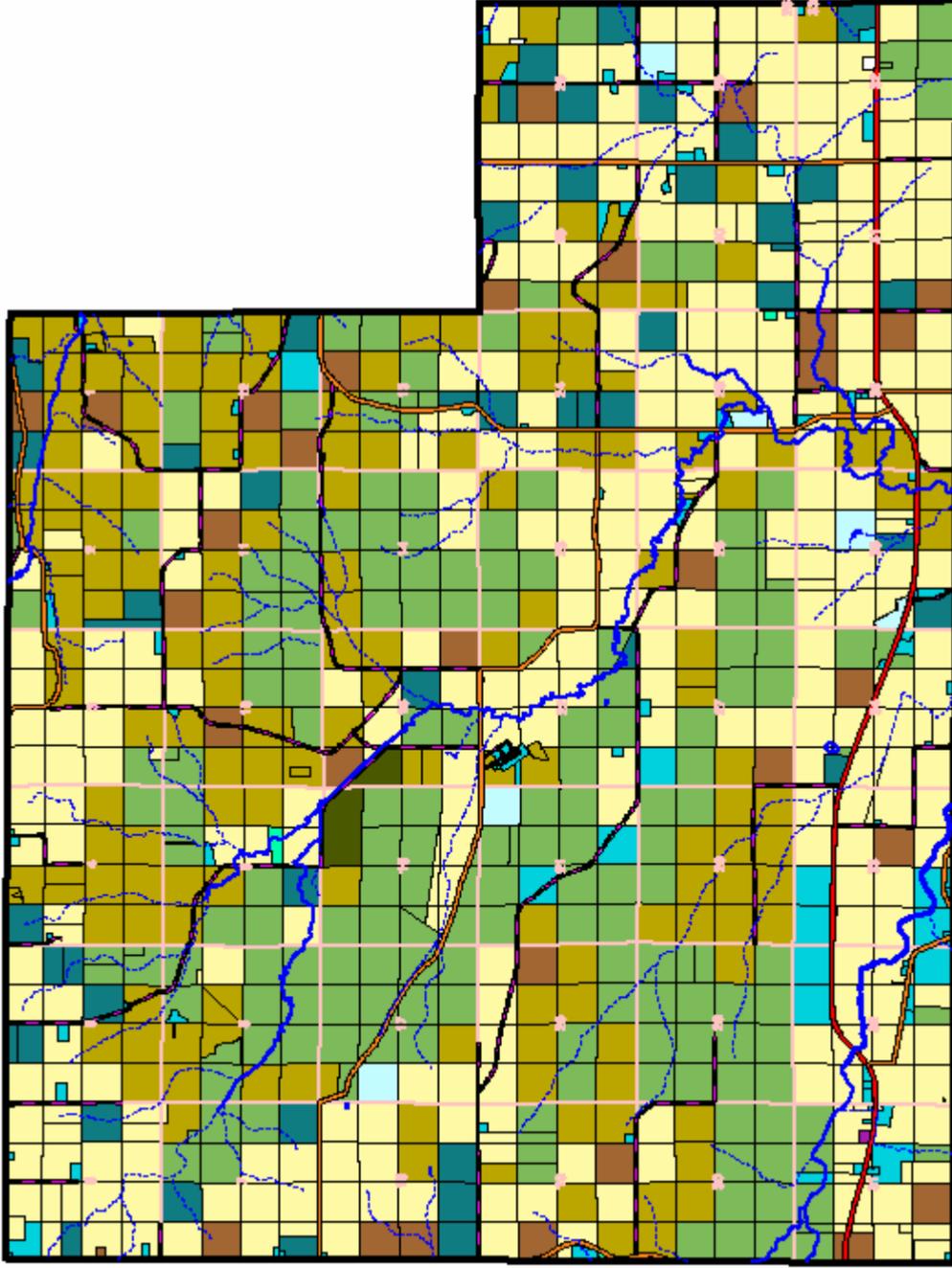
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

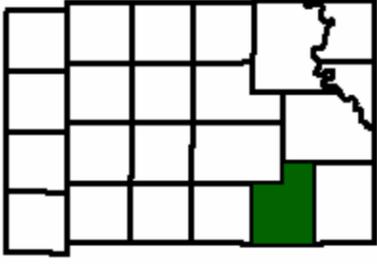
2004 Photography

February, 2005



STEEP SLOPES

Town of Weston
Dunn County, Wisconsin



 Slopes Greater Than 20 Percent

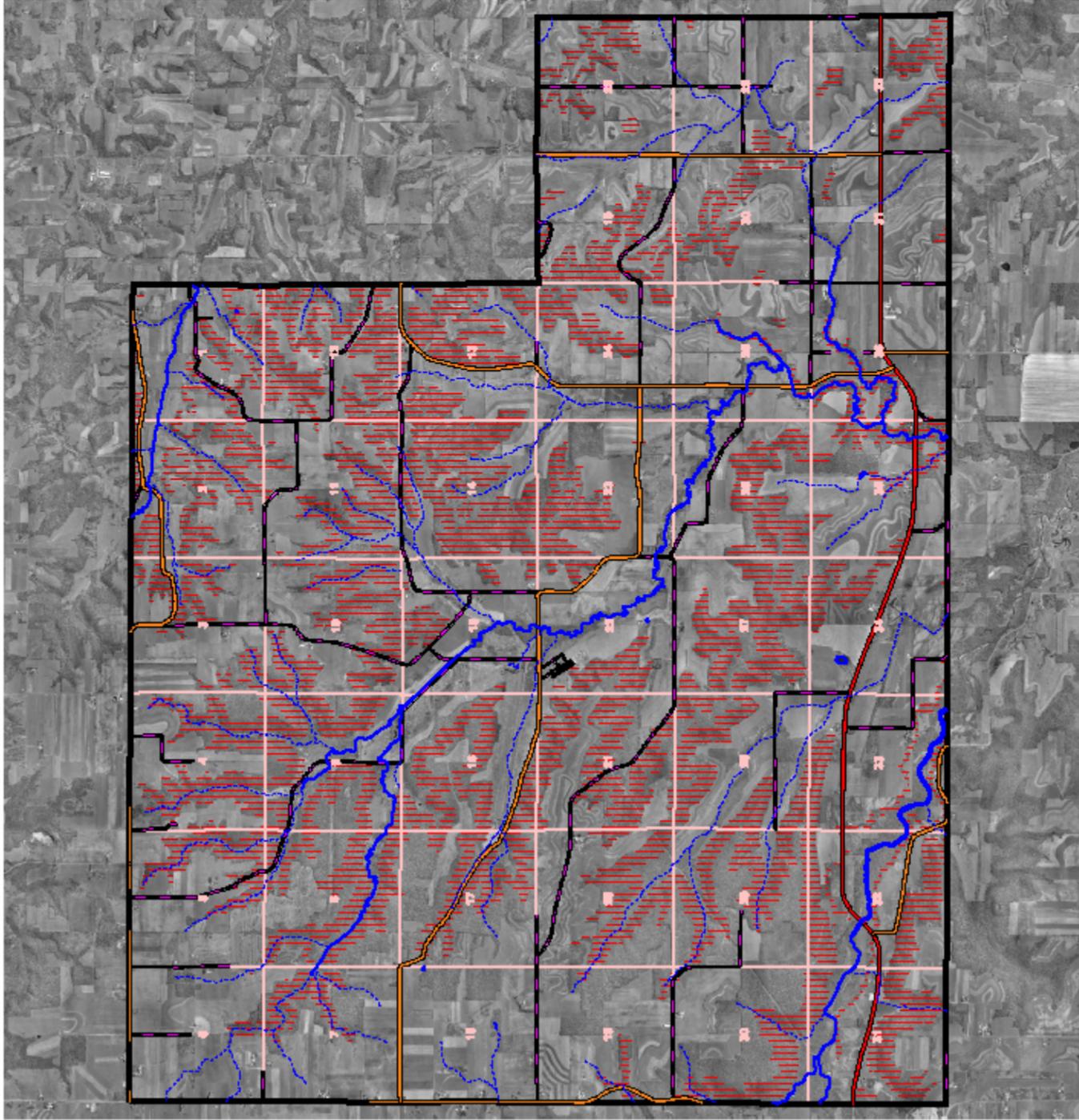
TRANSPORTATION

-  Interstate
-  Federal
-  State
-  County
-  Town

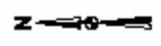
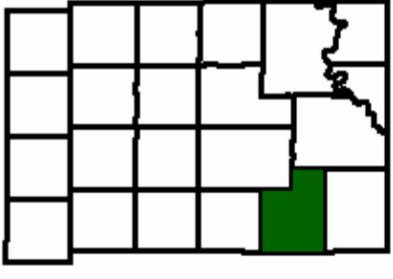
-  Sections
-  Hydrology

2004 Photography

February, 2006



WOODLOTS GREATER THAN 10 ACRES
Town of Weston
Dunn County, Wisconsin



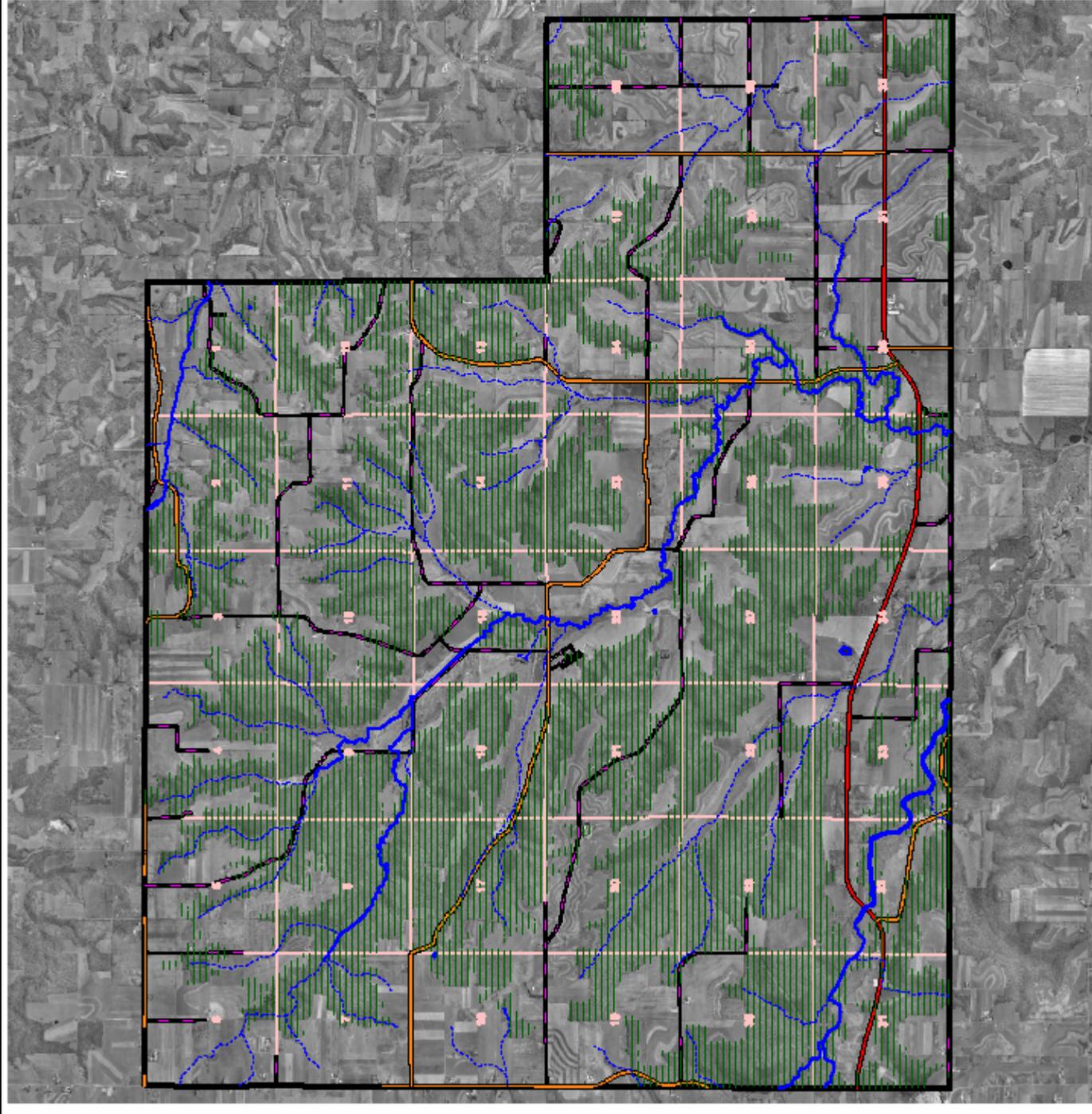
Woodlots Greater Than 10 Acres

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

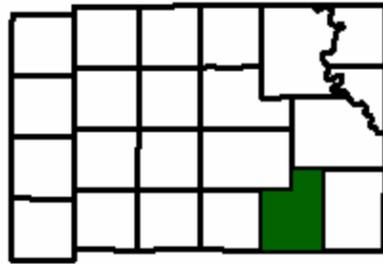
- Sections
- Hydrology

2004 Photography February, 2005



WETLANDS

Town of Weston
Dunn County, Wisconsin



Hydric Soils

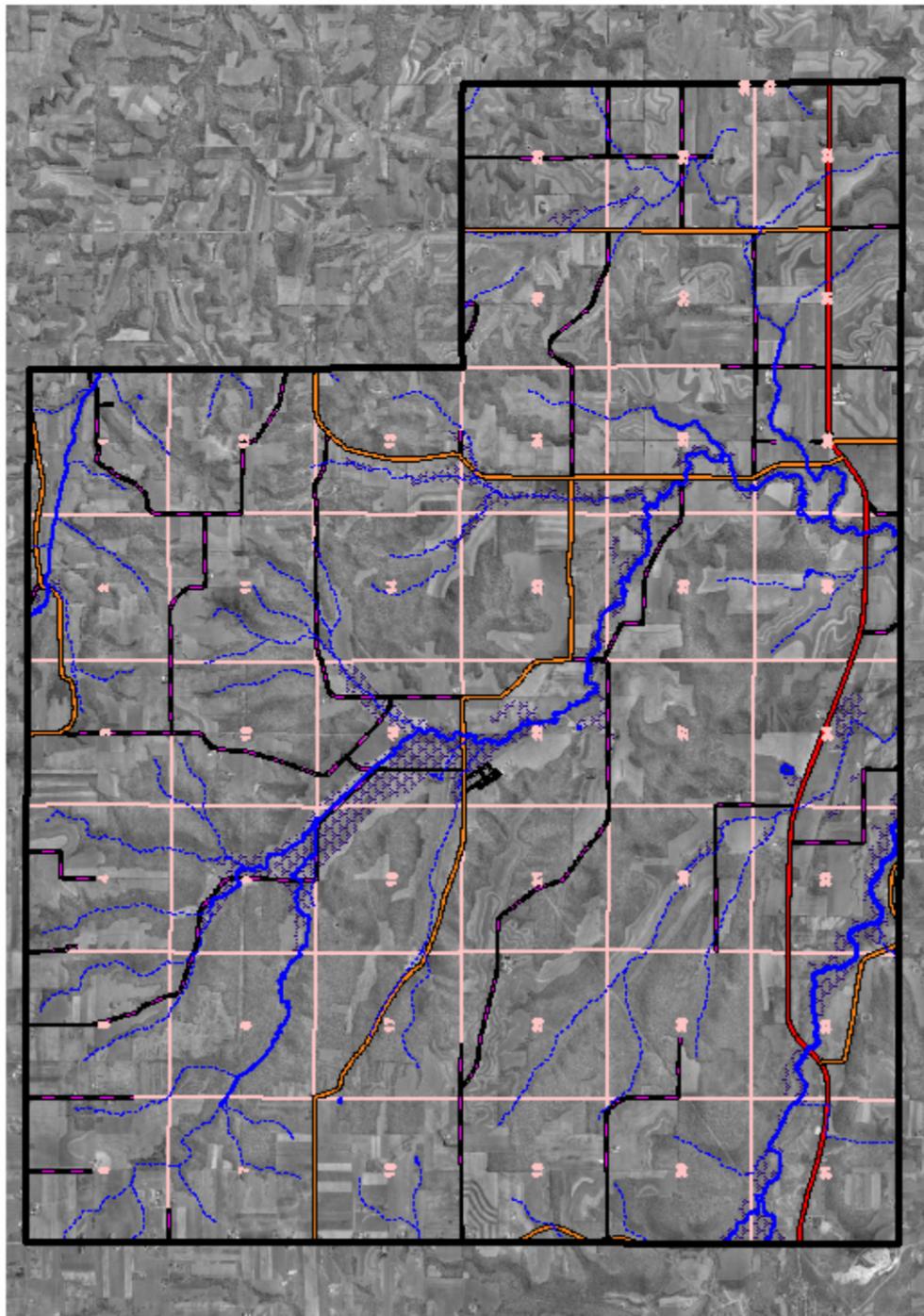


TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

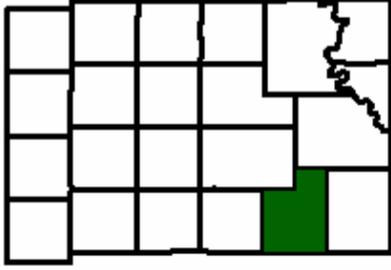
- 1 Sections
- Hydrology

2004 Photography February, 2005

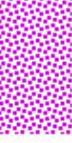


1 0 1 2 3 4 Miles

**WATER QUALITY MANAGEMENT
AREAS AND AREAS
PRONE TO FLOODING
Town of Weston
Dunn County, Wisconsin**



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

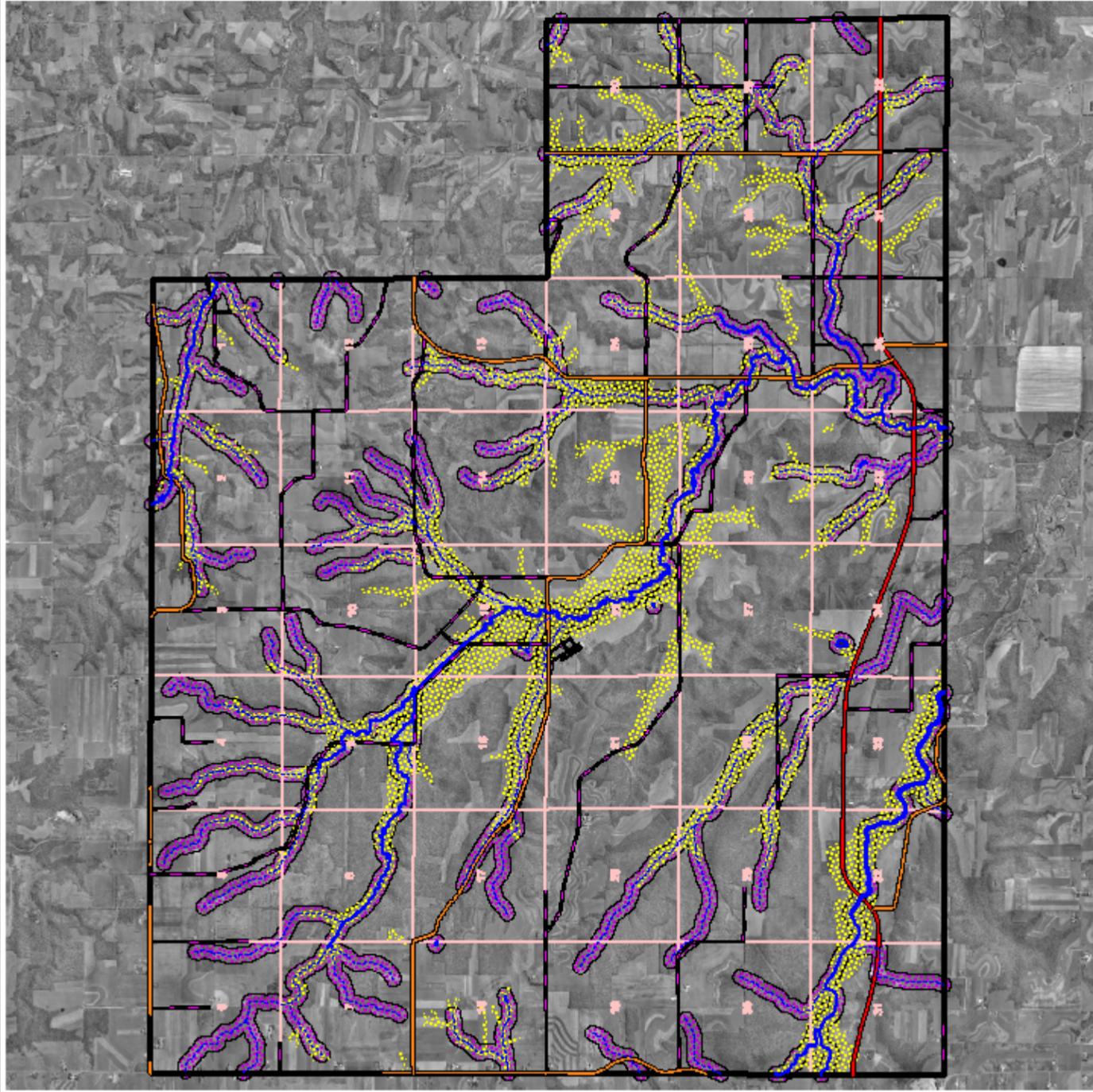
 

TRANSPORTATION

 Interstate
 Federal
 State
 County
 Town

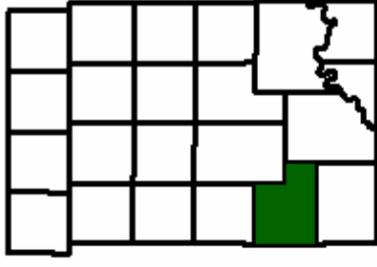
 Sections
 Hydrology

2004 Photography February, 2005



SOIL PRODUCTIVITY

Town of Weston
Dunn County, Wisconsin

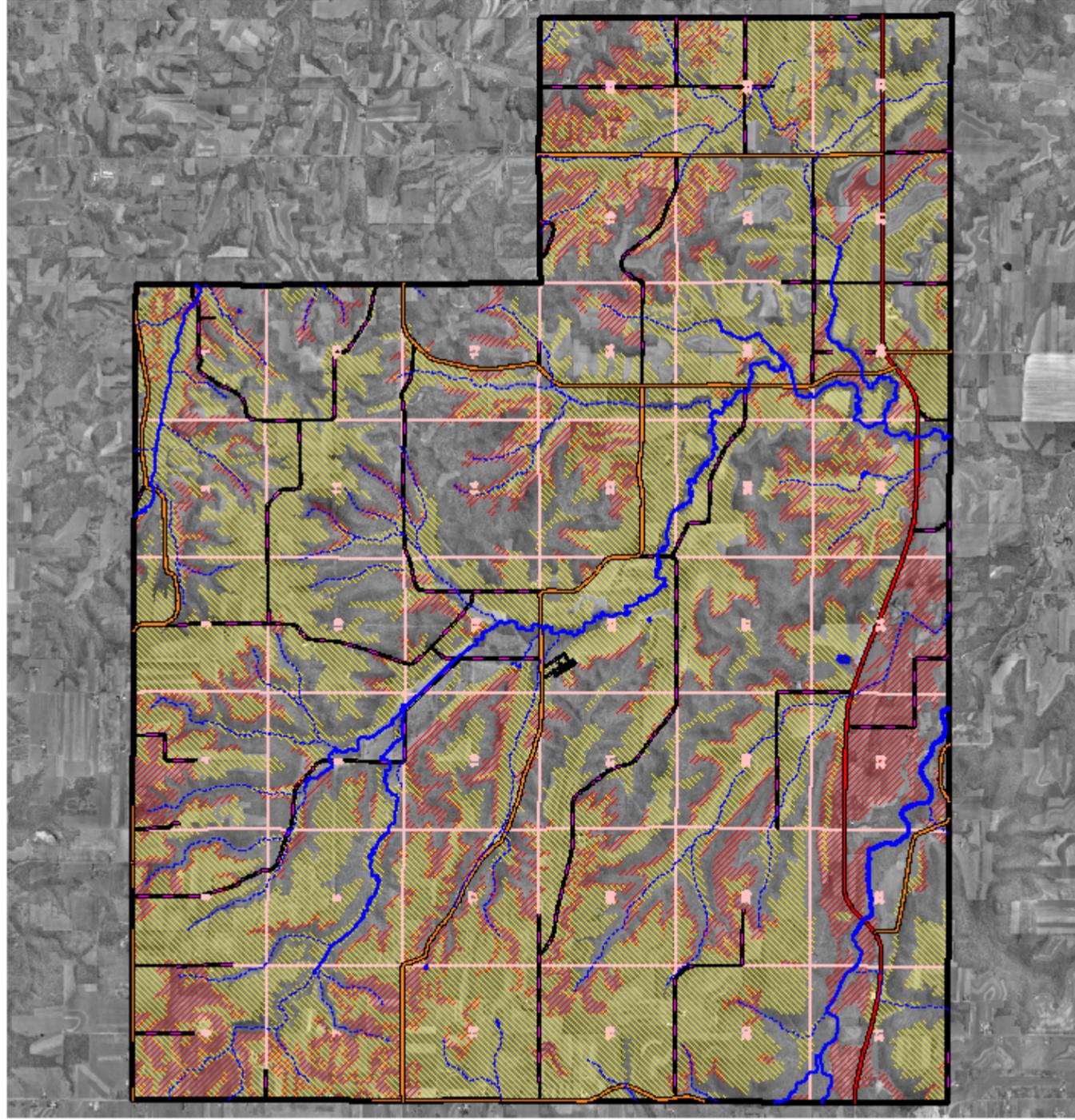


TRANSPORTATION

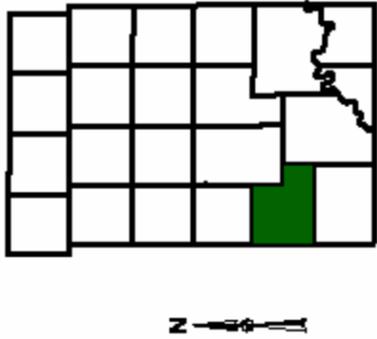
- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

2004 Photography February, 2006



POINTS OF INTEREST
Town of Weston
Dunn County, Wisconsin



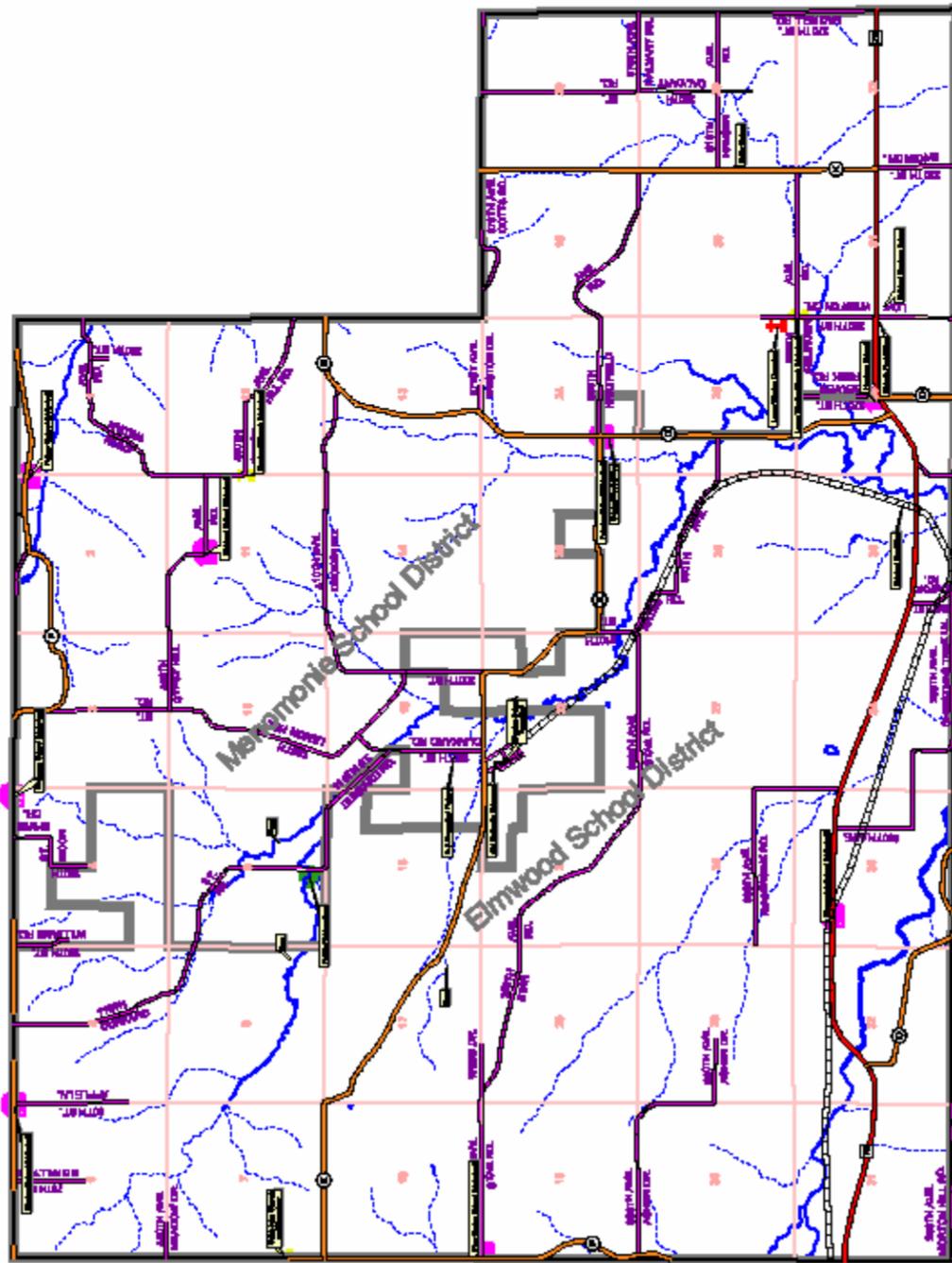
- Original Rail Location
- School District

TRANSPORTATION

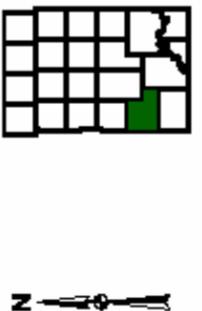
- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

2004 Photography March, 2005



PREFERRED LAND USE Town of Weston Dunn County, Wisconsin

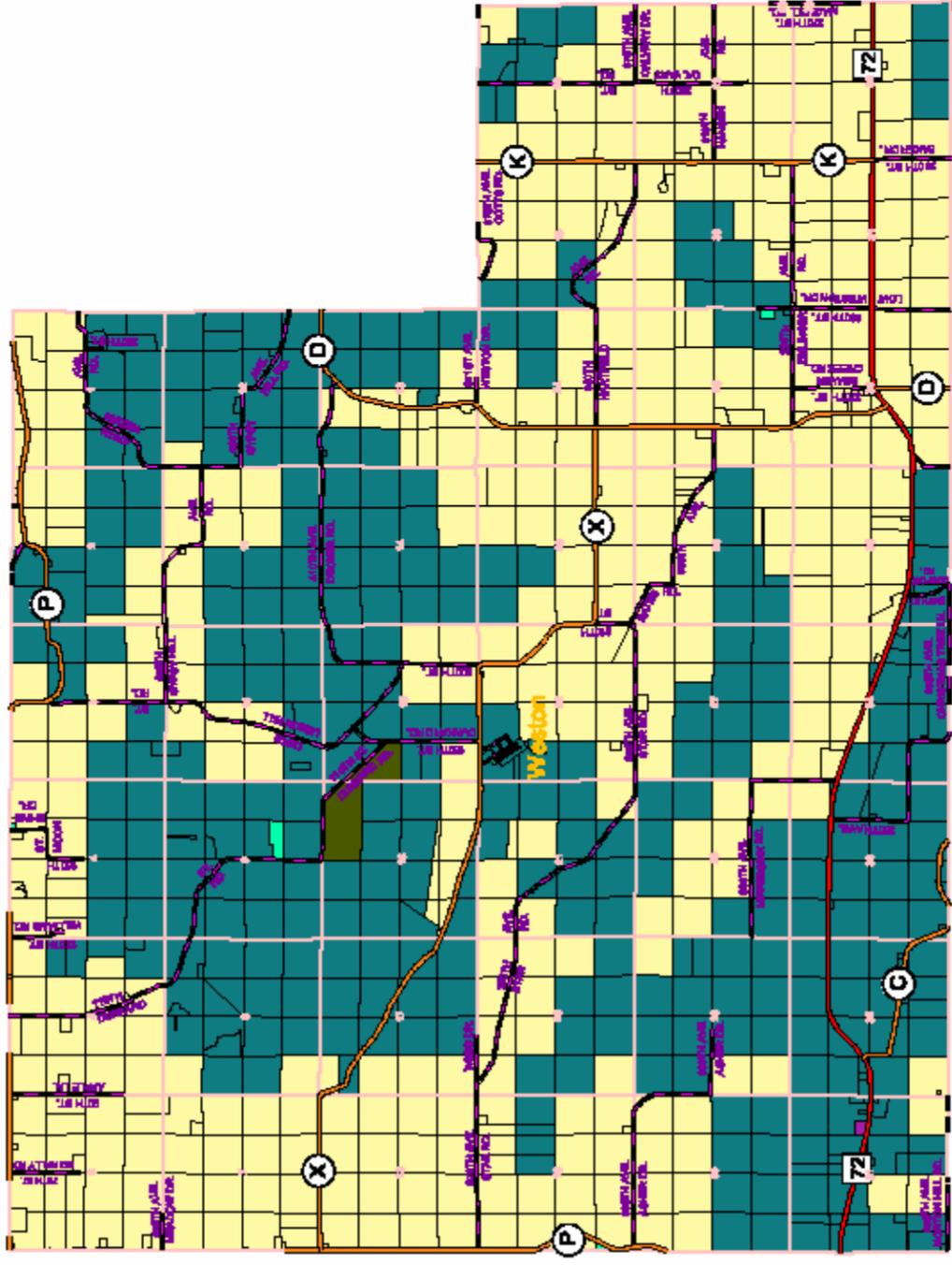


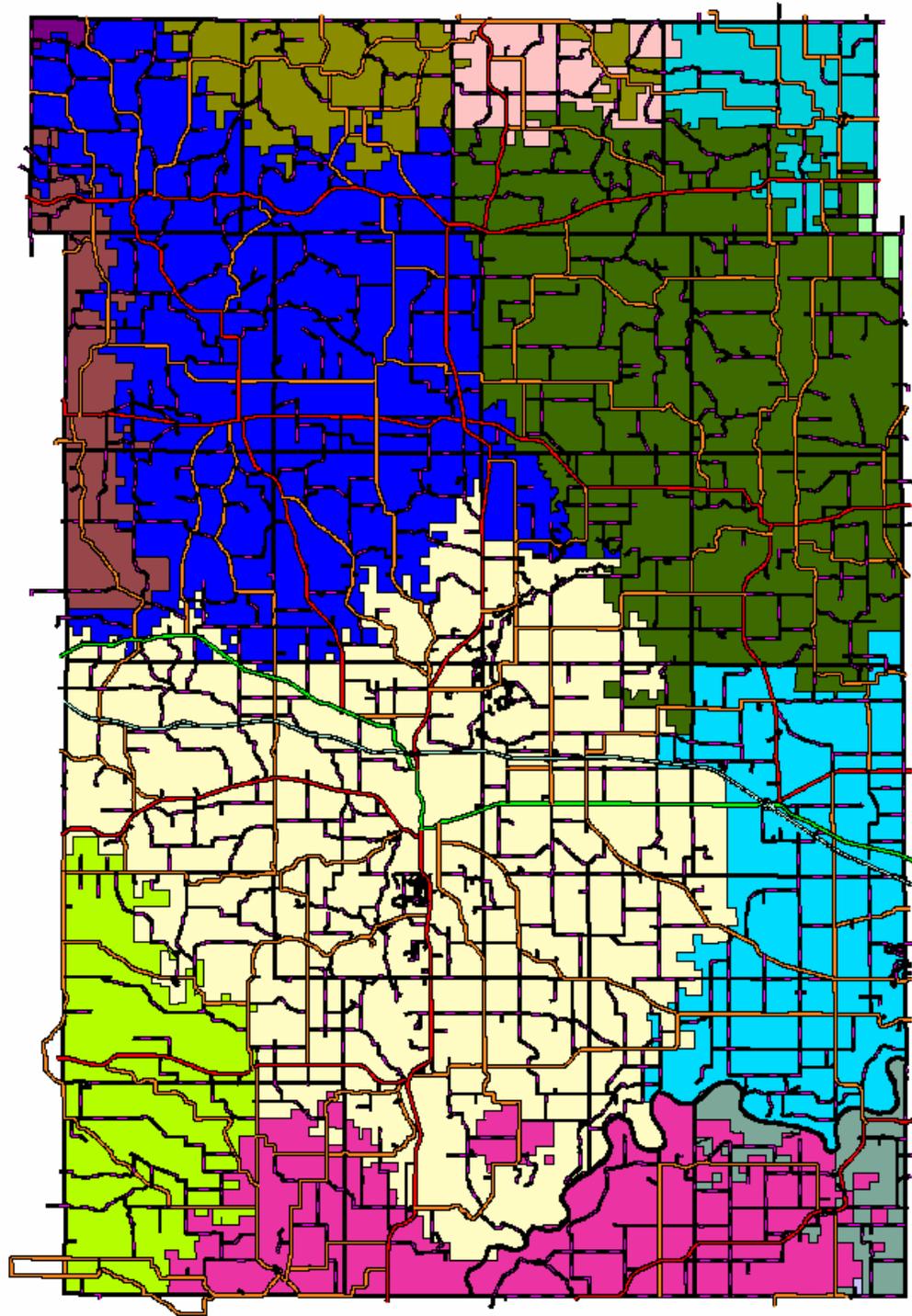
- Preferred Land Use**
- Commercial
 - Residential-Ag
 - Farmland
 - Public Recreation
 - Public

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

- Sections
- Hydrology

2004 Planography March, 2008





Transportation

- Interstate
- Federal
- State
- County
- Town

School Districts

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

**SCHOOL DISTRICTS
Dunn County, Wisconsin**

January 2005

APPENDIX C

Citizen Opinion Survey

