

Land Use

8.1 INTRODUCTION

The Trempealeau County Department of Land Management, under the direction of the Trempealeau County Environment and Land Use Committee, is working with the individual towns within Trempealeau County to develop a land use plan that will ultimately guide the future development of the towns and Trempealeau County. The County is comprised of fifteen towns. The County Department of Land Management will work with three towns at a time over the next several years until land use plans are completed for all fifteen towns. The individual town land use plans will be assembled to create a County Land Use Plan.

This plan for the Town of Trempealeau has been developed pursuant to §59.69(3), Wis. Stats., to constitute a County Development Plan for the town for its physical development. The Plan may be adopted in whole or in part and may be amended by the County Board. As adopted, it shall be endorsed by the Town Board of the Town of Trempealeau. It is intended that the Plan, if adopted, shall serve as a guide for public and private actions and decisions to assure the development of public and private property in appropriate relationships. If adopted, the Plan will be non-binding in nature. The plan has also been developed pursuant to Subchapter IV of Ch. 91, Wis. Stat., to serve as the Agricultural Preservation Plan for the Town of Trempealeau.

In accordance with §59.69(3)(a), Wis. Stats., it is the intent of Trempealeau County to prepare a County Development Plan in parts or phrases. Efforts at arriving at plans, which are appropriate to guide public and private actions and decisions on development of public and private property in individual towns, will be systematically approached. The intent of the Environment and Land Use Committee is to present to the full County Board of Supervisors plans as they are developed regarding specified towns rather than waiting until plans for all of the towns in the county have been formulated. It is presumed that the County Board of Supervisors will consider and enact plans town by town. When plans for each town have been approved of by the County Board of Supervisors, they shall, jointly be considered to be the County Development Plan.

It is anticipated by the Environment and Land Use Committee that either upon ratification of a partial County Development Plan on a town-by-town basis or upon completion of this process by the whole county, a comprehensive revision of the Trempealeau County Zoning Code will be considered in accordance with §59.69(5)(d), Wis. Stats. It is also possible that on a town-by-town basis amendments to the Zoning Code may be proposed, in a manner consistent with the partial County Development Plan adopted with the respect to each such town, pursuant to §59.69(5)(c), Wis. Stats. It is in the best of interests of the county and the individual towns, that individual amendments to or comprehensive revisions of, the Trempealeau County Zoning Code be consistent with the partial and/or total County Development Plan. However, the fact that a County Development Plan exists does not limit, restrict, or act to prevent either the Environment and Land Use Committee or County Board from adopting zoning regulations which conflict with or depart from the components of the County Development Plan.

8.2 TOWN OF TREMPEALEAU PLANNING PROCESS

Advisory Planning Committee

The first step in the planning process was to form an Advisory Planning Committee that would oversee the development of the town land use plan. An Advisory Planning Committee was selected for the town. The committee consisted of the members of the Town board, a member of the Trempealeau County Zoning Committee, and a minimum of three citizen members representing different interests. It was the committee's task to solicit public input, compile information on the town, develop goals and objectives and create a land use plan which will be recommended to the Town Board and County Board for approval.

PUBLIC PARTICIPATION

Public Informational Meeting

On February 26, 1998 a public information meeting was held in the Town of Trempealeau to inform the public about the planning process and to solicit input on the land use plan for the town. The Advisory Planning Committee and twenty-four residents attended the meeting. The residents at the meeting were asked to participate in two exercises that were designed to facilitate public input.

Exercise 1 (Keeps and Changes)

Each person attending the meeting was given a 3"x 5" card and asked to imagine that they just returned home after a long absence. They were asked to write down three things in the town they would change and three things they would keep. The exercise attempts to identify things in the town that people like or dislike. In addition, it helps to identify the issues that the residents feel are most important.

Results of Exercise 1

The resident's responses have been grouped by subject category. The subject categories and the grouping of the issues are the Planning and Zoning Departments judgment.

Things to Keep

Rural Setting/Natural Beauty/Openness – 31 Responses
Agriculture/Farms/Fields – 9 Responses
Quality of Roads – 5 Responses
Landowner Rights – 4 Responses
Additional Items – 9 Responses

Things to Change

Amount of Housing and Development Concerns – 13 Responses
Environmental Quality/Clean Properties – 9 Responses
Improve Roads – 9 Responses
Amount of Traffic – 5 Responses
Taxes – 5 Responses
Additional Items – 17 Responses

The results indicate that residents like the rural atmosphere of the town. The residents feel that roads could be improved. It also appears that the amount of housing development that is occurring in the town is beginning to threaten the rural atmosphere that the residents desire.

Exercise 2 (Issue Identification)

The second exercise required each participant to list the land use issues they felt were the most important to the Town of Trempealeau. The Chairperson went systematically around the room and asked each person to name one of his or her issues. The responses were written on sheets of paper placed throughout the room. Once all the issues were recorded each person voted for the issue or issues he/she felt were most important. This exercise identified the issues that were most important to the residents at the meeting.

Results of Exercise 2

The resident's responses have been grouped by subject category. The subject categories and the grouping of the issues are the Planning and Zoning Department's judgment.

Landowners Rights (22)

Landowner Rights vs. Special Interest Groups 15
Preserving Rights of Farmers 7

Impact of Housing Development on Town (21)

Rate & Amount of New Housing 6
Too Many Houses Built on Valuable Farmland 6
Lot Sizes – Especially Subdivisions 3
Growth Management 2
Impact of Urban Development on Livestock (Balance) 2
Control of Mobile Homes Outside of Parks 1
Taxation Based on Urbanized Lifestyle 1
Cost of Infrastructure for New Housing
Not Enough Industry to Support Expenses
Increased Traffic – Road Development

Zoning Procedures, Enforcement and Control (18)

Keep Control in the Town 6
Grandfather Existing land Uses and Size of Lots 6
Rules & Restrictions Being Implemented on Land Use 4
Coordinate Land Use Policy with Surrounding Towns and County 1
Zoning Irregularities & Lack of Enforcement 1

Environmental Quality (5)

Protection of Groundwater Resources 2
Stream & River Protection & Preservation 2
Dealing with Pollution (Ind., Agric.) 1
Unregulated Dumping & Burning

Commercial and Industrial Development (3)

Corporate/Industrial Farming (High Density) 3
Commercial/Industrial Sites

Perrot State Park (3)

Maintain Right-of-way for All in Perrot State Park 3
Impact on Perrot Park

Property Maintenance (2)

Unlicensed Vehicles in Yards 2
Property Enhancement & Maintenance

Miscellaneous Concerns (2)

Maintain Status Quo – Property Owners, Zoning, DNR, Lake Road and River Area
Development – Recreation – Bicycle & Snowmobile Trails
Impact of New School Site
Garbage & Recycling Pickup

The exercise identified several issues that were important to the residents of the town. A successful land use plan would have to balance the rights of individual property owners with the need to manage new development, primarily new housing. Zoning procedures and how new regulations would affect existing properties were also concerns expressed by the residents.

Town Questionnaire

A questionnaire was sent to 202 property owners in the Town of Trempealeau. An additional 152 questionnaires were distributed to property owners by the Town Clerk's office. The questionnaire asked landowners to respond to thirty-five questions pertaining to land use. Gaining input from the landowners and understanding their attitudes towards land use and land use planning was the purpose of the questionnaire. A total of 354 questionnaires were distributed to town property owners, which represents approximately one-half of the property owners in the town. A total of 117 property owners completed the questionnaire, which equates to a 33% response rate of those receiving questionnaires.

Summary of Questionnaire Results

Over 50% of the respondents agreed with the following statements:

Encourage agricultural land preservation.
Most new growth should occur in and near cities.
Encourage tourism development.
Develop a system of bikeways and walkways.
Preserve bluffslands and wooded hillsides.
Preserve wetlands, wildlife acres, and open spaces.
The pace of development in the Town of Trempealeau has been about right.
Develop long range plans to control development.
The rural, farming appearance of the town is important to me.
There should be more restrictions on land development.
Land use in the town should be guided by a plan.
New housing in prime farm areas should not be allowed.
There should be restrictions on the location of rural, non-farm houses.
Farm operations should not be restricted by neighbors who are not farmers.
Most new housing should be in and near cities.

Over 50% of the respondents disagreed with the following statement:

Offer incentives for development.
People should be allowed to do whatever they want with their land.

Additional Information:

49 of the 117 respondents commute over 10 miles to work each day (one way).
56% of respondents feel that the minimum lot size should be less than two acres.

The questionnaire results indicated that the rural atmosphere of the town should be preserved including the wetland and open space areas. The results indicate that the majority of landowners recognize the need for a land use plan for the town. The majority of respondents felt development in the town should be guided towards cities and not on prime farmland.

A random sampling survey was sent out to the town in 2007. The results are found on pages 74-79.

8.3 TOWN CHARACTERISTICS

Soils

A soil evaluation for the Town of Trempealeau was prepared for the 1981 Trempealeau County Farmland Preservation Plan. A soils map has been prepared based on the 1981 Farmland Preservation Plan found in the Natural, Agricultural and Cultural Element. The soil evaluation follows:

The soils of the Town of Trempealeau are quite varied. North of Highway 35, the predominant soils are of the stoney and rocky land – Seaton–Palsgrove, calyey subsoil variant, association on the uplands. These soils are excessively drained to well-drained soils that have a subsoil of loam, silt loam, silty clay loam or clay, shallow and deep over limestone and sandstone.

The valley bottom and drainage ways are of the Houghton–Palms association. These soils are very poorly drained organic soils over organic and loamy sediment.

South of Highway 35, the predominant soil is of the Dickenson-Gotham-Sparta association. These soils are excessively drained to well-drained soils that have a subsoil of loamy sand to fine sandy loam over fine to coarse sand. These soils are found on river terraces.

The soils that lie along the Mississippi River and Black River are of the wet alluvial land-marsh association. These soils are poorly drained and very poorly drained soils under shallow water in places. These soils are found on bottomlands and flood plains along rivers and streams.

With the exception of the first ½ mile, all of the upland soils north of Highway 35 have scattered pockets of soils which, according to the Soil Conservation Service, have slight to moderate limitations for on-site septic disposal systems. These same soils, however, have a very high rating for crop productivity which would make these soils best suited for continued agricultural production.

Within the first ½ mile north of Highway 35, virtually all of the soils have slight limitations for on-site septic disposal systems. These same soils have a moderate to high rating for crop productivity, which would make it necessary to plan for any development which may occur due to the expanding unincorporated population of Centerville, so as to convert as little farmland as possible away from agricultural production.

On the river terrace soils south of Highway 35, approximately 90-95% of all soils, according to the Soil Conservation Service, have slight to moderate limitations for on-site septic disposal systems. These same soils vary from a very high to low rating for crop productivity. With the exception of the planned transition zones provided for the Village of Trempealeau, the most appropriate land use for the remaining soils of the Town of Trempealeau would be that of agricultural production.

The wet alluvial soils adjacent to the Mississippi and Trempealeau Rivers have very severe limitations for on-site septic disposal systems. The most appropriate land use for these areas would be for open space as well as a plant life genetics reserve.

8.4 Agricultural Use and Productivity

Agricultural statistics are not available at the town level. The statistics evaluated are based on county level data.

Table 1. Trempealeau County Agricultural Data.

Farms	Year			% Change
	1992	1997	2002	1992-2002
Number of Farms	1,424	1,408	1,744	22.5
Total Acres	348,602	340,536	367,830	5.5
Average Size Acres	245	242	211	(13.9)
Farm Size				
1-179 Acres	685	723	1098	60.3
180-499 Acres	596	552	503	(15.6)
500 Plus Acres	143	133	143	-
Livestock & Poultry Farms				
Beef Cows	268	290	275	2.6
Milk Cows	608	434	310	(49.0)
Hogs and Pigs	155	78	44	(71.6)
Sheep and Lambs	37	33	42	13.5
Chickens (Broilers)	34	46	58	70.6
Livestock & Poultry				
Beef Cows	4,961	5,418	5,086	2.5
Milk Cows	29,485	25,699	22,046	(25.2)
Hogs and Pigs	16,008	9,813	6,100	(61.9)
Sheep and Lambs	1,534	1,198	1,279	(16.6)
Chickens (Broilers)	10,667,093	17,241,247	19,126,486	79.3
Selected Crops				
Harvested Cropland	169,922	159,536	162,850	(4.2)
Corn (acres)	60,089	62,501	69,708	16.0
Soybeans (acres)	13,371	16,103	31,249	133.7
Hay-Alfalfa (acres)	81,604	69,206	59,428	(27.2)

Source: 2002 Census of Agriculture, 1997 Census of Agriculture, 1992 Census of Agriculture.

Table 1 indicates that the number of farms in Trempealeau County has increased by 22.5% between the years of 1992 and 2002. The total farm acres have also increased but at a lower percentage. In the ten year period the number of smaller farms (1-179 acres) increased in the county, while the number of mid sized decreased and large farms were almost identical. A possible explanation for this is that a number of mid sized farms have been sold and subdivided into smaller more recreational oriented properties.

The types of farms have also changed over the ten year period. The number of beef livestock operations has increased by 2.6%. The numbers of milk cow and hog farms have decreased by 49% and 71.6% respectively. The number of chicken farms has increased by 70.6%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of milk farms decreased by 49 % while the actual number of milk cows decreased by only 25.2%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

Evaluation of the selected crop information indicates that there is more cash cropping taking place in Trempealeau County. The typical cash crops in the county are corn and soybeans and the number of acres harvested has increased in the ten year period, while the number of acres harvested of hay-alfalfa (traditionally soil conserving food crops for livestock) has decreased. This trend is consistent with the decrease in the number of livestock in the county.

8.5 Existing Land Use and Zoning

The Town of Trempealeau is a rural town. The Village of Trempealeau is the only incorporated area located within the town. The landscape is primarily made up of farmland with scattered housing developments. There are a few commercial businesses located within the town. In recent years, a golf course has been developed within the town just north of the Village of Trempealeau. The development of the golf course has spurred residential growth in the immediate area.

The Town of Trempealeau has many recreational areas that attract people to the town. A portion of the town borders the Mississippi River which attracts fisherman and recreational boaters. In addition, Perrot State Park, the Great River State Bicycle Trail and the Trempealeau National Wildlife Refuge are located in the town and provide recreational opportunities to local residents and tourists.

State Highway 35 in the town has been designated as a scenic highway “The Great River Road”. Scenic easements have been acquired from numerous property owners adjacent to the highway. Restrictions such as minimum lot frontage, outdoor advertising and storage are enforced.

The town has adopted County Zoning. In December of 2000, the Town of Trempealeau adopted the revised Trempealeau County Zoning Ordinance. The revised ordinance is the document that implements the Town of Trempealeau Land Use Plan. The Town of Trempealeau is primarily zoned either Exclusive Agriculture –2 or Primary Agriculture. Around the Village of Trempealeau a transitional area (growth area) has been established to encourage more dense development. Specific areas of the town with better agricultural soils, topography favorable for agriculture and traditional farming areas have been zoned Exclusive Agriculture-2.

8.6 Housing Trends

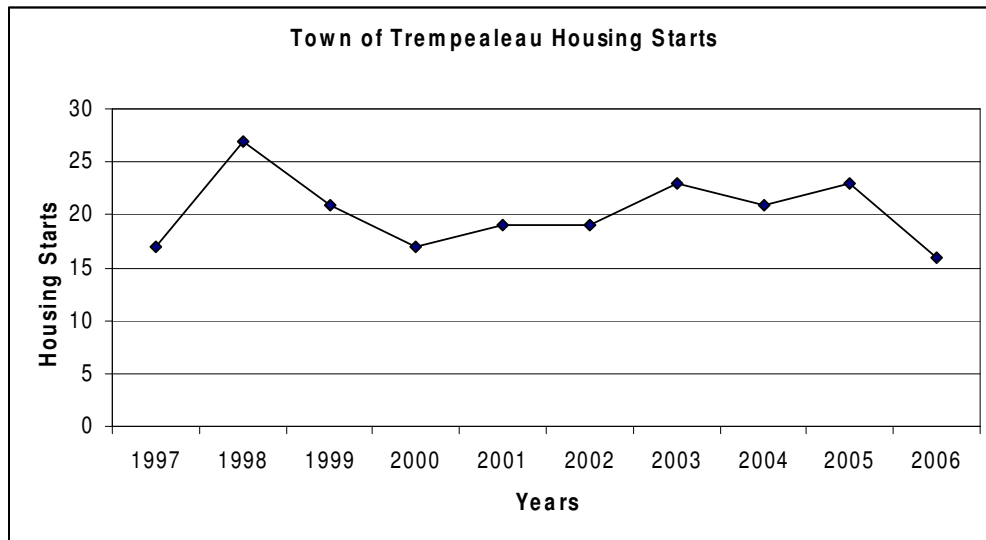
The Town of Trempealeau has experienced an increase in the number of housing units built over the last four years due to its proximity and easy commute to the Cities of La Crosse, Onalaska and Winona (Table 2). Trempealeau County has experienced similar growth primarily because it is centrally located between the cities of La Crosse, Eau Claire and Winona. Several factors

indicate that this trend will continue in the future. The job center of the La Crosse area has shifted and expanded northward towards Trempealeau County. U.S. Highway 53 was recently reconstructed to a four lane, 65 m.p.h highway which leads directly from the expanding job center of La Crosse/Onalaska to the Town of Trempealeau via State Highway 35 and Trempealeau County. Commute time has been drastically reduced therefore making it feasible to live in the Town of Trempealeau and Trempealeau County.

Housing Starts Table 2.

Jurisdiction	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Town of Trempealeau	17	27	21	17	19	19	23	21	23	16
Trempealeau County Unincorporated Areas	88	117	130	140	109	132	78	112	136	103

Source: Trempealeau County Planning and Zoning Department



Social issues must also be considered when reviewing housing trends. The “American Dream” has somewhat changed over the past several years from a 3 bedroom house in the suburbs to a 3 bedroom house in a rural area away from the congestion of an urban area. The impact of technology and the ability to work out of a home has further facilitated the new “American Dream”.

8.7 Housing Units and Housing Unit Projections

Housing unit data and housing unit projections have also been prepared and are illustrated in Table 3. Housing unit projections were established based on the number of housing starts in the Town of Trempealeau and the unincorporated areas of Trempealeau County over the last ten years. The projections assume that the average number of housing starts from the last ten years in the Town of Trempealeau (20.3 housing starts per year) will remain constant over the next 14

years. The method also assumes that 10% of the housing units will be replacement houses for homes demolished or destroyed by other means.

Housing Units Table 3.

Jurisdiction	Census 1980	Census 1990	Census 2000	Est. Census 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
Town of Trempealeau	599	582	707	812	914	1,016	1,118	1,220
Trempealeau County Unincorporated Areas	4,790	4,883	5,301	6,816	8,331	9,846	11,361	12,876

Source: Mississippi River Regional Planning Commission 2001 Overall Economic Development Program.
Projections prepared by the Trempealeau County Zoning Department.

The projection method utilized forecasts that there will be 1,220 housing units in the Town of Trempealeau in the year 2025. This is compared to 707 housing units recorded in the 2000 census. Currently, there are approximately 12.1 housing units per square mile in the town. In the year 2025 projections indicate that there will be approximately 20.9 housing units per square mile.

8.8 Population and Population Projections

Population data and population projections for the Town of Trempealeau and the unincorporated areas of Trempealeau County are illustrated in Table 4. The population projections for the next 18 years are derived from the number of housing units projected over the same time period. Based on 2000 census data in the Town of Trempealeau 2.3 people reside in each housing unit (1,618 people/707 housing units = 2.3 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.3 people in the township. The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 2.2 persons per household and stay constant over the next 18 years. Therefore, in estimating the future population each additional housing unit equates to an additional 2.2 people in the town.

Population Table 4.

Jurisdiction	Census 1980	Census 1990	Census 2000	Est. Census 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025
Town of Trempealeau	1,504	1,341	1,618	1,786	2,010	2,235	2,684	2,684
Trempealeau County Unincorporated Areas	14,191	13,264	13,480	14,995	18,328	21,661	24,994	28,327

Source: Mississippi River Regional Planning Commission
Trempealeau County Zoning Department

The projection method utilized forecasts that there will be 2,684 people residing in the Town of Trempealeau in the year 2025. This is compared to 1,618 township residents in 2000. Currently, there are approximately 28.3 people per square mile in the town. In the year 2020 projections indicate that there will be approximately 47.1 people per square mile.

The population throughout the Town of Trempealeau is fairly evenly distributed in the rural areas of the town. The area of the Town of Trempealeau that is in close proximity (within 1 mile) to the Village of Trempealeau is more densely populated.

8.9 Development Impacts

Based on the projections development impacts will be experienced. The population of the township will increase by 1,066 people and the number of housing units will increase by 513 units. The 513 new housing units will generate an additional 5,130 vehicle trips per day on Town, County, State and U.S. roadways. This is based on the multiplier of 10 vehicle trips per day per household.

There are numerous other factors previously mentioned location, the economy, highway improvements and social issues that will influence the township's future that are difficult to account for in projections. Therefore, it is important that projections are reviewed and updated every 3 to 5 years. It is of equal importance that policy decisions based off projections are dynamic and are reviewed with the same frequency.

8.10 Natural Resources and Open Space

The Town of Trempealeau is primarily a rural town. There is an abundance of natural resources and open spaces in the town. Approximately 25 percent of the town consists of woodlands the remaining 75 percent of the town is agricultural land and open space. There are also numerous wetland areas within the Town. Based on housing unit and population projections the Town of Trempealeau will remain relatively a rural town over the planning period. However, developing and implementing a land use plan for the town will ensure that future development will not jeopardize the rural lifestyle residents have indicated is important.

8.11 Public Facilities

Private wells and private sewage systems serve the majority of development in the Town of Trempealeau. The Town of Trempealeau maintains a Town hall and shop. Due to the rural nature of the town no other public facilities are maintained by the town. Police protection is provided by the Trempealeau County Sheriffs Department. Fire protection is provided by the Town of Trempealeau, Town of Caledonia and Village of Trempealeau Fire Department.

The Village of Trempealeau is serviced by public sewer and water systems.

8.12 GOALS AND OBJECTIVES

For a land use plan to be successful, goals must be established as well as objectives to meet the goals. Goals, quite simply, are broad statements that the Town of Trempealeau and Trempealeau County desire to achieve. Objectives are the means or methods to achieve the goals. The Advisory Planning Committee reviewed information gathered on the town (existing land uses, building trends, etc...), questionnaire results and public input and developed the following goals and objectives of the land use plan.

Goals:

1. Preserve the rural atmosphere of the town – rural setting, openness, natural beauty, etc...

2. Protect the individual rights of landowners.
3. Protect the farmer's ability and right to farm.
4. Preserve and enhance the environmental quality of the town.
5. Manage the location and density of non-farm housing.

Objectives:

Develop zoning/land use categories.

- Explore slope restrictions for building sites.
- Define the term "density".
- Create cluster development guidelines as a development option for property owners.

Develop a land use map.

- Identify proper locations for industry to locate.
- Focus new developments near existing developed areas (i.e. Village of Trempealeau, Centerville).

Determine a minimum lot size for the town.

- Ensure that the minimum lot size does not negatively impact the environment.
- The minimum lot size should not promote development sprawl.

Preserve Farmland.

- Limit new development on prime farmland (Class I, II and III soils).
- Prepare a definition of prime farmland.

Develop land use policies to guide the future development of the town.

- Do not offer incentives for development.
- Create and maintain tourism opportunities through land use planning.
- Promote forest management through the County Forester's Office.
- Encourage future land developers to utilize covenants as a development tool.
- Work cooperatively with the Village of Trempealeau on development issues.
- Develop criteria that the Town of Trempealeau and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.
- Require duplexes to be located on at least 2 acres unless applicant provides an acceptable site plan approved by the reviewing committee.

8.13 LAND USE DISTRICTS

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempt to meet the goals of the plan yet allow enough flexibility to meet the needs of the property owners. The districts illustrated are representative of the available land use districts. The Town of Trempealeau may not wish to utilize all districts at this time.

The Exclusive Agriculture and Exclusive Agriculture-2 districts were developed primarily to serve the purpose of preserving agricultural land and the rural atmosphere in the town. It is intended that areas designated in the agricultural districts are properties with better soils, topography favorable for agriculture and/or consist of contiguous farm areas. The agricultural districts will be limited to agricultural uses/structures or uses/structures consistent with agricultural uses. In addition these districts will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits.

The land use classification system developed is based on the number of dwelling units permitted per every 40 acres. This type of density classification system requires that the county track land divisions. In order for the county to track land divisions, it will be necessary to require Certified Survey Maps (CSM) for all land divisions that create a parcel of less than 20 acres in size that are not classified as subdivisions under State Statute Chapter 236.

In order to implement the districts developed by the Advisory Planning Committee with respect to land use regulation in the town and to restrict the density of development in the manner indicated above will require the adoption of ordinances by Trempealeau County and/or the town. More specifically, to be effective to govern, guide and regulate land use in the town the referenced Districts would have to be incorporated in either an amendment to the existing Trempealeau County Zoning Code or in comprehensive revision of the same. In order for the amendment or revision to be enforceable, it would have to be ratified according §59.69(5), Wis. Stats. For purposes of implementing the density recommendations, either the town, Trempealeau County or both, would have to adopt subdivision control ordinances according to §236.45, Wis. Stats.

Exclusive Agriculture (EA). This district preserves class I, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Trempealeau. Minimum lot sizes of 35 acres are recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits.

Exclusive Agriculture 2 (EA 2). This district preserves class I, II, III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Trempealeau. A maximum residential density of 1 dwelling unit per 35 acres and a minimum lot size of 1 acre is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits.

Primary Agriculture (PA). This district preserves agricultural land and the rural appearance of the town yet allows for some residential development. A maximum residential density of 2 dwelling units per 40 acres is recommended unless clustered.

Rural Residential (RR). This district provides locations for low density residential developments. The district can be utilized as a transition area between exclusive and primary agriculture uses and higher density land use districts. A maximum residential density of 4 dwelling units per 40 acres is recommended unless clustered.

Residential – 8 (R-8). This district has been established to provide areas for residential development within the town. A maximum residential density of 8 dwelling units per 40 acres is recommended unless clustered.

Residential – 20 (R-20). This district provides locations for higher density residential developments. These locations should primarily be located near existing developed areas or on soils not suitable for agricultural operations. A maximum residential density of 20 dwelling units per 40 acres is recommended.

Commercial (C). This district provides locations for commercial development. Retail, office and service establishments are examples of uses permitted under this classification.

Industrial (IND). This district provides suitable locations for industrial development. Manufacturing and warehousing uses would be examples of uses permitted under this classification. It is recommended that future industrial uses be located near areas in which public utilities are or will be available.

Environmental Significance (ES). This district designates areas of environmental significance such as wetlands, floodplains, lakes, streams, etc... Development of these areas should be discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the areas.

Institutional (INST). This district provides locations for institutional uses such as schools, churches and government buildings.

Commercial/Industrial (C/I). This district provides locations for commercial and/or industrial development. Retail, office and service establishments are examples of uses permitted under this classification. Manufacturing and warehousing uses would be examples of uses permitted under this classification also. It is recommended that future industrial uses be located near areas in which public utilities are or will be available.

Table 5. Land Use Districts

Land Use Districts	Residential Density	Minimum Lot Size	Clustering Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 Acres	No	N/A
Exclusive Agriculture 2	1 house per 35 acres	1 Acre	No	N/A
Primary Agriculture	2 houses per 40 acres	1 Acre	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	1 Acre	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	1 Acre	Yes	10 houses per 40 acres
Residential - 20	20 houses per 40 acres	1 Acre	N/A	N/A

Commercial	NA	1 Acre	N/A	N/A
Industrial	NA	1 Acre	N/A	N/A
Environmental	NA	1 Acre	N/A	N/A
Institutional	NA	1 Acre	N/A	N/A
Commercial/Industrial	NA	1 Acre	N/A	N/A

A detailed description of permitted uses, conditional uses and prohibited uses is listed in the Comprehensive Zoning Ordinance.

Maximum lot size when clustered is 2 acres.

8.14 Cluster Development

The Advisory Planning Committee determined that a clustered housing component to the land use plan would be beneficial to the future development of the Town of Trempealeau. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing a clustering bonus is recommended. If a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Table 5). As illustrated below a traditional development with four 10-acre lots on a forty-acre parcel would preserve little or no land for farming or open space uses. However, a clustered housing development would preserve thirty-acres for farming or open space uses (see Illustration 1.).

Illustration 1.

TRADITIONAL DEVELOPMENT

Not to scale

CLUSTERED DEVELOPMENT

Not to scale

8.15 LAND USE MAP

A land use map (page 66) has been developed to guide future land use decisions and the future development of the Town of Trempealeau. The land use districts utilized best allow the Town of Trempealeau to meet the collective goals expressed in the land use plan. It must be understood that the land use map is a planning device only. It will not be effective to guide, regulate or control land uses in the town unless the components have been incorporated in an amendment to the existing Trempealeau County Zoning Code or in a comprehensive revision of the ordinance ratified according to §59.69(5), Wis. Stats. To the extent that the land use map differs from the proposed zoning map, it is because the purpose of this map is to recognize future land use needs in the town.

In the development of the land use map, concerns expressed by residents through public meetings and the questionnaire were taken into consideration. Class I, II and III soils, as well as irrigated properties should be protected from further residential encroachment by the utilization of an exclusive agriculture land use district. The land use plan also discourages further residential development on the properties around industrial uses. Residential developments are recommended to be located near existing residential properties (i.e. Village of Trempealeau, Centerville).

Exclusive Agriculture Areas (Preservation Areas)

The land use map preserves farmland in the town by designating several areas Exclusive Agriculture-2. North of Centerville the Town of Trempealeau consists of rolling hills and steep wooded terrain so the majority of this area has been designated as Primary Agriculture. To the south of Centerville, the “prairie area” of the town the majority of the agriculture property has been designated as Exclusive Agriculture –2. The areas designated as Exclusive Agriculture-2 are locations in which the soil types and topography are most suited for productive agriculture. In addition, areas where substantial farm operations exist were also designated as Exclusive Agriculture-2. As Table 1 indicates agriculture in Trempealeau County is changing and the changes are also visible in the Town of Trempealeau. The trend in Trempealeau County is for fewer but larger milk cow operations. Additionally, more cash cropping of soybeans and corn is taking place in the County.

Village of Trempealeau Planning Area

In establishing a growth area adjacent to the Village of Trempealeau the Advisory Planning Committee reviewed the Village of Trempealeau Comprehensive Plan in an attempt to minimize future land use conflicts. The committee developed a transition area (growth area) adjacent to the Village of Trempealeau. The majority of the property adjacent to the village has been designated as Residential-20 which is compatible with the proposed uses in the comprehensive plan of the village. To the east of the village, adjacent and north of State Highway 35 areas have been designated as commercial and industrial. These areas will provide more opportunity in the town for commercial or industrial development. These properties are also located adjacent to industrial uses in the village.

Village representatives and the Town Board did discuss developing a cooperative boundary agreement. Numerous town residents voiced objection to a boundary agreement therefore, the Town Board decided not to pursue such an agreement at this time.

Centerville Planning Area

The Town of Trempealeau Advisory Planning Committee recognizes that Centerville is a community and has the potential to expand. It is therefore necessary that the growth be guided to avoid future land use conflicts. The planning area of Centerville extends two miles to the east and west of the intersection of highways 54, 93, and 35. The planning area is divided into four quadrants.

Northwest Quadrant

Commercial uses presently are located adjacent to highway 54/35 within this quadrant. The committee recommends that future commercial uses in Centerville should also be located within this area. It is recommended that commercial uses be located within 300 feet of highway 54/35. It is also recommended that the properties north of Tamarack Creek within the quadrant be designated as Rural Residential. An adequate buffer should be established from the commercial developments. The committee recommends the west part of section 33 in this quadrant be developed into low density residential housing. This will serve as a transition area between the commercial properties and the agricultural properties. The only limiting factor for development within this quadrant is the Tamarack creek.

Southwest Quadrant

This quadrant primarily consists of residential and agriculture uses. Commercial uses are welcomed from Sonsalla Road to the Centerville Coop. The committee recommends that future uses within this quadrant remain residential. The only limiting factor for development within this quadrant is the Tamarack creek.

Northeast Quadrant

This quadrant consists of commercial and residential uses with commercial and industrial uses along highway 54/35. The committee recommends that this area remain residential in character and that additional development be residential. However, the town and county will consider low impact commercial uses (insurance office, dental office, etc.) for parcels located adjacent to highway 54/93 provided they do not jeopardize the residential character of the area. The residential density recommended for this quadrant is 8 units per 40 acres.

Southeast Quadrant

The southeast quadrant primarily consists of residential uses. The committee recommends that this area remain residential in character and that additional development be residential. The residential density recommended for this quadrant is 8 units per 40 acres. However, the town and county will consider low impact commercial uses (insurance office, dental office, etc.) for parcels located adjacent to highway 54/93&35 provided they do not jeopardize the residential character of the area. An industrial use has recently been approved for the east end of the quadrant adjacent to highway 54/93 and Schubert Road. It is recommended that the properties adjacent to this use within the quadrant, remain agricultural or be converted to industrial or commercial properties in the future.

8.16 IMPLEMENTATION

Implementation of the plan will be accomplished by creation, revision and enforcement of proposed or existing ordinances, policies or programs.

Land Use and Agricultural Preservation Policies

The following policies have been established to assist local officials in making future land use decisions. Town and county officials should take into consideration these policies when reviewing land use matters.

1. Promote forest management through the County Forester's Office.
During the planning process the importance of the existing woodlands in the town was stressed. Local officials should make every effort to inform property owners of the importance of forestry management.
2. Create and maintain tourism opportunities through land use planning.
Questionnaire results and public input indicate that Town of Trempealeau residents recognize the importance of recreation and tourism in the town. Therefore, it is recommended that recreation and tourism are considered when making future land use decisions.
3. Do not offer incentives for development.
Questionnaire results indicate that Town of Trempealeau residents feel the pace of development in the town is about right. Offering incentives for development would increase the pace of development and could potentially jeopardize the quality of life that existing property owner's enjoy.
4. Develop criteria that the Town of Trempealeau and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.
The intent of this policy is not to provide a property owner with a guarantee of a land use change but to give local officials consistent standards in which to make informed decisions.
It is recommended that properties designated in Exclusive Agriculture and Exclusive Agriculture-2 also meet the requirements in Wisconsin State Statutes 91.77 when requesting a land use change.

Criteria

- A. The request is consistent with the goals established in the Town of Trempealeau Land Use Plan.
- B. Development should be limited on Class I, II and III soils.
- C. Existing public roads must serve the proposed development.
- D. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Trempealeau.
- E. The land proposed to be rezoned is suitable for development and will not jeopardize the environment (water quality, soil erosion, etc..)

5. Encourage future land developers to utilize covenants as a development tool.
Local officials realize that property covenants are a valuable development tool to ensure higher property values and reduce land use conflicts.
6. It is recommended that duplexes be located on at least two acres of property unless the applicant provides an acceptable site plan to be approved by the reviewing committee.
It is recommended that duplexes be conditional uses in the residential districts. In addition, it is recommended that the approving committee consider the parcel size of the proposed use in an attempt to reduce the potential for social or environmental problems.
7. Continue to work cooperatively with the Village of Trempealeau on development issues.
It is important that the Village of Trempealeau and the Town of Trempealeau consult with each other and evaluate planning and development issues together. Cooperation will reduce the potential for land use conflicts and decrease the public costs associated with unplanned development.
8. Protection of significant natural resources, open space, scenic, historic or architectural areas.
The plan recommends the continued implementation of the Comprehensive Zoning Ordinance, Floodplain and Shoreland/Wetland Ordinances which protect the natural resources, historically sensitive areas and open spaces in the Trempealeau County.
9. Conserving soil and water resources of the Town of Trempealeau.
The plan recommends the continued implementation of soil and water conservation programs administered by the Trempealeau County Land Conservation Department (Trempealeau County Land and Water Plan initiatives).
10. Driveway Requirements.
During the review process, driveway construction and maintenance requirements were important issues. The driveway should be no greater than 15% slope.

8.17 Zoning Ordinance

As previously discussed the Trempealeau County Comprehensive Zoning Ordinance has been revised and adopted by the Town of Trempealeau. The zoning ordinance is the document that implements the land use plan. It is the intention of the Trempealeau County Zoning and Planning Department to have the zoning ordinance certified by the Department of Agriculture, Trade and Consumer Protection as an Exclusive Agricultural Zoning Ordinance. If certified, properties designated in specific agricultural districts identified in this plan would be eligible to received farmland preservation tax credits.

8.18 Zoning Map

A zoning map (page 67) is different from a land use map in that a zoning map regulates current land uses while a land use map guides future land use patterns. The zoning map has an additional zoning category (Transitional Agriculture). Properties categorized as transitional agriculture properties are recognized in their present state as agricultural properties. However,

the land use plan recognizes that in the future these properties may be suitable for development as detailed in the land use plan. Therefore, the properties are categorized as transitional agriculture properties. It is also intended that the properties designated as transitional agriculture be eligible to receive farmland preservation tax credits.

8.19 CONCLUSION

The Town of Trempealeau Land Use Plan provides a framework to guide the future growth of the town. The Advisory Planning Committee's decisions are based on information compiled during the planning process and from public input. In addition, the committee and local officials realize that the plan must be dynamic and have the ability to change over time. To that end, local officials are committed to reviewing the plan every three years from the date of its adoption.

The Town of Trempealeau Land Use Plan is a tool to manage the future. If adhered to, the positive characteristics of the town will be embellished and the negative characteristics reduced. It is not the intent of the plan to predict the future but to avoid future problems. The people of the town are its most important attributes.