

# TOWN OF EUREKA COMPREHENSIVE PLAN 2009-2030



**Adopted November 12, 2009**



**TOWN OF EUREKA  
COMPREHENSIVE PLAN  
2009-2030**

**VISION STATEMENT**

The Town of Eureka will seek to preserve its rural character, protect its natural resources, recognize the economic needs of the area, safeguard the rights of its citizens and promote their common well-being.

**TOWN BOARD**

Gene Krull - Chairman  
Kyle Swanson  
Jose Trejo

**PLAN COMMISSION**

Patti Lehmann - Chairwoman  
Marvin Caspersen  
Gene Krull  
Liisa Mayo  
Jane Mainz  
Ronald Hoffmann - alternate  
Jose Trejo – alternate



prepared by:  
**Town of Eureka Plan Commission**

with technical assistance from:  
**West Central Wisconsin Regional Planning Commission**

Resolution No. 9-02

RESOLUTION RECOMMENDING TOWN BOARD ADOPTION OF  
THE TOWN OF EUREKA COMPREHENSIVE PLAN

WHEREAS, the Town of Eureka has determined the need and propriety for a comprehensive plan with the general purpose of guiding, directing and accomplishing a coordinated, adjusted and harmonious development of the Town, which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the Town of Eureka Plan Commission has prepared *the Town of Eureka Comprehensive Plan 2009-2030* pursuant to § 66.1001 and § 62.23, Wisconsin Statutes, which contains plan documents, maps and other materials in the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes and is dated November 12, 2009; and

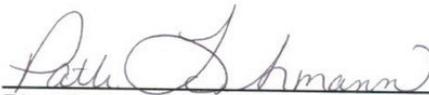
WHEREAS, the Town of Eureka has participated in a multi-jurisdictional planning process during which the *Polk County Conditions and Trends Report*, dated January 2009, was prepared, which contains statistics, demographic data and other information for the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes; and

WHEREAS, the Town of Eureka Plan Commission pursuant to § 66.1001 (4) (b), Wisconsin Statutes may recommend governing body adoption of the comprehensive plan by adoption of a resolution to that effect by a majority of the entire Plan Commission.

NOW THEREFORE BE IT RESOLVED, the Town of Eureka Plan Commission officially recommends adoption of the *Town of Eureka Comprehensive Plan 2009-2030*, dated November 12, 2009, and the *Polk County Conditions and Trends Report*, dated January 2009, by the Town of Eureka Town Board.

Adopted this 12th day of November, 2009 by the Plan Commission of the Town of Eureka.

Approved:



\_\_\_\_\_  
Plan Commission Chairman

Attest:



\_\_\_\_\_  
Clerk/Treasurer

**Ordinance No. 09-2**

**AN ORDINANCE TO ADOPT THE  
TOWN OF EUREKA COMPREHENSIVE PLAN**

The Town Board of the Town of Eureka, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and 62.23(3) of the Wisconsin Statutes, the Town of Eureka is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Eureka, Wisconsin has adopted written procedures designed to foster public participation in every state of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

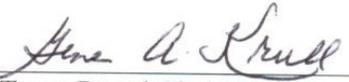
SECTION 3. The Plan Commission of the Town of Eureka by a majority vote of the entire Plan Commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of a comprehensive plan consisting of the documents entitled "TOWN OF EUREKA COMPREHENSIVE PLAN 2009-2030" dated November 12, 2009 and "POLK COUNTY CONDITIONS AND TRENDS REPORT" dated January 2009 together containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Eureka, Wisconsin, does, by the enactment of this ordinance, formally adopt the documents entitled "TOWN OF EUREKA COMPREHENSIVE PLAN 2009-2030" and "POLK COUNTY CONDITIONS AND TRENDS REPORT", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and posting as required by law.

ADOPTED this 12<sup>th</sup> day of November, 2009.

  
Town Board Chairman

Posted: November 12, 2009

Approved:

Attest:   
Town Clerk



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## *EXECUTIVE SUMMARY*

This comprehensive plan was developed as part of a multi-jurisdictional planning effort of 25 Polk County communities that successfully procured State grant funding for its development. The Town of Eureka Comprehensive Plan, together with the related *Polk County Conditions and Trends Report*, meets the requirements of the State of Wisconsin Comprehensive Planning Law (1999 Wisconsin Act 9). The *Conditions and Trends Report* provides a demographic and programmatic overview for Polk County, while the *Comprehensive Plan*, is the policy document focused on the Town of Eureka. This Executive Summary focuses on the *Comprehensive Plan*.

In October 2008, the Town of Eureka Plan Commission held four open houses to get community input for the required elements. The Plan Commission then had six working meetings facilitated by West Central Wisconsin Regional Planning Commission or Town Plan Commission to develop the plan recommendations. All meetings were open to the public and the Town encouraged public participation by distribution of a survey in September 2008.

The result of these meetings and other resident input are plan goal, objective, and strategy recommendations carefully crafted by the Plan Commission for the community through an information gathering and consensus-building process. The Plan is organized by the nine required planning elements and an Energy and Sustainability element, each section guided by the general vision valued by community members - preservation of rural character, protection of water resources, agriculture, and forests, and planning for orderly development.

During the planning process, substantial focus was spent on the policy recommendations of the Land Use and Resources Element. Changes to the Town activities were recommended to protect the community from the visual, environmental, and fiscal impacts of intensive land uses. Low density residential development utilizing conservation design techniques is recommended to be discussed to promote the preservation of the town's rural character, reduce negative impacts on agriculture, woodlands and other natural resources, and help prevent land use conflicts. Non-metallic mining is to be controlled, heavy commercial and industrial uses discouraged, while appropriate types and location of other economic activity are supported.

However, adoption of this Plan is only a beginning. As described in the Implementation Section, many Plan policies require additional action, such as the development and adoption of related ordinances, each with additional public hearings. The policy recommendations within this Plan are often generalized so additional time could be spent by the community on specific issues and definitions during ordinance development. As such, the *Town of Eureka Comprehensive Plan* provides a general direction and vision for the future of the community for planning and decision-making. But the Plan recommendations should be applied flexibly and amended as needed to account for specific or changing conditions.

# 1. INTRODUCTION

## 1.1 Planning Authority and Scope

Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action. In 1999, the State Legislature created a new framework for community planning in the State of Wisconsin—1999 Wisconsin Act 9.

Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government’s comprehensive plan. According to Wisconsin Statutes, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development.

1999 Wisconsin Act 9, often referred to as the Wisconsin Comprehensive Planning and Smart Growth Law, provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must include nine key elements. The Town of Eureka’s Plan also includes an Energy and Sustainability Element.

- 1) Issues & Opportunities
- 2) Housing
- 3) Transportation
- 4) Utilities & Community Facilities
- 5) Agricultural, Natural, & Cultural Resources
- 6) Economic Development
- 7) Intergovernmental Cooperation
- 8) Land Use
- 9) Energy and Sustainability
- 10) Implementation

Further, each plan must incorporate 20-year land use projections and encourage public participation during the planning process.

In addition, 1999 Wisconsin Act 9 made available comprehensive planning grants to local governments to assist in the preparation of these plans. The smart growth grants for comprehensive planning efforts encourage local governments to address multi-jurisdictional issues and promote smart growth policies which encourage efficient development patterns and minimizes local government and utility costs.

The *Town of Eureka Comprehensive Plan*, when combined with the *Polk County Conditions and Trends Report*, includes ten elements and meets the requirements of 1999 Wisconsin Act 9.

## 1.2 Polk County Multi-Jurisdictional Planning Effort

Polk County consists of two cities, 10 villages, and 24 towns. The multi-jurisdiction comprehensive planning project, which includes the following 25 Polk County communities, represents a grass-roots effort by local government officials to coordinate local planning efforts and to address cross-jurisdictional issues and concerns:

City of Amery	Town of Bone Lake
Village of Balsam Lake	Town of Clayton
Village of Centuria	Town of Clear Lake
Village of Clayton	Town of Eureka
Village of Clear Lake	Town of Farmington
Village of Dresser	Town of Garfield
Village of Luck	Town of Laketown
Village of Milltown	Town of Lincoln
Village of Osceola	Town of Lorain
Town of Alden	Town of Luck
Town of Apple River	Town of Osceola
Town of Beaver	Town of West Sweden
Town of Black Brook	

Polk County served as the lead community in a process to generate interest among 25 Polk County municipalities to participate in a multi-jurisdiction comprehensive planning project.

In 2007, a comprehensive planning grant was awarded by the Wisconsin Department of Administration for the Polk County Multi-Jurisdictional Plan. Then, in 2008, the West Central Wisconsin Regional Planning Commission received a comprehensive planning grant for a regional comprehensive plan, county plans for Barron, Chippewa, and St. Croix counties, and 21 communities. For this process, the WCWRPC created Condition and Trends Reports for all seven counties in the region. The *Polk County Conditions and Trends Report* was used by Polk County and a variety of communities in Polk County for their planning process. This list includes the Town of Eureka. The comprehensive plan for each community will then in total equal the *Conditions and Trends Report* and community plan document. This document, the *Town of Eureka Comprehensive Plan*, represents the plan policy document for the Town.

Following public hearings and local plan adoption, the individual community plans were reviewed for consistency with the State Comprehensive Planning Law; and the Polk County Planning Grant Program Closeout Form was completed. The Wisconsin Department of Administration then certified that all requirements of the grant program had been met.

### **1.3 The Town of Eureka Planning Process**

The overall planning process for the Town of Eureka started in 2007 with the success of the Polk County planning grant from the State of Wisconsin. The creation of the plan, which included the goals, objectives, and strategies began on March 25, 2009 after the presentation of the *Local Conditions and Trends Summary* and *Polk County Conditions and Trends Report*. Each of the subsequent planning activities and meetings for the Town of Eureka is summarized below. In addition to the listed meetings, the Plan Commission met on their own throughout the process to discuss goals, objectives, and strategies. For the purpose of this plan, the Town uses the word strategy interchangeably with the word policy.

The Town of Eureka planning process offered ample opportunities for public participation. All meetings were open to the public, properly noticed, and met the requirements of the Wisconsin Open Meeting's Law. To promote resident participation in the process, four separate open houses were held in October 2008. The dialogue from the open houses and survey responses were used by the Plan Commission to better understand the community's issues and concerns.

- September 2008      Community Survey**  
The Town Board and Plan Commission sent out 995 community surveys for the planning process. Of these surveys, 274 were received. The Town tabulated all the data.
  
- October 08, 2008      Comprehensive Plan Open Meeting #1**  
The open house allowed residents to come to the Town Hall and discuss the Land Use and Housing elements of the proposed plan.
  
- October 15, 2008      Comprehensive Plan Open Meeting #2**  
The open house allowed residents to come to the Town Hall and discuss the Transportation, Economic Development, and Agriculture elements of the proposed plan.
  
- October 22, 2008      Comprehensive Plan Open Meeting #3**  
The open house allowed residents to come to the Town Hall and discuss the Cultural Resources and Natural Resources elements of the proposed plan.
  
- October 29, 2008      Comprehensive Plan Open Meeting #4**  
The open house allowed residents to come to the Town Hall and discuss the Intergovernmental cooperation element of the proposed plan and what will be involved in planning process.
  
- March 25, 2009      Meeting #1: Existing Conditions and Issues, Land Use and Resources**  
Plan Commission discussed existing conditions and issues. Land Use and Resources goals and objectives were reviewed and discussed.
  
- April 29, 2009      Meeting #2: Land Use and Resources**

Planning process, existing conditions, and prioritized issues were reviewed. Land Use and Resources goals, objectives, and strategies were reviewed, discussed, and finalized.

**May 27, 2009**

**Meeting #3: Housing, Transportation, and Community Facilities**

Housing, Transportation, and Community Facilities goals, objectives, and strategies were reviewed, discussed, and finalized.

**June 24, 2009**

**Meeting #4: Economic Development, Intergovernmental Coordination, and Energy and Sustainability, Land Use Map**

Economic Development, Intergovernmental Coordination, and Energy and Sustainability goals, objectives, and strategies were reviewed, discussed, and finalized. The Land Use Map was discussed.

**July 29, 2009**

**Meeting #5: Implementation**

The Implementation tools were reviewed, discussed, and finalized. The Land Use Map was finalized.

**August 26, 2009**

**Meeting #12: Plan Review**

Reviewed the draft plan. Public hearing process discussed and scheduled.

**October 28, 2009**

**Public Hearing**

**November 12, 2009**

**Local Adoption**

Upon recommendation by resolution of the Plan Commission on October 28, 2009, the *Town of Eureka Comprehensive Plan* was adopted by the Town Board by ordinance on November 12, 2009. Copies of the adopting resolution and ordinance are included at the beginning of this document.

## **2. ISSUES AND OPPORTUNITIES**

### **2.1 Existing Conditions Transition Report**

The *Polk County Conditions and Trends Report* provides a compilation of background information for the elements of the Comprehensive Plan. While that report identifies significant information and trends, it often does so in the broad context of greater Polk County and does not always identify trends specific to individual communities. Hence, the introduction of the individual community's comprehensive plan requires a transition be made from the *Polk County Conditions and Trends Report* with a brief synopsis of the trends discovered therein specific to the community. The reader can review the *Polk County Conditions and Trends Report* if desiring a more detailed look into the community than is provided by the identified trends below.

#### ***Demographic Profile: Issues and Opportunities – Existing Conditions***

- The Towns population steadily increased from 1970 to 2000. The Town experienced an increase in population of 295 people between 1970 and 2000. This was a 28 percent increase.
- Wisconsin Department of Administration estimates that the 2008 population for the Town of Eureka was 1,605, which is 267 more people than the 2000 Census.
- The Wisconsin Department of Administration population projections predict the Town will continue to increase its population. The projections show that the population will increase to 2,151 by 2030. The 2010 Census will be an important tool in determining how the population has changed and a possible course it will take.
- The Town of Eureka population increased significantly in median age from 33.9 years in 1990 increasing to 38.6 years in 2000. Polk County's median age in 2000 was 38.7 years.
- Between 1990 and 2000, the Town of Eureka experienced a slight increase in individuals that are 65 years of age and older. In 1990, 10.9 percent of the individuals fit into this category, while in 2000, 11.4 percent were 65 years of age and older.
- Town of Eureka residents saw considerable improvements in educational attainment with 86.9 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 77.9 percent in 1990.
- By 2000, approximately 38.1 percent of Eureka residents over 25 years of age had at least some post-secondary education compared to 27.8 percent in 1990.
- In 2000, 5.5 percent of persons and 3.3 percent of families in the Town of Eureka were below the poverty level. In 1990, 13.0 percent of persons and 9.7 percent of families were below the poverty level.
- The Town had 181 students in grades 1-8 and 96 students in grades 9-12, in 2000. In 1990, there were 251 students in grades 1 - 12. This is a decrease of 26 students.

## ***Housing – Existing Conditions***

- While the Town’s population increased by 10.8 percent between 1990 and 2000, the number of housing units increased by 8.4 percent. The number of occupied housing units (which does not include seasonal units) increased by 17.8 percent between 1990 and 2000.
- In 2000, 66.5 percent of the Town of Eureka’s housing stock was built before 1970, while 18.1 percent was built since 1990. In 2000, 34.8 percent of the Town’s housing stock was built before 1940.

<b><i>HOUSING CHARACTERISTICS • 1980 to 2000</i></b>			
<b><i>Town of Eureka</i></b>			
<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	446	523	567
Total Seasonal	38	60	49
Total Vacant	49	96	64
Total Occupied Units	359	427	503
Owner Occupied Units	307	359	447
Renter Occupied Units	52	68	56
Single Family Units	349	434	489
Multi-Family Units	18	17	6
Mobile Homes	41	72	72

Source: U.S. Census.

<b><i>HOUSING VALUE OF SPECIFIED OWNER OCCUPIED UNITS • 2000</i></b>							
<b><i>Town of Eureka, Number of Housing Units</i></b>							
Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 or more	Median Value
16	77	34	11	4	0	0	\$92,900

Source: U.S. Census.

<b><i>CONTRACT RENT (RENTER OCCUPIED UNITS) • 2000</i></b>					
<b><i>Town of Eureka, Number of Housing Units</i></b>					
Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 or more
0	4	5	15	2	0

Source: U.S. Census.

<b><i>OWNER OCCUPIED HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999</i></b>						
<b><i>Town of Eureka, Monthly Housing Costs as a Percentage of Household Income</i></b>						
Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	
60	27	21	8	7	19	

Source: U.S. Census.

<b><i>RENTER OCCUPIED HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999</i></b>						
<b><i>Town of Eureka, Monthly Housing Costs as a Percentage of Household Income</i></b>						
Less than 15%	15.0% to 19.9%	20.0% to 24.9%	25.0% to 29.9%	30.0% to 34.9%	35.0% or more	
4	4	2	5	3	8	

Source: U.S. Census.

- The median housing value of owner-occupied units in the Town of Eureka of \$92,900 is somewhat below the Polk County average of \$102,000.
- The housing in the Town of Eureka appears to be a blend of affordable and unaffordable with 18 percent of homeowners and 42 percent of renters spending 30 percent or more of their household income on housing costs.

### ***Transportation – Existing Conditions***

- The major transportation function in the Town is maintaining the local road system. There are 94.95 miles of local roads in the Town. 11.8 miles are County roads and 83.15 miles are Town roads. There are approximately seven miles of state roads in the Town.
- State Trunk Highways 35 and 87 travel through the Town. Three County highways (CTH G, I, and Z) also travel through or border the Town of Eureka.
- With the future construction of the Stillwater Bridge, State Highway 87 could experience a notable increase in traffic volume.
- Crashes on public roads in the Town have stayed relatively constant between 2003 and 2007, with the exception of 11 in 2005. The average over this span is 21 crashes a year, and the other years ranged from 21 to 27.
- Of employed residents in 2000, 12.4 percent worked within the Town of Eureka, 58.8 percent commuted to locations outside the Town, but within Polk County. 25.6 percent commuted to Minnesota.
- Of the 696 workers 16 years and over in 2000, 80.3 percent drove alone to work, with the remaining carpooling, walking, or using other means. 7.5 percent worked at home. Mean travel time to work was 35.1 minutes.
- The Gandy Dancer State Trail passes through the far southeastern portion of the Town.
- CTH G, I, and Z are labeled as “Best Conditions for Bicycling” and STH 87 is labeled as “Moderate Conditions for Bicycling” in the Polk County Bicycling Conditions map.

### ***Utilities and Community Facilities – Existing Conditions***

- The Town Hall and the associated maintenance structures are the primary community facilities located within the Town of Eureka.
- All other buildings and homes are served by private, on-site septic systems. No municipal water is available in the Town.
- The Town of Eureka lies within the Luck, Saint Croix Falls, and Unity school districts.
- Ambulance services are provided by Saint Croix Falls and Unity. Fire protection services are provided by Cushing Fire Department and Milltown Volunteer Fire Department. First responder services are provided by Cushing and Milltown.
- The Gandy Dancer State Trail follows along STH 35.

### ***Agricultural, Natural and Cultural Resources – Existing Conditions***

- Agricultural assessed acreage in the Town of Eureka declined by 49.2 percent between 1987 and 2007, decreasing from 28,837 to 14,641 acres. This is below the 38.2 percent County-wide decline in agricultural acres for the same time period. The Town ranked first in the county in total number of assessed agricultural acres in 1987. The Town ranked third in 2007.
- The majority of soils in the Town of Eureka are not classified as prime farmlands. The southeastern corner of the Town has the most prime farmlands.
- Forest assessed acreage in the Town of Eureka increased by 187.2 percent between 1987 and 2007, increasing from 3,246 to 9,323 acres. This is well above the 10.9 percent County-wide increase in forest acres for the same time period. The Town ranked second in the county in total number of assessed forest acres in 2007.
- The Town is in the St. Croix River Basin. The Wolf Creek Watershed covers most of the Town. The Balsam Branch Watershed encompasses the far eastern portion of the Town, and the Trade River Watershed covers less than a square mile in the far northeast corner of the Town.
- Designated floodplain is limited in the town and is located mostly along the St. Croix River.
- The Town has some wetlands. The majority of wetlands are located in the northwestern part of the Town. There is a scattering of frequently flooded soils in the Town.
- There are concentrations of steep slopes throughout the Town.
- The northwestern portion of the Town has a pocket that is the only area that has limited amounts of potential for sand and/or gravel deposits. The remaining area has significant amounts of potential for sand and/or gravel deposits.
- There are three historic structures in the Town on the State of Wisconsin Architecture and History Inventory, though none are on the National Register of Historic Places. Two are located at Nevers Dam and the third is Pleasant Hill Church.

### ***Economic Development – Existing Conditions***

- The number of Eureka residents in the labor force increased from 591 to 706 from 1990 to 2000. Unemployment dropped from 6.0 percent to 4.5 percent during this timeframe.
- In 2000, the largest percentage of working Town residents were employed in manufacturing (29.3 percent). This was 26.6 percent in 1990. The educational, health, and social services sector at 18.7 percent made up the next largest percentage of employment by industry in 2000.
- There has been a significant decrease in the percentage of the workforce in the Town that is employed in the agriculture, forestry, fishing, hunting and mining industries from 14.0 percent in 1990 to 5.9 percent in 2000.
- Most of the Town's workforce (81.4 percent) were employed by private firms. Self-employed workers in a non-incorporated business constituted 9.8 percent, 7.2 percent were employed by government entities, and 1.6 percent were unpaid family workers. In 1990, 21.5 percent of workers were self-employed.
- In 1990, 16.3 percent of the workforce walked or worked at home. In 2000, this number dropped to 8.1 percent.

- The median household income in the Town of Eureka increased 66.5 percent between 1989 and 1999. This is comparable to the County increase and well above the State increase of 69.7 and 47.1 percent, respectively. The median household income in 1989 was \$27,404 and in 1999 it was \$45,625. The 1999 County average household income was \$41,183. In constant 1999 dollars, the Town’s median household income increased from \$36,818 from \$41,183, or 11.8 percent.

***Land Use – Existing Conditions***

- The Town of Eureka is 54.7 square miles in size.
- The Town of Eureka consists of 46 percent agricultural land and 29 percent forest.
- The number of assessed agricultural parcels decreased from 868 to 630 (-27.4 percent) between 1990 and 2007. Assessed agricultural acreage decreased from 28,816 to 14,641 acres (-49.2 percent).
- The number of assessed forest parcels increased from 135 to 551 (308 percent) between 1990 and 2007. Assessed forested acreage increased from 3,210 to 9,323 acres (190 percent). These numbers include newly defined AG forest assessed acreage.
- In 2007, the Town had 11.6 percent of its land assessed as residential. In 1987, the Town had 3.4 percent of its land assessed as residential. The Town had 316 improved residential parcels in 1987 and 723 in 2007. This increase of 407 parcels is a 129 percent increase. During the same time, the Town experienced a 239 percent increase (+2,621 acres) in assessed residential acreage. This equates to 6.4 acres of residential land for each new unit. The increase in residential development is even more dramatic between 1998 and 2007, where the Town’s assessed residential land increased from 1,191 acres to 3,716 acres, or 212 percent. The 2,525 acre increase equates to roughly one square mile every 2.5 years.

***LAND-USE ACREAGE AND VALUE PER ACRE • 2008***  
***Town of Eureka***

	<b>Agricultural</b>	<b>Forest</b>	<b>Undeveloped</b>	<b>Residential</b>	<b>Commercial</b>	<b>Manufacturing</b>	<b>Other</b>	<b>AG Forest</b>	<b>Total</b>
Acres	15,119	5,731	3,955	3,690	29	0	73	3,290	31,887
Value Acre	\$134	\$2,193	\$857	\$7,748	\$8,252	n.a.	\$2,518	1,016	\$1,579

Source: Wisconsin Department of Revenue

## **2.2 Previous or Related Planning & Regulatory Efforts**

### ***Town of Eureka Plans and Regulations***

This is the first comprehensive planning effort that focuses on the Town of the Eureka. The Town has previously adopted a Subdivision Ordinance and Utilities Ordinance that provide some local land use control. The Town of Eureka has adopted Polk County Comprehensive Zoning.

### ***Applicable Polk County Plans and Regulations***

The Town has been encompassed within previous Polk County planning efforts, such as the 2003 *Polk County Land Use Plan*, which included the following recommendations for the Town of Eureka:

- As a whole, the Town is predominantly located in the designated Agricultural Preservation and Rural Open Space Areas
- Encourage low-density residential development that is compatible with agriculture and forestry

The Town also adheres to the Polk County Zoning Ordinance, Shoreland/Wetland Zoning, Floodplain Ordinance, Cell Tower Ordinance, and Non-metallic mining ordinance.

### ***Other Applicable Plans & Regulations***

The *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin* reviews a number of additional plans, programs, and regulations which are related to this planning effort. The Town of Laketown is also in the same comprehensive planning process as part of the Polk County grant application. The issues and recommendations from these other plans should be considered as the Town of Eureka develops its own Plan and key issues and opportunities highlighted in the intergovernmental cooperation element later in this document.

## 2.3 Key Issues

Between the four open houses, a total 47 participated in the process. Those in attendance discussed a variety of issues. The following issues represent the topics that were discussed in detail:

- Sustainability (sustainable sources of food, buildings, alternative energy, Town Hall design, farmers market)
- Opportunities and challenges for cell towers
- Zoning restrictions (more and less)
- Need for younger population and families to move to Town
- Need for town community center that can accommodate all age groups
- Road conditions (mowing shoulders, pavement, no room for bike lanes, developers should pay for new roads)
- Desire for more opportunities for home-based businesses and no desire of “big box” stores
- Concern over manure management and smell
- Impact of farming operations on the natural environment, especially water resources.
- Concern over impact of ATVs
- Limit forest fragmentation
- Desire to keep Manitou Ballpark
- Desire to keep and increase intergovernmental cooperation
- Do not want a mining operation where there are conflicts with adjacent land uses
- Need for better internet service
- Desire for increased communication between the Town and the residents and events going on in the Town

In addition to the open houses, 274 surveys were returned out of the 995 that were sent out. These surveys provided the majority of the information for issue prioritization for the plan. The following data are highlights data from the surveys. The results of the survey are located in Appendix II.

- 81% rated the quality of life as Good or Excellent
- 93% agreed or strongly agreed the Town should retain its rural character
- 82% agree or strongly agree the Town should promote and protect sites of historical significance
- 97% agree or strongly agree that residents have the right to farm in the Town (70% strongly agree)
- 91% agree or strongly agree that the Town should protect lakes, rivers, and wetlands (61% strongly agree)
- 85% agree or strongly agree that single family farms should be protected
- 84% agree or strongly agree that large tracts of forestland should be protected
- 81% agree or strongly agree that historical sites should be protected
- 80% agree or strongly agree that large tracts of farmland should be protected
- 43% agree or strongly agree that the Town needs more single family homes
- 43% agree or strongly agree that the Town needs more affordable housing
- 97% think the roads are well maintained or good/some maintenance is needed (67% good/some maintenance is needed)
- Hiking, biking, horseback, snowmobile, and cross country trails all had percentages between 50% and 60% for agreeing or strongly agreeing that the Town should plan for these amenities.
- 41% disagree or strongly disagree that the Town should plan for ATV trails.

- 66% agree or strongly agree that the Town should actively encourage and support new businesses
- Industrial and commercial water recycling (71%), well water quality (69%), and aquifer protection (69%) rated as the areas that had the highest percentages of agree and strongly agree for regulation through land use regulation.
- 50% agree or strongly agree that Polk County zoning regulations are being adequately enforced.
- 50% agree or strongly agree that the Town should develop a Town zoning ordinance.
- 68% disagree or strongly disagree that higher density development should be permitted.
- 40% agree or strongly agree that the Town should have a minimum lot size of three acres. This scored higher than five acres and 10 acres.
- 53% agree or strongly agree that clustered housing development should be encouraged.
- 51% agree or strongly agree that the Town will need to build or expand fire services in the next 20 years.
- 52% agree or strongly agree that the Town will need to build or expand recreational areas/parks in the next 20 years.
- The overwhelming majority of residents had no opinion on intergovernmental cooperation with Cushing Fire Department (57%), Cushing First Responders (61%), and St. Croix Scenic Riverway Office (79%).
- Newspaper notices (37%), website (31%), and e-mail (24%) were the preferred method of communication from the Town.
- Government grants (38%), new development impact fees (21%), and user fees (18%), were the preferred method of financing Town operations.

The above topics of discussion and survey results were used to guide the Plan Commission during the creation of the goals, objectives, and strategies. There are also numerous relationships between many of the priorities that needed to be considered and balanced during the planning process and as the Town continues to evaluate the plan.

## 2.4 Vision Statement

A vision statement defines the future that a community wants, but does not define how it gets there. Visioning helps build consensus, can emphasize community assets, identifies any desirable change, and provides direction and context for the planning goals and policies later in the process.

### Visioning

*The process by which a community defines the future it wants.*

Over the past three years, the Town Board, Planning Committee (before it was officially the Plan Commission), and general public were involved in the creation of the vision statement. This process included discussion at Town meetings. The vision statement was approved by the Town Board on July 10, 2008.

The following were some groups of qualities or characteristics which community members wished to preserve or promote:

- Rural atmosphere, open spaces, farmland, natural resources
- Protect water quality
- Right to farm
- Promote agriculture
- Maintain and manage large tracts of woodlands
- Limit non-metallic mining, require reclamation
- Compatible small businesses

The above responses were not only important for creating the vision statement, but provided valuable direction for establishing Plan goals, objectives, and policies later in the Plan. Overall, there was a consensus that community members liked the qualities and characteristics of the Town of Eureka as it exists today and wished to maintain and preserve these qualities and characteristics for future generations. This opinion was verified by the results of the community survey.

The results of the survey are found in Appendix II. Based on the visioning exercise, the following vision statement for the Town of Eureka was developed, and then discussed at the July 10, 2008 Plan Commission meeting:

### Town of Eureka Vision Statement

*Vision Statement – An idealized statement that articulates the future a community wants.*

The Town of Eureka will seek to preserve its rural character, protect its natural resources, recognize the economic needs of the area, safeguard the rights of its citizens and promote their common well-being.



Rural landscape of Town of Eureka

### 3. HOUSING

Housing costs are the single largest expenditure for most Wisconsin residents. However, affordability is just one reason a community may plan for housing. A variety of local housing issues and demands can be addressed through planning, such as type (e.g., single-family, rental, manufactured), condition (e.g., age, aesthetics, rehabilitation), and safety (e.g., codes, disaster preparedness, accessibility). Housing policies should meet the needs of persons of all income levels, age groups, and other special needs. This element identifies the housing goal, objectives, and strategies for the Town of Eureka.

#### 3.1 Housing Goal, Objectives, and Strategies

**Goal:**

Encourage housing that meets existing and future demands in the Town of Eureka. Manage residential development in a manner that allows for affordable and quality housing choices consistent with the rural nature of the community. Promote sustainable techniques that limit residential energy use.

**Objective 1**

Collaborate with neighboring municipalities to plan for a range of housing that meets the needs of area residents of various income levels, age, and health status.

**Strategies:**

- 1) Encourage development of multi-family apartment buildings and special needs housing inside urban areas, where there is easier access to public services and facilities to support such development.
- 2) Provide information at the Town Hall on available public and non-profit home ownership and rehabilitation programs.

- 43 percent agree or strongly agree that Eureka needs more **single-family** housing.  
- 43 percent agree or strongly agree that Eureka needs more **affordable** housing.  
- 63 percent disagree or strongly disagree that Eureka needs more **multi-family rental** housing.

**Objective 2**

Ensure that homes are built and maintained according to levels deemed safe by industry standards.

**Strategies:**

- 1) Continue to enforce State and local building regulations to encourage safe, quality housing.
- 2) Provide a link on the Town’s website to building codes and inspection information.
- 3) Investigate the development of nuisance regulations to prohibit the accumulation of junk and debris.

**Objective 3**

Retain farmsteads and single-family residences as the preferred type of housing in the Town of Eureka.

**Strategy:**

- 1) Establish regulations that support further development of farm based residences throughout the Town, including regulations that support development of housing for family members of farm owners and for employees working on farms.

#### **Objective 4**

Encourage all housing to be designed environmentally sustainable and in a manner consistent with our rural character.

##### **Strategies:**

- 1) Work with the appropriate agencies and organizations to help educate home owners and builders on more sustainable building and lot design techniques. This can include Focus on Energy, UW-Extension, and other public and non-profit agencies.
- 2) When proposals for residential subdivisions are ever introduced, encourage conservation design subdivisions that will prevent or minimize conversion of agricultural or open space land. Incentives may be considered by the Town of Eureka for developments that use this technique.

#### **Objective 5**

Emphasize control of residential density and site design rather than lot size alone.

##### **Strategy:**

- 1) Explore the community benefits and costs of a Subdivision Ordinance that is density based versus minimum lot size based.

## 4. *TRANSPORTATION*

Transportation can directly influence a community's growth, or it can be used as a tool to help guide and accommodate the growth which a community envisions. Like the other elements in the Plan, transportation is interconnected, especially with land use. Economic, housing, and land use decisions can increase or modify demands on the various modes of transportation (e.g., highways and roads, air, rail, pedestrian). Likewise, the



transportation decisions, such as the construction of new roadways or a bypass, can impact accessibility, land values, and land use. The Town has 83.15 miles of Town roads.

This section of the *Town of Eureka Comprehensive Plan* identifies a goal, objectives, and strategies for the transportation infrastructure of the Town. These objectives and strategies are then compared with those of other local, regional, and State transportation plans.

### 4.1 Transportation Goal, Objectives, and Strategies

#### Goal:

Provide a safe and efficient multi modal, transportation network for all residents, farmers, area businesses, and emergency vehicles.

#### Objective 1

Transportation system should serve community needs in a manner consistent with the rural character of the community while protecting our natural and cultural resources

#### Strategies:

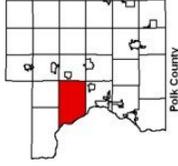
- 1) Develop a signage ordinance in keeping with the rural character of the Town of Eureka.
- 2) Work with landowners/developers during the site planning process to ensure a safe and efficient transportation network, which meets Town standards and preserves adequate right-of-way for roads and utilities and preserves natural and cultural resources.
- 3) Continually, inventory all signage in the Town and implement any needed signage into the capital improvements plan.

- 97 percent rated the **roads** as well maintained or good/some maintenance needed  
- **Hiking (59%), trails (55%), cross country (55%), equestrian (52%), snowmobile (50%)** all scored relatively similar in the number of people who agree or strongly agree that more are needed.

# MAP 1

## GENERAL TRANSPORTATION

### Town of Eureka Polk County Wisconsin

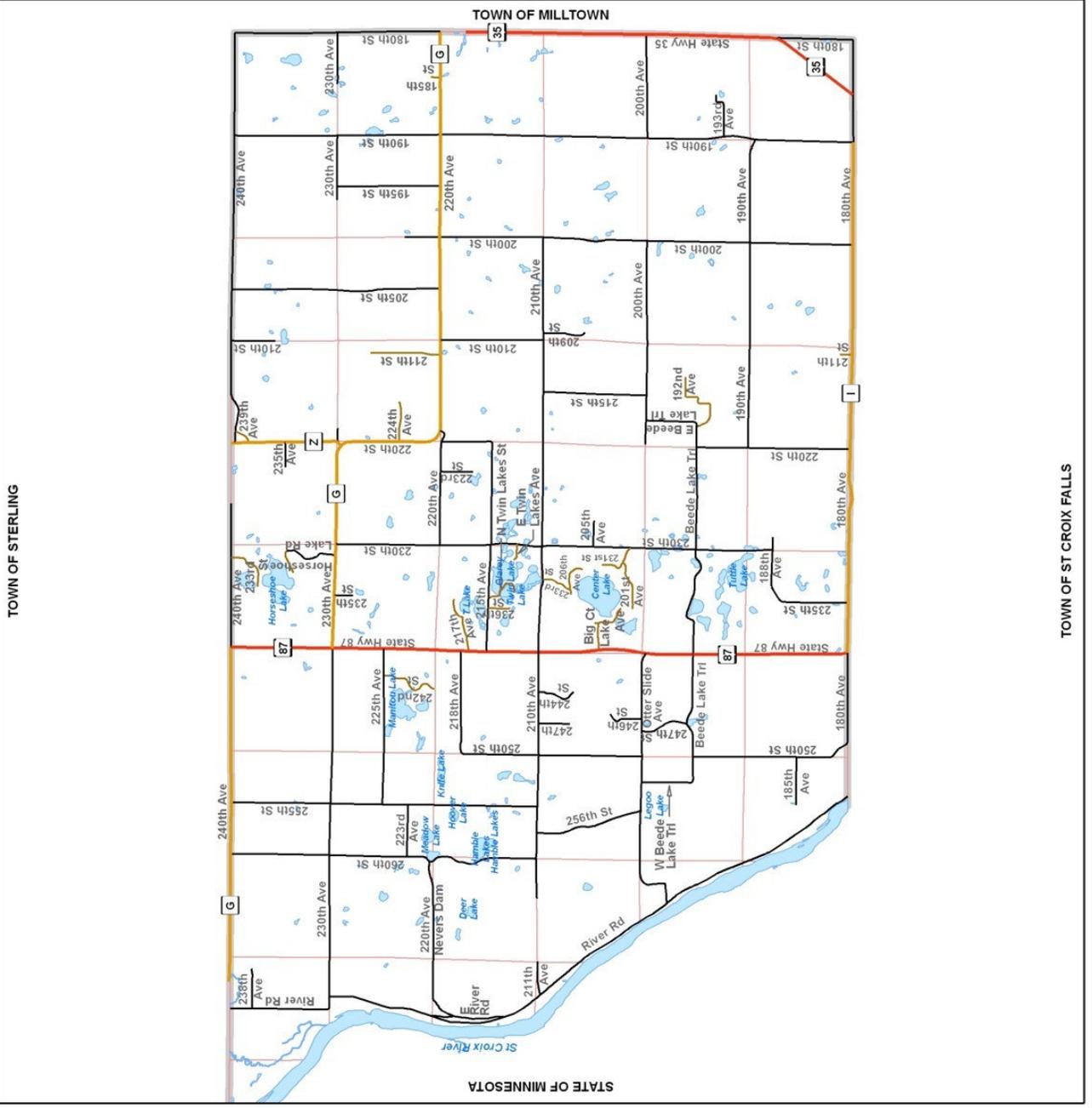


- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

0 0.5 1 2  
Mile

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## Objective 2

Manage the Town's road system in a cost-effective manner.

### Strategies:

- 1) Investigate the Town's current requirements in accepting private roads to become town roads.
- 2) Continue to use PASER and WISLR systems to inventory and manage improvements.
- 3) Explore requirements for clustered development and subdivision development.
- 4) Integrate future roadway improvements and road maintenance equipment into a multi-year capital improvements plan.

## Objective 3

Coordinate transportation projects with neighboring municipalities.

### Strategy:

- 1) Work with adjoining towns to plan, construct, and maintain those roads that affect both jurisdictions including cost sharing where appropriate.

## Objective 4

Explore the establishment of recreational trails in the Town of Eureka.

### Strategy:

- 1) Investigate, research, and coordinate with other public and private entities for the purpose of creating and or enhancing existing recreational trails.

## 4.2 Comparison with Other Transportation Plans

The related transportation plans discussed in the *Polk County Conditions and Trends Report* were reviewed and the above transportation goal, objectives, and strategies for Town of Eureka were determined to be compatible with these other related transportation plans. The goals and strategies of these other plans are not expected to have impacts on the community that requires action within the scope of this planning effort.

The Town of Eureka has State Highway 35 running along part of the eastern boundary of the Town and State Highway 87 that travels north and south in the western third of the Town. County Highway



G runs east and west through the northern third of the Town, County Highway I which runs east and west along the majority of the southern boundary of the Town, and a brief portion of County Highway Z in the north-center of the Town. The Town will continue to cooperate with Polk County and State of Wisconsin on planning

and access controls for these facilities. WisDOT plans to improve State Highway 87 in 2011. This consists of mill and resurfacing of the roadway, pave three feet of the six feet shoulder, and replace existing beams, guardrails, and culvert pipes.

Portions of County highways in the Town of Eureka have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling. The Town also contains four established County snowmobile routes, as identified in the *Polk County Outdoor Recreation Plan*. These recreational transportation activities are generally consistent with this Plan. The Town expresses an interest to participate in the planning and review of any future recreational trails and transportation routes.

## 5. UTILITIES AND COMMUNITY FACILITIES

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities may include sanitary sewer, storm water, and water systems, as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals). Special services deemed to be vital to a community, such as day care, may also be included as a community facility.

Utilities and community facilities can also be used to guide growth, encourage development, or help establish community identity. Combined with roads, the construction, maintenance, and operation of public utilities and community facilities often constitute the largest proportion of a community's budget.

### 5.1 Review of Existing Facilities

Other than roads, as discussed in the transportation section, community facilities in the Town of Eureka are limited.



Town of Eureka sand and salt storage facility

No municipal utilities (e.g., sewer, water, stormwater) exist within the Town. The existing Town Hall and associated maintenance buildings represent the only Town-owned community facilities. The Town Hall was built as an elementary school in 1915 and operated until 1948. In 1953, the Town purchased the building to use as a Town Hall. The new Town Garage was completed in 2008. Both facilities continue to meet community needs at this time. However, based on the survey, there is a desire to improve Town Hall facilities in the future.

There are seven cemeteries located in the Town. The Town is served by three private firms for solid waste disposal. Residents have access to the facilities of the Town of Eureka Recycling Center at the Town Hall and the Polk County Recycling Center. The Manitou Ballpark is located on 223<sup>rd</sup> Avenue and was acquired by the Town in 2007. The Town Board voted to lease the property to the Manitou Community Club. The intent is for the Manitou Community Club to provide maintenance and be the managers of the park. The Gandy Dancer State Trail travels through the southeast portion of the Town.

The western portion of the Town falls within the Saint Croix Falls School District and the eastern portion is located in the Unity School District. A small northern portion of the Town is located in the Luck School District. Emergency services are adequately provided by the Polk County Sheriff's

Department, the Milltown Fire District and Cushing Fire District, and the Unity Ambulance District and Saint Croix Falls Ambulance District.

Utilities and facilities of regional significance (e.g., health care, emergency services, recycling facilities, telecommunications, electric utilities, child care, libraries, parks, and schools) are identified and discussed in the *Polk County Conditions and Trends Report*. The Town of Eureka has very little or no control or responsibility regarding the planning and operation of these facilities. This is also true for stormwater management planning, private wells, and private sanitary sewer systems that are regulated by Polk County and the State of Wisconsin, and not the Town of Eureka. Four County snowmobile trails are in the Town.

## 5.2 Assessment of Future Needs

There was discussion at the open houses and in the survey, that the Town should look into the construction of a community center and/or a new Town Hall that would also act as a community center. Other than normal maintenance and the future need to address access improvements to or replacement of the Town Hall, no dire future expansion, rehabilitation, or construction needs regarding Town of Eureka community facilities were identified during the planning meetings. Future



Town Hall

needs for those utilities and facilities of regional significance and for privately owned facilities (e.g., cemeteries, solid waste disposal) are assessed and planned for by the providers and are not considered a normal responsibility of the Town.

It was also recognized during the planning process that the Town may explore acquisition and development of trails. This would require additional planning by the Town and interested parties. Additional opportunities for a more regional approach to the linking of recreational trails are addressed in the Intergovernmental Cooperation Element of this plan.

## 5.3 Utilities and Community Facilities Goal, Objectives, and Strategies

### Goal:

Maintain needed community facilities and services in a safe and cost effective manner that is consistent with the Town's vision.

### Objective 1

Community facilities and services will be designed in a cost-effective and appropriate manner to protect the health, safety, and general welfare of community members and landowners, while at the same time analyzing local and global environmental impacts and costs.

- Citizens are evenly split on the need for a new **Town Hall**.
- 52 percent agree or strongly agree that building or expanding **recreational areas** is a good idea.
- 39 percent of the respondents use the **Town recycling center**.

#### Strategies:

- 1) The Town will periodically reassess the condition and need for all Town facilities.
- 2) When analyzing the benefits and costs of any new facility or the remodeling of an existing facility, local and global environmental impacts and costs will be examined.
- 3) Integrate future capital improvements into a multi-year capital improvements plan.
- 4) The Town will facilitate, monitor, and continue good and open relationships with applicable police, fire, ambulance, first responders, and emergency management departments.
- 5) Cooperate with cemetery associations within the Town to ensure that the cemeteries in the Town are well-maintained and meet the needs of residents.
- 6) The Town will analyze the ability to expand recycling opportunities for residents, businesses, and Town facilities.
- 7) Continue to work with the Manitou Community Club with the maintenance and management of Manitou Ballpark.

### Objective 2

Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the Town.

#### Strategies:

- 1) The Town will work on the development of a telecommunication tower ordinance. This will include co-location, stealth technologies, and other techniques to minimize visual impacts.
- 2) The Town will continue to use the Polk County Small Wind Energy System Ordinance.
- 3) The Town will work with Internet providers to ensure that the highest percentage of residents have access to high-speed Internet.

### Objective 3

New development shall be responsible for corresponding utility and community services costs.

#### Strategy:

- 1) Research a parkland/ community facility plan and fee schedule.



Town Garage

# MAP 2 GENERAL TRAILS MAP

Polk County  
Wisconsin

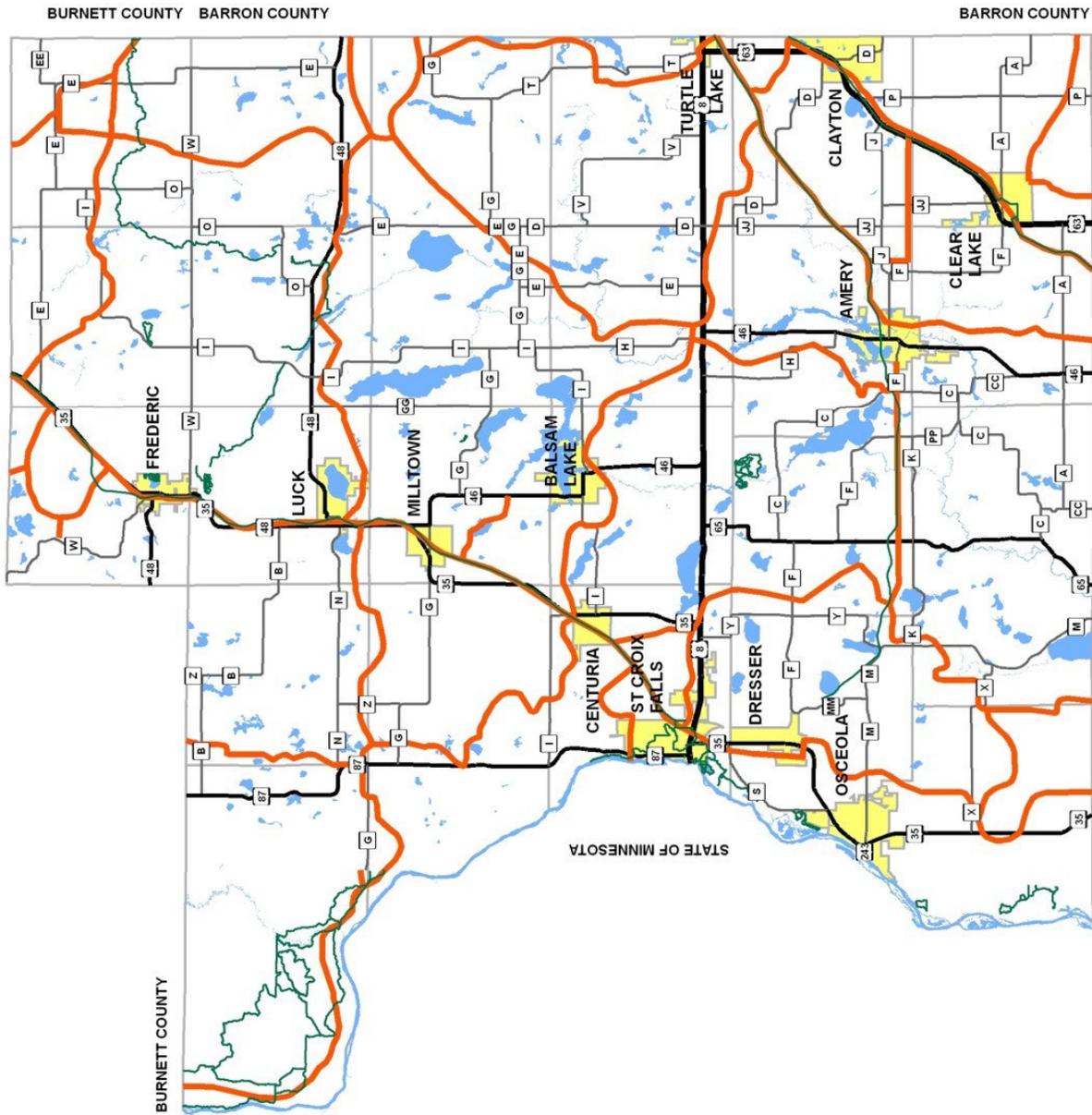


- US HIGHWAY SHIELD
- STATE HIGHWAY SHIELD
- COUNTY ROAD SHIELD
- TRAILS
- SNOWMOBILE TRAIL
- US HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- HYDRO BODY
- CITY/VILLAGE
- TOWNSHIP



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ST CROIX COUNTY  
Snowmobile Trail data source: Polk County Snowmobile & ATV Council official hard copy map

**Objective 4**

Utilities and community facilities shall be installed and maintained in a manner which protects water quality and the natural environment of our community.

**Strategy:**

1) All future construction and improvements of utilities and community facilities including septic and sanitary systems will be designed to protect water quality and the natural environment of the Town.

**Objective 5**

Adopt renewable energy policies and practices as part of a strategy to meet future energy needs.

**Strategies:**

1) The Town will work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.

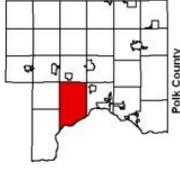
2) The Town will research State and Federal programs and funding opportunities for renewable energy creation.

3) The Town will create a committee to address ways it can implement renewable energy policies and practices.

4) The Town will be open to all forms of renewable energy projects, including wind, solar, and bio-energy.

# MAP 3 SCHOOL DISTRICTS

Town of Eureka  
Polk County  
Wisconsin



- LUCK SCHOOL DIST
- ST CROIX FALLS SCHOOL DIST
- UNITY SCHOOL DIST
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



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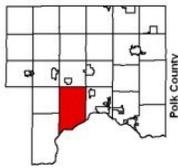
TOWN OF STERLING



TOWN OF ST CROIX FALLS

# MAP 4 FIRE EMERGENCY SERVICE ZONES

Town of Eureka  
Polk County  
Wisconsin



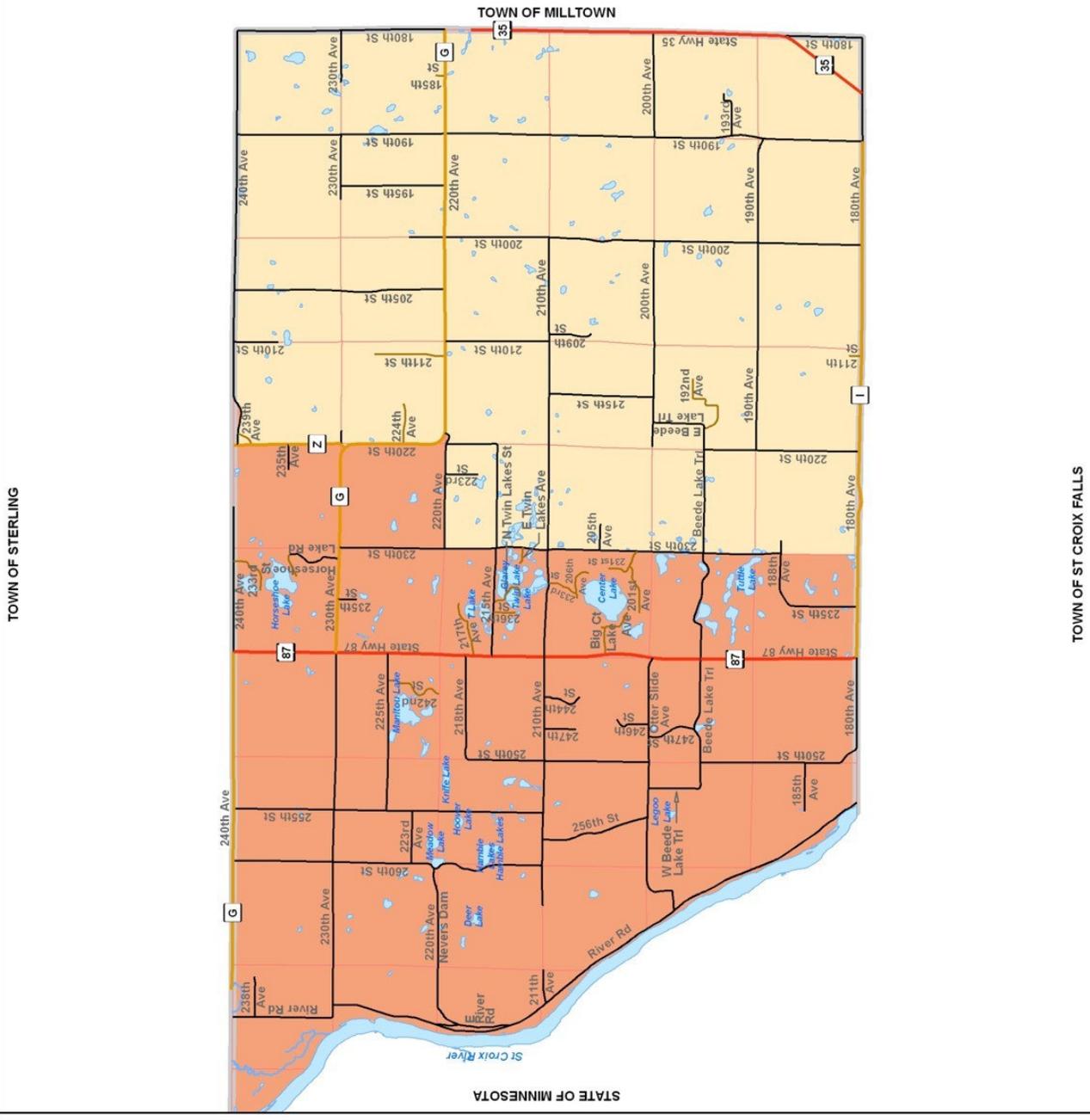
- CUSHING FIRE DEPT
- MILLTOWN FIRE DEDT
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
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- HYDRO BODY
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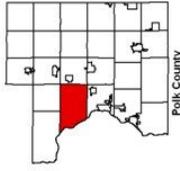


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# MAP 5 1ST RESPONDERS EMERGENCY SERVICE ZONES

Town of Eureka  
Polk County  
Wisconsin



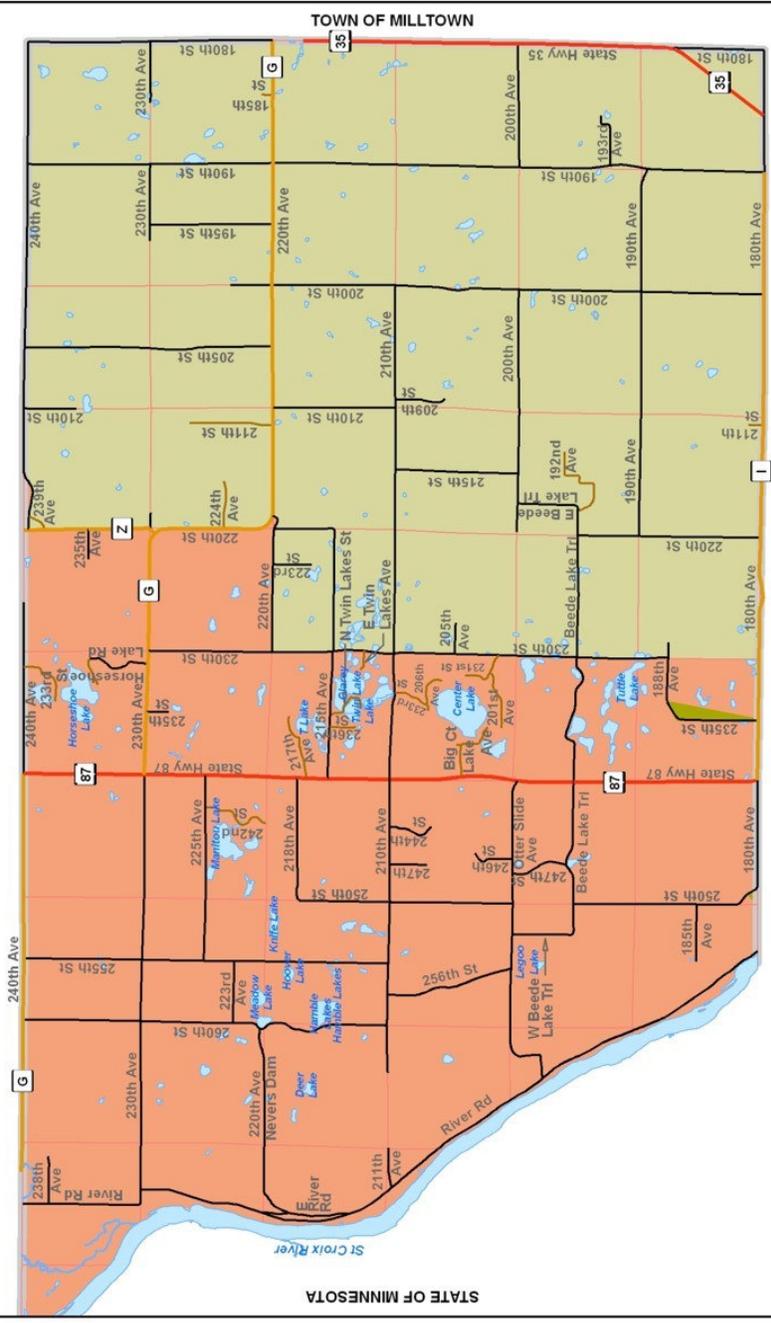
- CUSHING 1ST RESP
- MILLTOWN 1ST RESP
- SCF FIRE & RESCUE
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
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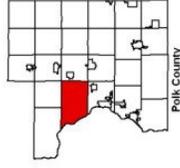
TOWN OF STERLING



TOWN OF ST CROIX FALLS

# MAP 6 MEDICAL EMERGENCY SERVICE ZONES

Town of Eureka  
Polk County  
Wisconsin

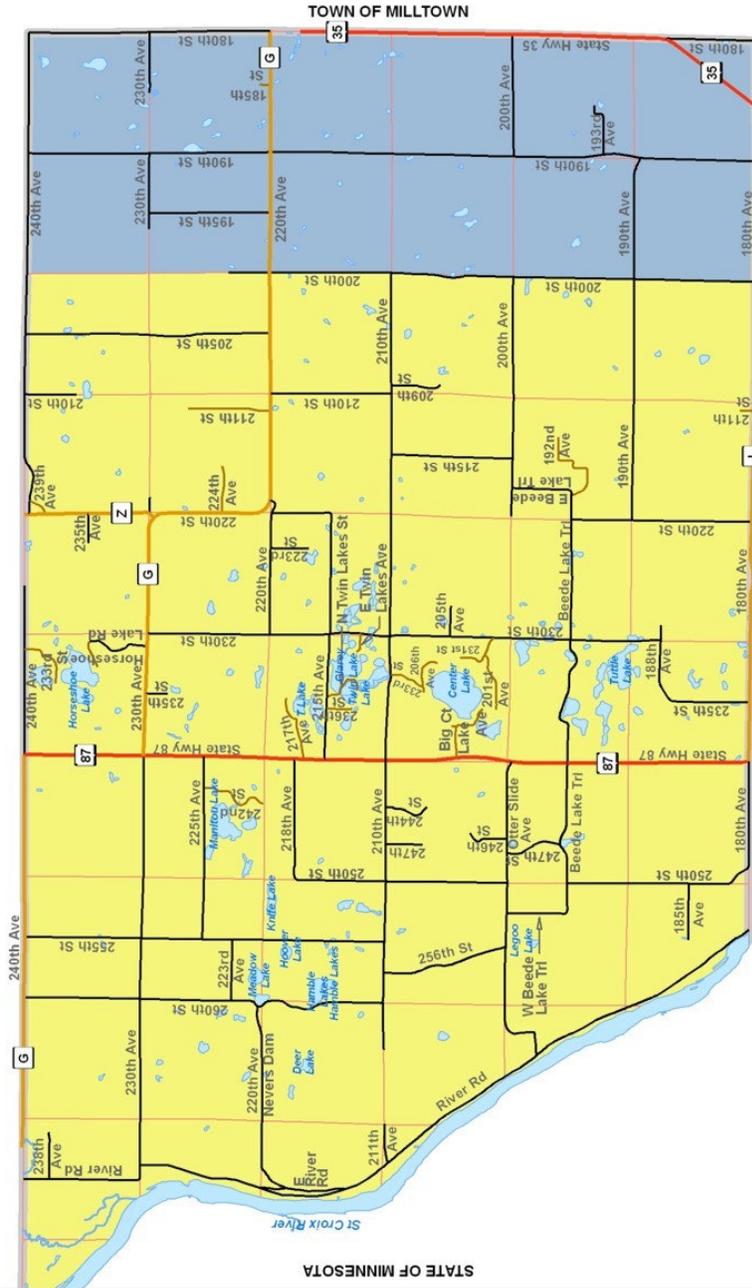


- 972 - SCF
- 973 - UNITY
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



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TOWN OF STERLING



TOWN OF ST CROIX FALLS

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

This element presents the goal, objectives, and strategies for three resources important to any community - agricultural, natural, and cultural resources. For the past century, agriculture and forestry have been significant land uses in the Town of Eureka. The Town's vision statement recognizes the importance of preserving the rural character and preserving natural resources. Natural resources, such as the various lakes and St. Croix River also add to the rural qualities which local residents promote in their vision. Cultural resources are the important third sub-element that nurtures a sense of place. This provides an important context for planning and fosters civic pride.

The open houses and community survey emphasized the community's desire for the right to farm, protecting single family farms, and protecting water resources. These issues were the issues that had the highest "strongly agree" score in the survey. Due to the high scores, these issues should be addressed when any new policy and/or development is in question. Protecting large tracts of forestland and farmland, along with protecting historical sites rated slightly below the first three issues, but still had higher percentages of "strongly agree" than other questions in the survey.



Rural landscape of Eureka

### **6.1 Agricultural, Natural, and Cultural Resources Goal, Objectives, and Strategies**

#### **Goal:**

Protect the quality of our water resources and support both agriculture and natural resources in the Town of Eureka, while helping to preserve our community's prime farmlands, small family farms, natural and managed forests, and cultural assets. The Town will achieve this goal by finding, implementing, and evaluating the working balance between the agricultural, natural, and cultural resources in the Town.

## Objective 1

Protect and conserve water and natural resources

### Strategies:

1) Continue to work with Polk County in the enforcement of the Floodplain Ordinance, County Sanitation Ordinance, and Shoreland-Wetland Ordinance to protect the natural and agricultural resources of our community.

2) Continue to evaluate development and growth pressures in the Town and subsequently analyze the effectiveness of the Town Subdivision Ordinance.

3) The Plan Commission will maintain knowledge of water quality improvement projects impacting the area and, as needed, work with landowners, lake associations and districts, Polk County, and other stakeholders on projects to protect our water quality and other natural resources.

4) Educate residents on our pristine water quality and recommended best practices to protect surface and ground waters. This involves working with Polk County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities could include agricultural practices, lake districts/associations, household and business dumping of toxic material, etc.

5) Cooperate with Polk County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities to educate residents on the importance of eliminating invasive species in the Town.

- 97 percent agree or strongly agree that residents should have the **right to farm**.
- 91 percent agree or strongly agree that **lakes, rivers, and wetlands** should be protected.
- 85 percent agree or strongly agree that **single family farms** should be protected.
- 84 percent agree or strongly agree that large tracts of **forestland** should be protected.
- 82 percent agree or strongly agree that **historical sites** should be protected.
- 80 percent agree or strongly agree that large tracts of **farmland** should be protected.
- 60 percent agree or strongly agree that **confined livestock operations** should be regulated.
- 19 percent disagree or strongly disagree.



6) Develop an ordinance requiring municipal sanitary sewer service for applicable industrial, commercial, and multi-family residential uses.

7) Identify non-metallic mining potential within the town and consider alternatives to mitigate potential use conflicts, and create ordinances that regulate the development of non-metallic mining potential.

8) Adopt a large livestock facility siting ordinance to allow community input on the siting of large

feedlot operations and the enforcement of State of Wisconsin siting rules.

9) Analyze the impacts of the implementation of possible Lower St. Croix Riverway Regulations.

10) Label, at an appropriate location, Wolf Creek as a DNR listed Exceptional Waterway and the St. Croix River as a DNR listed Outstanding Waterway.

## **Objective 2**

Promote incentives to maintain the rural character of the Town.

### **Strategy:**

1) Implement those policies in the land use section of this plan which will help preserve the agricultural, natural, and cultural resources of our community.

## **Objective 3**

Promote incentives to encourage diversity of agriculture.

### **Strategies:**

1) Continue to monitor changing State and County agricultural preservation and forestry management rules and regulations. Consider Town policies and actions to encourage the preservation of the Town's agricultural and forest lands. Examples include tax credits and other incentives.

2) Encourage and promote new agricultural markets like niche farms that include direct-market farms, organic farms, and farms that produce non-traditional products and/or bio-energy feedstock.

## **Objective 4**

Protect the right to farm.

### **Strategies:**

1) Adopt a Town "right-to-farming and forestry" resolution consistent with the State "right-to-farm" law and provide a copy of the resolution with building permit applications. This resolution should recognize that a wide variety of agricultural and forestry practices are compatible with our Town's rural setting and vision.

## **Objective 5**

Collaborate with private and public organizations to preserve the Town's cultural and historical resources.

### **Strategy:**

1) Work with public and private historical societies to help identify and promote preservation of any cultural sites in the Town that could be registered at the State or Federal levels.

## **Objective 6**

Promote local food independence in the Town.

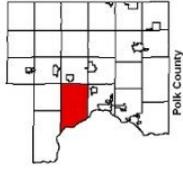
### **Strategy:**

1) Equally promote all food producers in the Town and support the *Buy Fresh Buy Local* movement. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on the Town website.



# MAP 7 DEPTH TO GROUNDWATER TABLE

Town of Eureka  
Polk County  
Wisconsin



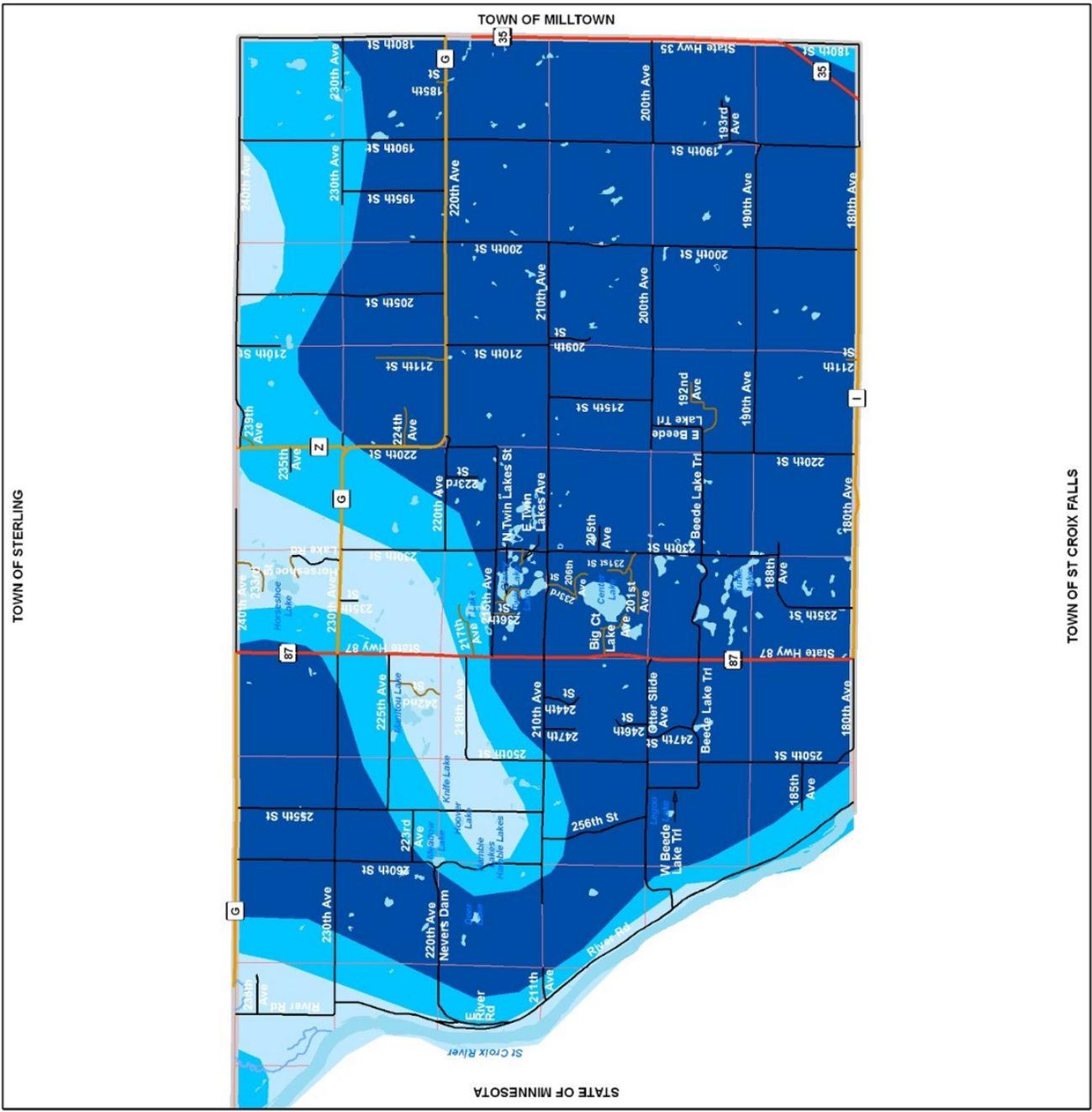
- 0 TO 20 FEET
- 20 TO 50 FEET
- GREATER THAN 50 FEET
- STATE HWY SHIELD
- COUNTY ROAD SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY

Groundwater Data Source:  
Wisconsin Dept. of Natural Resources



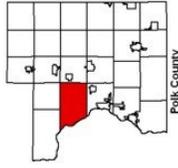
Created by:  
Land Information Department  
Geographic Information Systems Division  
100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810  
Ph: 715-485-9279  
Fax: 715-485-9246  
www.co.polk.wis.us 98/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



# MAP 8 PROBABLE GRAVEL DEPOSITS

Town of Eureka  
Polk County  
Wisconsin



**Soils Class**  
 IMPROBABLE  
 PROBABLE

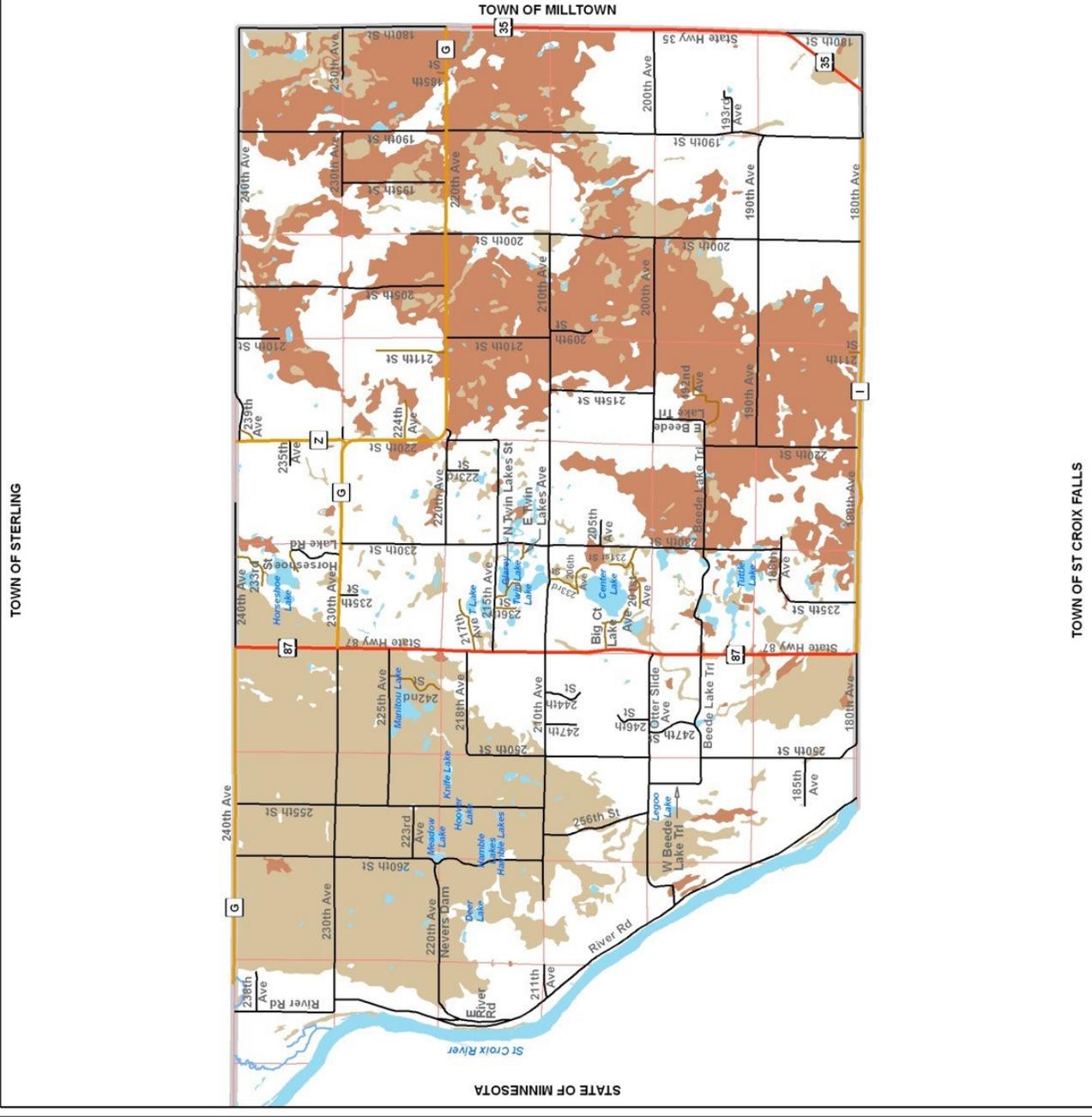
Source:  
 Natural Resources Conservation Service  
 (NRCS)  
 Soil Survey Geographic  
 (SSURGO) Database

- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- PRIVATE ROAD
- HYDRO STREAM
- HYDRO BODY
- SECTIONS
- TOWNSHIP BOUNDARY



Created by:  
 Polk County Land Information Department  
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 9/8/09

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TOWN OF STERLING

TOWN OF ST CROIX FALLS

## 7. ECONOMIC DEVELOPMENT

Through planning, a community can anticipate economic change and guide development to the best of its abilities to achieve the economic vision and objectives for the community. Economic development is about working together to maintain a strong and sustainable economy that provides a good standard of living for individuals and a reliable tax base for the community. A community's economic development plan should reflect the values of the community and must be carefully linked to the goals, objectives, and strategies of the other Plan elements.

### 7.1 Local Economic Development Plans and Programs

The Town of Eureka currently has no local economic development plans and programs, but residents and the community do have access to the numerous County, regional, and State economic development programs identified in the *Polk County Conditions and Trends Report*.

### 7.2 New Businesses or Industry Desired

The types of new businesses and industry desired were developed during the open houses, survey, and at the Plan Commission meetings. It is envisioned that the community will continue to be primarily agricultural in nature, including forestry practices, with many residents continuing to commute to other areas in the region for employment. Other commercial activities that do occur within the community are envisioned to be in-home businesses or local serving businesses that compliment agriculture, forestry, and the rural character of the Town. The Town has a strong desire to promote locally owned businesses, which help keep money spent in the community. The Town also believes that more production and consumption of local food and energy can create a more sustainable Town economy.



Chateau St. Croix  
Winery and Vineyard

Traditional, family-owned farms are desired instead of higher-impact feedlot operations and factory farms that are viewed, by some, more as industrial uses. Home occupations and home based businesses shall not detract from the predominant agricultural, forested, or rural character of the

surrounding area. If the commercial or industrial activity of a home occupation becomes such that it takes over the predominant use of the property, it would be most desirable to have the establishment move to an appropriate commercial or industrial area rather than have the property rezoned to accommodate a use that inappropriately grew in an agricultural, forested, or residential area. Hence, incubation of a business can be home-based in the Town, but it shall move to an appropriate site when the business is about to dominate the property. Currently, the Hamlet of Eureka Center is home to a small amount of commercial activity. Overall, other than agriculture, forestry, recreation, and cottage industry consistent with the community's rural nature, no new large-scale businesses or industry is desired in the Town of Eureka.

### 7.3 Strengths and Weaknesses

State Highways 35 and 87 travel through portions of the Town and are transportation arterials, serving tourism-based and commuter traffic. The City of St. Croix Falls, which is home to many commercial and industrial businesses is located less than 10 miles south of the Town. U.S. Highway 8 travels through St. Croix Falls and is a major regional arterial that connects Minnesota and Wisconsin. These are significant economic strengths for a rural community, both for businesses that operate in the Town and for residents who commute to surrounding communities. As shown in the *Polk County Conditions and Trends Report*, the Town also has prime farmlands and forestlands, which have historically been significant economic activities in the Town over the past 150 years.

The scenic and recreational value of the St. Croix River and various lakes offer opportunities for tourism-based business. Some areas near the river and hills hold sand and gravel deposits as well. However, it is the natural environment of the Town, its streams, woods, fields, and hills that make it attractive for tourism-related activity. Entrepreneurs also have access to a diversity of County, regional, and State economic development assistance programs.

Rural advertisement for in-home commercial businesses



The Town's weaknesses for attracting or retaining businesses include having no municipal water or wastewater utilities which make some intensive commercial and industrial uses inappropriate. The Town does not have a significant workforce or railroad access and Town roads are not built to specifications to allow for year-round heavy traffic often associated with commercial and industrial uses. Nearby employment centers like St. Croix Falls and smaller surrounding communities which have small amounts of retail, service, and industrial concentrations offer more opportunities for economic development and therefore are difficult to compete against. Even with Highway 87 running through the entire Town, there is no stopping point in the Town. The planning process has shown that these weaknesses are satisfactory for the Town, as

these services are not desired within the Town itself. It will build on its strengths to remain essentially an agricultural and forested low-density and recreational community with limited

supporting commercial development, which focuses on promoting existing businesses with the Town.

## 7.4 Opportunities for Brownfield Redevelopment

As a rural, unincorporated community, no opportunities for brownfield redevelopment were identified during the planning process. However, the Town expects non-metallic mining sites to be reclaimed to a more natural setting and in some cases be made available for residential development once mining activities cease.

## 7.5 Designation of Sites

The only site that has been identified for future commercial or industrial development in the Town of Eureka is the total of 160 acres in Eureka Center, which is the intersection of State Highway 87 and 210<sup>th</sup> Ave. This development would be small in scale. It is envisioned that prime farmlands will continue to be farmed and forest management will dominate the wooded hillsides where farming would be marginal at best.

Proposed economic development projects and sites should be evaluated on a case-by-case basis. Foremost, the proposed project should be consistent with the community’s Vision and Plan. The question “is it compatible with the rural nature of the community and does it pose a threat to farmland, woodlands, surface water and groundwater of the community” should be asked. Also, impacts of the proposed project on local roads and services and the scale and scope of the proposal in character with the nature of the Town should be looked at. These examples are the types of inquiries the community will make when reviewing a proposed economic development project.



## 7.6 Economic Development Goal, Objectives, and Strategies

### Goal:

The Town of Eureka will focus on developing a sustainable economic environment that also respects the rural character of the Town. This will include keeping existing businesses and encourage new businesses that are related to agriculture, renewable energy, tourism, home occupations,

telecommuting, and any other industry that is compatible with the rural nature of the Town. The Town has an abundance of renewable energy feedstock and agricultural opportunities. One avenue that the Town desires to take to create a sustainable economy is to diversify its economy with renewable energy and future agricultural markets. In addition, the Town will help promote businesses located in the community.

### **Objective 1**

Promote the continued success of farming, forestry, recreational, and agriculture related businesses.

#### **Strategies:**

- 1) Implement the applicable related policies in the Agricultural, Natural, and Cultural Resources Element which promote agricultural and forestry related practices and industries.
- 2) Proposed businesses shall require a conditional use permit.

### **Objective 2**

Carefully consider whether proposals for commercial or industrial business development will interfere with farming and whether they can be supported with the existing road system, other infrastructure and available services.

#### **Strategy:**

- 1) Collaborate with Polk County to encourage industrial and commercial businesses to locate within or adjacent to existing industrial/commercial parks where a full range of utilities, services, roads, and other infrastructure is readily available.

### **Objective 3**

Maintain standards and limitations for home occupations and home based businesses, commercial or industrial business development in order to minimize noise, traffic, and other disturbances.

#### **Strategies:**

- 1) Encourage home based businesses, cottage industries, and recreational businesses that do not diminish quality of natural, historical, or cultural resources, or cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting.
- 2) Develop and maintain design guidelines for businesses to address landscaping aesthetics, lighting, noise, parking, and access.
- 3) Allow home occupations within the Town.

- 66 percent agree or strongly agree that the Town should actively **encourage and support new businesses**.  
- **Agricultural (74%) and home-based (60%)** businesses had the highest percentages of agree and strongly agree for types of businesses to be promoted.

### **Objective 4**

Investigate and promote local food and local renewable energy opportunities.

#### **Strategies:**

- 1) Equally promote all food and energy producers in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on the Town website.
- 2) Continue to research and analyze potential opportunities for renewable energy in the Town.

**Objective 5**

Promote and encourage locally owned businesses, which help keep dollars spent in the community.

**Strategy:**

1) Equally promote all businesses and home occupations located in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on a future Town website.

## **8. INTERGOVERNMENTAL COOPERATION**

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, and other resources across jurisdictions. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit (e.g., school district). The decisions, plans, and policies of one community can impact neighboring jurisdictions. The environmental, economic, and social health of a community and the region are interconnected.

Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies in order to identify potential solutions to mitigate such conflicts. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources to everyone's benefit.

### **8.1 Growth Trends and Planning Activities in Adjacent Communities**

Growth trends for surrounding Polk County communities are described in the *Polk County Conditions and Trends Report*. Like the Town of Eureka, adjacent unincorporated towns have also been experiencing population and housing growth and considerable loss of farmlands, though agriculture remains a significant land use in the area. In Polk County, residential development pressure has been greatest along shorelines and in the southern portion of the County, which is in the Twin Cities commutershed. The towns of Laketown and Luck are currently developing comprehensive plans. The Town of Milltown has adopted a comprehensive plan.

### **8.2 Intergovernmental Plans, Agreements, & Relationships**

Outside the multi-jurisdictional aspect of this comprehensive planning process, the number of existing intergovernmental plans, agreements, and relationships including the Town of Eureka are limited. The primary intergovernmental agreements involving the Town of Eureka are for emergency services from the Polk County Sheriff's Department, the Milltown Fire District and Cushing Fire District, and the Unity Ambulance District and Saint Croix Falls Ambulance District. The Town has maintenance agreements with the towns of Laketown, Milltown, St. Croix, and Sterling for specific boundary roads and to exchange labor and equipment. The Town has agreements with the Polk County Highway Department for materials and work. The Town also cooperates with Polk County for zoning, emergency government, with the County Clerk for voter registration, and with a variety of other County departments.

The Town of Eureka has no cooperative boundary agreements as defined under State Statute 66.0307, and there is no regional master plan as defined under State Statute 66.0309. However, the Town is using assistance from Polk County and West Central Wisconsin Regional Planning Commission to create the comprehensive plan. The Town is part of the Saint Croix Falls School District, Unity School District, and Luck School District as mapped in the community facilities section of the *Polk County Conditions and Trends Report*, but has minimal involvement in school district facilities planning and operations because such facilities or operations are located in incorporated municipalities. The Town does have contacts with the Wisconsin departments of Transportation, Natural Resources, and Revenue for assessment and taxation functions.

The Town is encompassed within a number of Polk County plans and ordinances, though Town approval of these documents was not required and ongoing participation is minimal. These plans include, but are not limited to the: *Polk County Zoning Ordinance, Floodplain Ordinance, Telecommunication Ordinance, and Non-metallic mining ordinance*. General guidance for other specific issues may be acquired from a plethora of other local, regional and State plans regarding natural resource management, farmland preservation, economic development, emergency services, and social programs. Please refer to the *Polk County Conditions and Trends Report* for more details on many of these plans.

### 8.3 Potential Issues and Opportunities

During the planning process, the following potential intergovernmental issues and opportunities were identified:

- 1) The Town of Eureka has a good working relationship with the surrounding towns.
- 2) Concern about Polk County zoning regulations and if it is too strong or not strong enough.
- 3) Explore the possibility of a shared zoning inspector with adjacent towns.
- 4) The State of Wisconsin legislature is eroding County and Town powers with mandates on and preemptions of local governments.
- 5) Explore the possibility working with adjacent towns on location of cell towers.
- 6) Discussion regarding how adjacent towns handle ATV use and planning for continuous routes, if Town routes are desired in the future.

### 8.4 Intergovernmental Goal, Objectives, and Strategies

#### Goal:

Establish and maintain mutually beneficial relations with neighboring units of government, Polk County, and other local, state, and federal governments.

#### Objective 1

Anticipate and identify potential intergovernmental conflicts and work with involved governmental units to seek ways to minimize or resolve such conflicts.

#### Strategies:

- 1) Provide a copy of the adopted Town Comprehensive Plan and future plan updates to Polk County and surrounding town governments.
- 2) Maintain Town Board membership in the Wisconsin Town's Association and make the newsletter available to Plan Commission members.
- 3) Establish and sustain contacts with neighboring towns, Polk County, and West Central Wisconsin Regional Planning Commission to stay current on potential land use issues, trends, and regulatory changes.

- The majority of respondents had **no opinion** on the working relationships with the Town and other entities  
- The **Cushing Fire Department (43%)** and **Cushing First Responders (39%)** had the highest percent of agree and strongly agree that there is a good working relationship.

## **Objective 2**

Explore opportunities for coordination and cost-sharing of services and facilities with other governmental entities for the financial benefit of all partners.

### **Strategies:**

- 1) Initiate discussion with adjacent and other applicable units of government regarding cost-sharing services and facilities.
- 2) Continually work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

## **Objective 3**

Participate in intergovernmental discussions and maintain communication with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.

### **Strategies:**

- 1) Continue to work with Polk County and State of Wisconsin in the implementation of applicable land use regulations, farmland preservation programs, and resource protections as referenced in other elements of this plan.
- 2) Coordinate with Polk County, State of Wisconsin, and adjacent jurisdictions, to encourage the connectivity of roads, trails, and other transportation systems, when feasible and consistent with the Town's plan.
- 3) Participate in discussions with Polk County and adjacent jurisdictions regarding using watersheds and other physical characteristics as boundaries for planning.
- 4) Work with and initiate discussion with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.

## **Objective 4**

Stay informed and participate in intergovernmental discussions to ensure continued opportunities for the Town and its residents.

### **Strategies:**

- 1) Explore ways to develop a public information system for dispersing permitting and potential projects that affect the Town.
- 2) Request that neighboring towns, Polk County, and State or Federal agencies communicate to the Town regarding land use or planning activities that would affect the Town of Eureka.

## 9. LAND USE

The use of land is a critical factor in guiding the future growth of any community. This section of the Plan identifies a land use goal, objectives, and strategies for the Town of Eureka based on current and projected land use trends, as well as local land use issues and conflicts.

### 9.1 Existing Land Uses and Land Use Trends

Land-use data and trends for the Town of Eureka are discussed in Section 2.1 *Existing Conditions and Trends Report* and previously in the Issues and Opportunities section. This includes a discussion of land supply, demand, and prices in the area. The *Polk County Conditions and Trends Report* also includes a school district map and discusses emergency services areas which are the only service area boundaries for the Town of Eureka, as the Town has no public utilities. The agricultural and natural resources sections and maps in the *Polk County Conditions and Trends Report* identify and discuss the area's prime farmlands, floodplains, environmental sensitive areas, and engineering constraints. Recent land use trends by parcel and acreage are summarized in the table below:

	1987 parcels	1987 acreage	1998 parcels	1998 acreage	2008* parcels	2008* acreage	Annual % Change '87-'08 <i>parcels/acres</i>	Annual % Change '98-'08 <i>parcels/acres</i>	Density (2008 avg. parcel size)
Agricultural	859	28,837	884	28,558	648	15,119	-24.6/-47.6	-26.7/-47.1	23.3 ac
Forest	131	3,246	116	2,801	543	9,021	314.5/177.9	368.1/222.1	16.6 ac
Residential	395	1,095	n/a	1,191	990	3,690	150.6/237.0	n/a /209.8	3.7 ac
Commercial	11	34	n/a	32	9	29	-18.2/-14.7	n/a /-9.4	3.2 ac
Industrial	0	0	0	0	0	0	0/0	0/0	0.0 ac
Undeveloped	43	378	n/a	376	494	3,955	1048.8/946.3	n/a /951.9	8.0 ac
Other	n/a	n/a	n/a	n/a	35	73	n/a / n/a	n/a / n/a	2.1 ac

Source: Wisconsin Department of Revenue. 1987, 1998 & 2008 Statements of Assessments.

\* 2008 Forest data includes both Forest and AG Forest. The AG Forest category did not exist in 1987 and 1998.

The above clearly shows the dramatic loss of farmland in the Town over the past ten years, an ongoing concern for residents. While some of this acreage has become residential land, it is apparent that the largest percentage was converted to forestland and some is now being taxed as "undeveloped." Commercial acreage has remained steady and there is no industrial use in the Town over the past 20 years. Increases in residential land have been significant with a 150 percent and 237 percent increase in parcels and land, respectively, since 1987. Now, residential land accounts for over 11 percent of total assessed land in the Town.

Given the Town's desired residential development standard of a three acre minimum lot size and its desire to continue low-density residential development, if current population growth rates continued, residential land would increase from 11.5 percent of the Town's assessed land today to about 13.7 percent in 2030. This total is rather significant, considering the rural nature of the Town. To ensure

that such growth is experienced and not exceeded, it is incumbent on Town officials to limit rezonings to residential districts based on the policies of the comprehensive plan.

## 9.2 Opportunities for Redevelopment

As a rural, unincorporated community, opportunities for redevelopment are limited; and no specific projects or sites were identified during the planning process. However, the Town expects non-metallic mining sites to be reclaimed to a more natural setting and in some cases be made available for residential and recreational development once mining activities cease.

## 9.3 Land Use Conflicts

Early in the planning process, issues facing the Town of Eureka were identified, discussed, and prioritized in the survey. Land-use compatibility and conflicts were implied in many of the top ranked items. These consisted of protecting surface and ground water from the adverse impacts of development and agriculture. In addition, a concern was growing conflicts between farming operations and residential growth. Current tax law (Use Value Assessment) with higher rates for non-developed, non-farm land can influence development decisions, thus resulting in conflicts with agricultural practices and State right-to-farm laws. This incompatibility is further increased in the case of factory farms or animal feedlot operations which some believe are more like industrial uses and not only incompatible with nearby residential uses but are also inconsistent with the Town's rural character. Large-scale commercial and industrial uses are seen as potential conflicts with the existing uses in the Town. Other potential conflicts were recognized in cases where unplanned or inappropriate land uses may threaten the natural resources of the Town, including water resources, forestland, and steep hillsides.

## 9.4 Land Use Goals, Objectives, and Strategies

### Goal:

Growth and development in the Town of Eureka will occur in a manner that preserves its rural character, open spaces, and natural resources using an approach which recognizes individual property rights

### Objective 1

Maintain local land use control which balances the rights of the individual with the interests and vision of the community.

#### Strategies:

- 1) The Town of Eureka Comprehensive Plan will serve as a guide in addressing public decisions regarding land use and future development.
- 2) The Plan Commission will systematically review all land divisions and land use applications submitted to the Town and make recommendations to the Town Board.
- 3) Require the landowner or developer to pay those public costs associated with project development, including studies required as part of plan review, capital expenses (e.g., roads, storm sewer systems), and any accelerated Town services.

- **Industrial and commercial water recycling (71%), well water quality (69%), and aquifer protection (69%)** all scored high in respondents stating that they agree or strongly agree that there should be regulations making sure that they are addressed.

- Respondants were split between **three acres (40%), five acres (37%), and 10 acres (22%)** for minimum lot sizes.

- **53%** agree or strongly agree that **clustered housing** should be encouraged. **19%** have no opinion.

4) Continue to monitor land use trends in the community, and periodically re-evaluate the Town's land use strategy and regulatory approach to determine if the Vision and goals of the community are being met.

### **Objective 2**

Encourage development to be sited and designed in a manner which complements our rural character and minimizes land use conflicts.

#### **Strategies:**

- 1) Land division policies in the Town should allow for a range of affordable housing opportunities.
- 2) Continue to review all major subdivision proposals and require soil evaluation of all lots and stormwater management planning for said subdivisions.
- 3) Use the existing road network to accommodate future development to the greatest extent possible.
- 4) The Plan Commission will investigate the potentials of the regulation, through land use policies, of aquifer protection, confined livestock operations, industrial and commercial water recycling, large scale irrigation methods, and well water quality.

### **Objective 3**

Pursue development alternatives which preserve large tracts of productive agricultural land, forests, open spaces, and does not negatively impact water resources.

#### **Strategies:**

- 1) Encourage new development to be designed in a manner which minimizes the fragmentation of intact forest lands and prime farmlands, and prevents conflicts with existing agricultural operations.
- 2) Continue to work with Polk County and Wisconsin DNR to limit development in shoreland areas, 100-year floodplains, wetlands, steep slopes, and other sensitive areas that may directly impact water quality.
- 3) Encourage land divisions involving four or more parcels (major subdivisions) to be clustered in a manner which preserves and protects prime farmlands, consolidated forest lands, and sensitive areas to the greatest extent possible.

### **Objective 4**

Work with Polk County and neighboring jurisdictions to encourage the siting of land uses that are only appropriate in rural settings to be located inside the Town.

#### **Strategies:**

- 1) Maintain communications with Polk County and adjacent towns on changes in land use regulations and related multi-jurisdictional issues.
- 2) Limit housing development with more than three units per structure to municipal wastewater systems and discourage "higher impact" and "high water use" commercial and industrial development without access to municipal wastewater systems.

## Objective 5

Continue to offer residents and landowners an opportunity to provide input on local land use issues and continue land use education efforts for the plan commissioners and public.

### Strategies:

- 1) Encourage Plan Commissioners and Town Board members to take advantage of low cost planning-related educational offerings through University of Wisconsin-Extension and other such sources.
- 2) Provide opportunities for citizen and landowner participation during land use planning, ordinance development, and the development review and permitting processes.
- 3) The Plan Commission will provide opportunities to hear the community's interest and the advantages and disadvantages for creating a Town Zoning Ordinance.

## 9.5 Land Use Projections

In accordance with State planning law, comprehensive plans must include 20-year land use projections in 5-year increments. The Town of Eureka has a year 2030 planning horizon and as such has created 20-year land use projections. The residential land use projections for the Town of Eureka are based upon population projections from the Wisconsin Department of Administration, the Census 2000 average household size of 2.66 persons per occupied unit trending to fewer per household by the year 2030, and the land use trends provided in the previous table. The decreasing household size was calculate after analysis of 1980, 1990, and 2000 data, a decreasing household size of .07 was used for every five years. The estimated populations were divided by the respective estimated household sizes to get the projected number of units and acres. (2015 = 2.45, 2020 = 2.38, 2025 = 2.31, and 2030 = 2.24). The land use projections are also consistent with the policy recommendations within this Comprehensive Plan.

### TOWN OF EUREKA LAND USE PROJECTIONS 2005-2030

	2002 parcels/ acreage	2008 parcels/ acreage	2015 parcels/ acreage	2020 parcels/ acreage	2025 parcels/ acreage	2030 parcels/ acreage
Residential	729 2,760	990 3,690	1,065 3,915	1,121 4,083	1,174 4,242	1,220 4,380
Agricultural	633 14,603	648 15,119	648 14,894	648 14,726	648 14,567	648 14,429
Commercial	10 27	9 29	9 29	9 29	9 29	9 29
Industrial	0 0	0 0	0 0	0 0	0 0	0 0
Projected/Estimated Population	1,338*	1,605 (+267)	1,790 (+185)	1,924 (+134)	2,047 (+123)	2,151 (+104)

Sources: Wisconsin Department of Administration & West Central Wisconsin Regional Planning Commission

\* 2000 Census data

The above projections are based on existing trends and assumes implementation of the Plan recommendations. However, given the rural nature and small population of the community, one or

two large changes in land use can have substantial impacts on these projections. For instance, a major residential subdivision development could dramatically increase the number of homes, while decreasing the average lot size. As such, these projections should be used cautiously.

### ***Residential Use Projections***

Given the policies within the plan, it is anticipated that residential development will occur at a similar average lot size than what has been historically developed in the Town. During community meetings and the survey, various different minimum lot sizes were discussed. In addition, there is an interest to incorporate conservation design subdivisions that could perhaps have even smaller lot sizes. It is anticipated that some larger lot development will continue to occur, as that is still a demand for some homeowners. If a maximum density requirement is incorporated, combined with incentives for smaller lot development, the average acreage per residential parcel is expected to be consistent with three acres.

According to the Wisconsin Department of Administration (WDOA), projected population growth during the next 20 years is expected to slow within the Town of Eureka. However, due to the recent economic downturn, this decrease may be experienced sooner and/or more severe. The residential land use projections assume that the average lot size will be three acres. This includes a combination of some larger lots and some smaller lots clustered with retained open space. It is expected and hoped that the land use policies recommended in this Plan will keep the average lot size between three to four acres.

Since the projections are based, in part, on tax assessment data, they typically reflect the principal use(s) of a property. As such, many in-home businesses or cottage industries would also likely be reflected as residential uses.

### ***Agricultural Use Projections***

For the Town of Eureka, a loss of agricultural land is expected to continue, though it is the community's goal that the rate of decrease be slowed and the loss of prime farmlands be minimized. Agricultural assessed properties and acres increased between 2002 and 2008 after a dramatic decrease during the late 1990s and early in the following decade. The impact of Use Value Assessment is apparent with some properties that were previously fallow coming back into agricultural production. Assuming Use Value Assessment continues and residential conversion of agricultural and forested land occurs as predicted there would continue to be slight decreases in agricultural land use over the next 25 years. This loss could be further slowed by implementation of the Plan policies.

### ***Commercial Use Projections***

Currently, there are 29 acres in the Town that is assessed as commercial. Over the past two decades the number of commercial acres and parcels has stayed extremely level. Commercial growth is expected to be minimal for the planning horizon, consisting of primarily self-employed residents. Much of this commercial growth is expected to be cottage industries or home occupations. Due to the lack of commercial development in the Town, lack of location for commercial uses, fluctuating economy, and close location to St. Croix Falls, no change in commercial use is projected for the purpose of this plan.



### ***Industrial Use Projections***

Currently, no acreage in the Town of Eureka is assessed as an industrial or manufacturing use. There are no indications that this will change in the future. If there is a change in the amount of industrial use, in all likelihood, it will be extremely small. No future industrial development is planned for the community.



## **9.6 Planned Land Use Map**

The community currently utilizes county zoning to guide land uses by location. However, a Planned Land Use map should not be considered a zoning map. While the Planned Land Use Map can generally reflect zoning districts, it is intended to be a general guide for development and a basis for applying the goals, objectives and strategies. The planning areas describe the predominate uses found there, while it is recognized that there is variation intended within them. Hence, future development will follow the guidance and performance standards and general location provided in this Comprehensive Plan. This guidance includes policies that promote agriculture, open space, productive forests, and clean water resources while minimizing use conflicts. Given this approach, identifying the net density of planned land uses by specific location is not possible.

However, based on past trends, residential development will continue to be sparsely located throughout the Town and not be centralized in one specific area. Commercial development pressure should occur along State Highway 87 and 35.

The planned land use map should be used for general planning purposes only. For development management purposes, each specific site, property, or proposed subdivision should be analyzed on a case-by-case basis to determine the actual location and extent of public rights-of-way, surface waters, wetlands, shorelands, floodplains, steep slopes, and other significant features. The planned land use map is presented in Appendix IV.

### ***Agriculture Production Planning Area***

This is a predominately agricultural area, including forestry, intended for maintaining the production of agricultural commodities, including forestry. Productive agricultural and forestry lands are considered the highest and best use. Any development proposed for this area must consider potential negative impacts on agricultural production, surface and ground water quality, and community rural character. New residential development in or near this area shall have “Right-to-Farm” language applied to the deed in accordance with Town policy. When multiple residences are planned, conservation subdivision design will be encouraged.

### ***Generalized “Higher Intensity” Growth Area***

This area is located at the intersection known as Eureka Center. The intersection of 210<sup>th</sup> Avenue and State Highway 87 is home to the Town Hall, Town Garage and some commercial activity. If any higher intensity commercial, industrial, or residential development is to occur in the Town, this location is the desired location. Any such development should be serviced by appropriate sewer and water infrastructure.



### ***Wetlands and Floodplains***

These areas are designated as areas that are not suitable for development due to existing wetlands and floodplains. More detailed analysis would need to be completed to determine if specific areas are buildable or not.

### ***Steep Slopes***

These areas are designated as areas that are not suitable for development due to slopes that are over 20 percent. More detailed analysis would need to be completed to determine if specific areas are buildable or not.

## 10. ENERGY AND SUSTAINABILITY

The discussions of energy and sustainability are vital for communities of all sizes. Often, larger communities have more opportunities than smaller communities to reduce their environmental footprint. However, there are many opportunities for rural communities with small populations, and the Town of Eureka is no exception. In effect, a community that becomes more sustainable can become a more desirable location to live and do business. In addition, energy and food costs are two of the largest items in a family budget and often these dollars leave the community.



Eureka Farmers Market

### 10.1 Energy and Sustainability Goal, Objectives, and Strategies

#### Goal:

The Town will utilize its diverse resources to be a regional leader in sustainability endeavors and will create an environment and conditions necessary for a sustainable future.

#### Objective 1

Protect and conserve water and natural resources

#### Strategies:

- 1) Work with Focus on Energy, other government offices, and non-profit agencies to educate homeowners and businesses on ways to conserve energy and be more efficient on energy use.
- 2) Post at the Town Hall and on the Town website efficiency and conservation tips for homeowners and businesses.

#### Objective 2

Adopt renewable energy policies and practices as part of a strategy to meet future energy needs.

#### Strategies:

- 1) Work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.
- 2) Research State and Federal programs and funding opportunities for renewable energy creation.
- 3) Create a committee to address ways it can implement renewable energy policies and practices.
- 4) The Town will encourage all forms renewable energy projects, including wind, solar, and bio-energy.
- 5) Create an energy and sustainability strategic plan for the Town that includes short-term, medium-term, and long-term implementation strategies.
- 6) Determine the desire in becoming an Eco-municipality, via The Natural Step or a similar process.

#### Objective 3

Encourage food and energy independence in the Town.

**Strategy:**

- 1) Promote food and renewable energy producers in the Town at the Town Hall and on a future website.

**Objective 4**

Promote land uses that do not negatively impact water resources in the Town and reduce debris, pollutants, runoff, and sediment from entering surface and ground waters.

**Strategies:**

- 1) Coordinate with local, state, and federal agencies in working with farmers, land owners, and businesses to reduce debris, pollutants, runoff, and sediment from entering surface and ground waters.
- 2) Promote the Town as a desirable location for organic farms.

- During the October 2008 comprehensive plan open meetings, several **energy and sustainability** topics were discussed. Among them were:

- **renewable energy**
- **local food**
- **water quality**
- **park and ride**

**Objective 5**

Utilize sustainability and local food/energy independence as tools to increase economic development opportunities and quality of life components throughout the region.

**Strategy:**

- 1) Promote the Town as a desirable location for land-owners and companies to grow food and utilize natural resources for bio-energy feedstock.

# 11. IMPLEMENTATION

To achieve the community’s vision, the plan must be put into action. This section of the Plan identifies a timeline of specific actions to be completed in order to achieve the Plan’s vision, goals, and objectives. This includes a description of how each of the Plan’s elements is integrated and consistent with each other.

The Comprehensive Plan must also be a living document that considers or allows for change in the community. An evaluation strategy provides a mechanism to measure progress toward achieving all aspects of the Plan and monitors progress in the context of local change. In addition, a process for Plan amendments and updates is described.

## 11.1 Action Plan

The action plan identifies short-term and long-term priorities for implementation of the plan. Identified time frames are approximate and implementation of the individual action items is subject to available resources and conditions at the time of implementation. The Town Board has responsibility for implementation of the action plan, though some actions may be delegated to the Town Clerk, Plan Commission, and other Town employees at the Board’s discretion. For instance, the Town Board will often delegate to the Plan Commission the responsibility of drafting new ordinances or code changes for review and approval by the Board.

The Plan Commission will review the action plan annually to evaluate progress on plan implementation and monitor the consistency of ongoing operations and proposed new policies with the vision, goals, and objectives of the plan.

Prior to implementation, the Town will consider and reassess each action item to further determine if each is in the best interests of the community. Changing conditions in the community may necessitate an addition or modification to the implementation actions identified below.

The action plan is organized by element. Abbreviations are noted below.

- Public information PI
- Planning Action PL
- Programmed Activity PR
- Codes/Ordinances CO
- Cooperative Effort CP

- Town Board TB
- Planning Commission PC

<b>Housing</b>				
1.1	PI	Encourage development of multi-family apartment buildings and special needs housing inside urban areas, where there is easier access to public services and facilities to support such development.	OG	TB
1.2	PI	Provide information at the Town Hall on available public and non-profit home ownership and rehabilitation programs.	OG	TB
1.3	PL	Continue to enforce State and local building regulations to encourage safe, quality housing	OG	TB/PC

1.4	PL	Provide a link on the Town's website to building codes and inspection information	1/2010	TB/ webmaster
1.5	PL	Investigate the development of nuisance regulations to minimize the accumulation of junk and debris	12/2012	TB/PC
1.6	CO	Establish regulations that support further development of farm based residences throughout the Town, including regulations that support development of housing for family members of farm owners and for employees working on farms	12/2014	TB
1.7	CP	Work with the appropriate agencies and organizations to help educate home owners and builders on more sustainable building and lot design techniques. This can include Focus on Energy, UW-Extension, and other public and non-profit agencies.	OG	TB
1.8	PI	When proposals for residential subdivisions are ever introduced, encourage conservation design subdivisions that will prevent or minimize conversion of agricultural or open space land. Incentives may be considered by the Town of Eureka for developments that use this technique	OG	TB
1.9	PL	Explore the community benefits and costs of a Subdivision Ordinance that is density based versus minimum lot size based.	6/2011	PC

<b>Transportation</b>				
2.1	C/O	Develop a signage ordinance in keeping with the rural character of the Town of Eureka.	12/2010	PB/PC
2.2	PL	Work with landowners/developers during the site planning process to ensure a safe and efficient transportation network, which meets Town standards and preserves adequate right-of-way for roads and utilities and preserves natural and cultural resources.	OG	PC
2.3	PR	Continually, inventory all signage in the Town and implement any needed signage into the capital improvements plan.	OG	TB
2.4	PL	Investigate the Town's current requirements in accepting private roads to become town roads.	9/2010	PC
2.5	PR	Continue to use PASER and WISLR systems to inventory and manage improvements.	OG	TB
2.6	PL	Explore requirements for clustered development and subdivision development.	9/2012	PC
2.7	PR	Integrate future roadway improvements and road maintenance equipment into a multi-year capital improvements plan.	OG	TB
2.8	CP	Work with adjoining towns to plan, construct and maintain those roads that affect both jurisdictions including cost sharing where appropriate.	OG	TB
2.9	PL/ CP	Investigate, research and coordinate with other public and private entities for the purpose of creating and or enhancing existing recreational trails.	5/2010	PC

<b>Utilities and Community Facilities</b>				
3.1	PR	The Town will periodically reassess the condition and need for all Town facilities.	OG	TB
3.2	PR	When analyzing the benefits and costs of any new facility or the remodeling of an existing facility, local and global environmental impacts and costs will be examined.	OG	TB
3.3	PR	Integrate future capital improvements into a multi-year capital improvements plan.	OG	TB
3.4	PR/ CP	The Town will facilitate, monitor, and continue open relationships with applicable police, fire, ambulance, first responders, and emergency management departments.	OG	TB
3.5	CP	Cooperate with cemetery associations within the township to ensure that cemeteries are well-maintained and meet the residents needs	OG	TB
3.6	PL	The Town will analyze the ability to expand recycling opportunities for residents, businesses, and Town facilities.	OG	PC
3.7	CO	The Town will work on the development of a tower ordinance. This will include co-location, stealth technologies, and other techniques to minimize visual impacts.	7/2011	TB/PC
3.8	CO	The Town will continue to use the Polk County Small Wind Energy System Ordinance.	OG	TB
3.9	CP	The Town will work with Internet providers to ensure that the highest percentage of residents have access to high-speed Internet.	OG	TB
3.10	PL	Require landowners/developers to dedicate needed lands or pay Town costs associated with the improvement of utilities, community facilities, and parks that have a rational and proportional relationship to new development.	7/2013	PC
3.11	PL/	All future construction and improvements of utilities and community facilities	OG	PC/TB

	CO	including septic and sanitary systems will be designed to protect water quality and the natural environment of the Town.		
3.12	PL/ CP	The Town will work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.	12/2015	PC/TB
3.13	PL	The Town will research State and Federal programs and funding opportunities for renewable energy creation.	OG	PC
3.14	PL	The Town will create a committee to address ways it can implement renewable energy policies and practices.	3/2014	TB/PC
3.15	PL	The Town will be open to all forms of renewable energy projects including wind, solar and bio-energy.	OG	PC

<b>Agricultural, Natural, and Cultural Resources</b>				
4.1	CP	Continue to work with Polk County in the enforcement of the Floodplain Ordinance, County Sanitation Ordinance, and Shoreland -Wetland Ordinance to protect the natural and agricultural resources of our community.	OG	YB
4.2	PL	Continue to evaluate development and growth pressures in the Town and subsequently analyze the effectiveness of the Town Subdivision Ordinance.	OG	PC
4.3	PL/ CP	The Plan Commission will maintain knowledge of water quality improvement projects impacting the area and, as needed, work with landowners, lake associations and districts, Polk County, and other stakeholders on projects to protect our water quality and other natural resources.	OG	PC
4.4	PI	Educate residents on our pristine water quality and recommended best practices to protect surface and ground waters. This involves working with Polk County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities could include agricultural practices, lake districts/associations, household and business dumping of toxic material, etc.	OG	PC
4.5	PI/ CP	Cooperate with Polk County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities to educate residents on the importance of eliminating invasive species in the Town.	OG	PC
4.6	CO	Develop an ordinance requiring municipal sewer service for applicable industrial, commercial, and multi-family residential uses.	2/2019	TB
4.7	CO	Identify non-metallic mining potential within the town and consider alternatives to mitigate potential use conflicts, and create ordinances that regulate the development of non-metallic mining potential.	7/2010	TB
4.8	CO	Adopt a large livestock facility siting ordinance on the siting of large feedlot operations and the enforcement of State of Wisconsin siting rules.	7/2010	YB
4.9	PL/ CP	Analyze the impacts of the implementation of possible Lower St. Croix Riverway Regulations.	OG	PC
4.10	PR/ CP	Label, at an appropriate location, Wolf Creek as a DNR listed Exceptional Waterway and the St. Croix River as a DNR listed Outstanding Waterway.	6/2010	TB
4.11	PL	Implement those policies in the land use section of this plan which will help preserve the agricultural, natural, and cultural resources of our community.	OG	PC/TB
4.12	PL	Continue to monitor changing State and County agricultural preservation and forestry management rules and regulations. Consider Town policies and actions to encourage the preservation of the Town's agricultural and forest lands; for example through tax credits and other incentives to the greatest practicable.	OG	PC/TB
4.13	PI	Encourage and promote new agricultural markets like niche farms that include direct market farms, organic farms, and farms that produce non-traditional products and/or bio-energy feedstock.	OG	PC/TB
4.14	CO	Adopt a Town "right-to-farming and forestry" resolution consistent with the State "right-to-farm" law and provide a copy of the resolution with building permit applications. This resolution should recognize that a wide variety of agricultural and forestry practices are compatible with our Town's rural setting and vision.	12/2010	PC/TB
4.15	CP	Work with public and private historical societies to help identify and promote preservation of any cultural sites in the Town that could be registered at the State or Federal levels.	OG	TB
4.16	PI	Equally promote all food producers in the Town and support the <i>Buy Fresh Buy Local</i> movement. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on the Town website.	OG	TB

**Economic Development**

5.1	PR	Implement the applicable related policies in the Agricultural, Natural, and Cultural Resources Element which promote agricultural and forestry related practices and industries.	OG	TB
5.2	CO	Proposed businesses shall require a conditional use permit.	5/2010	PC/TB
5.3	CP	Collaborate with Polk County to encourage industrial and commercial businesses to locate within or adjacent to existing industrial/commercial parks where a full range of utilities, services, roads, and other infrastructure is readily available.	OG	TB
5.4	PI	Encourage home based businesses, cottage industries, and recreational businesses that do not diminish quality of natural, historical, or cultural resources, or cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting.	OG	PC/TB
5.5	PI/ PL	Develop and maintain design guidelines for businesses to address landscaping aesthetics, lighting, noise, parking, and access.	OG	PC/TB
5.6	PL	Allow home occupations within the township.	OG	PC/TB
5.7	PI	Equally promote all food and energy producers in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on the Town website.	OG	TB
5.8	PL	Continue to research and analyze potential opportunities for renewable energy in the Town.	OG	PC
5.9	PI	Equally promote all businesses and home occupations located in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on a future Town website.	OG	TB

**Intergovernmental Cooperation**

6.1	PI/C P	Provide a copy of the adopted Town Comprehensive Plan and future plan updates to Polk County and surrounding town governments.	OG	TB
6.2	PR/P L	Maintain Town Board membership in the Wisconsin Town’s Association and make the newsletter available to Plan Commission members.	5/2010	TB
6.3	CP	Establish and sustain contacts with neighboring towns, Polk County, and West Central Wisconsin Regional Planning Commission to stay current on potential land use issues, trends, and regulatory changes.	OG	PC/TB
6.4	PL/ CP	Initiate discussion with adjacent and other applicable units of government regarding cost-sharing services and facilities.	OG	TB
6.5	PL/ CP	Continually work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.	OG	TB
6.6	PL/ CP	Continue to work with Polk County and State of Wisconsin in the implementation of applicable land use regulations, farmland preservation programs, and resource protections as referenced in other elements of this plan.	OG	PC/TB
6.7	PL/ CP	Coordinate with Polk County, State of Wisconsin, and adjacent jurisdictions, to encourage the connectivity of roads, trails, and other transportation systems, when feasible and consistent with the Town’s plan.	OG	PC/TB
6.8	PL/ CP	Participate in discussions with Polk County and adjacent jurisdictions regarding using watersheds and other physical characteristics as boundaries for planning.	OG	PC/TB
6.9	PL/ CP	Work with and initiate discussion with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.	OG	PC/TB
6.10	PL/ CP/P I	Explore ways to develop a public information system for dispersing permitting and potential projects that affect the Town.	10/2010	PC
6.11	CP	Request that neighboring towns, Polk County, and State or Federal agencies communicate to the Town land use or planning activities that would affect the Town of Eureka.	OG	TB

**Land Use**

7.1	PR	The Town of Eureka Comprehensive Plan will serve as a guide in addressing public decisions regarding land use and future development.	OG	TB
7.2	PR	The Plan Commission will systematically review all land divisions and land use	OG	PC

		applications submitted to the Town and make recommendations to the Town Board.		
7.3	CO	Require the landowner or developer to pay those public costs associated with project development, including studies required as part of plan review, capital expenses (e.g., roads, storm sewer systems), and any accelerated Town services.	OG	TB
7.4	PL	Continue to monitor land use trends in the community, and periodically re-evaluate the Town's land use strategy and regulatory approach to determine if the vision and goals of the community are being met.	OG	PC
7.5	PL	Land division policies in the Town should allow for a range of affordable housing opportunities.	OG	PC
7.6	PR	Continue to review all major subdivision proposals and require soil evaluation of all lots and stormwater management planning for said subdivisions.	OG	PC
7.7	PL	Use the existing road network to accommodate future development to the greatest extent possible.	OG	PC/TB
7.8	PL	The Plan Commission will investigate the potentials of the regulation, through land use policies, of aquifer protection, confined livestock operations, industrial and commercial water recycling, large scale irrigation methods, and well water quality.	9/2010	PC
7.9	PL	Encourage new development to be designed in a manner which minimizes the fragmentation of intact forest lands and prime farmlands, and prevents conflicts with existing agricultural operations.	OG	PC
7.10	PL/ CP	Continue to work with Polk County and Wisconsin DNR to limit development in shoreland areas, 100-year floodplains, wetlands, steep slopes, and other sensitive areas that may directly impact water quality.	OG	PC/TB
7.11	PL	Encourage land divisions involving four or more parcels (major subdivisions) to be clustered in a manner which preserves and protects prime farmlands, consolidated forest lands, and sensitive areas to the greatest extent possible.	OG	PC
7.12	CP	Maintain communications with Polk County and adjacent towns on changes in land use regulations and related multi-jurisdictional issues.	OG	TB
7.13	CO	Limit housing development with more than three units per structure to municipal wastewater systems and discourage "higher impact" and "high water use" commercial and industrial development without access to municipal wastewater systems.	8/2011	PC/TB
7.14	PR	Encourage Plan Commissioners and Town Board members to take advantage of low cost planning-related educational offerings through University of Wisconsin-Extension and other such sources.	OG	TB/PC
7.15	PI	Provide opportunities for citizen and landowner participation during land use planning, ordinance development, and the development review and permitting processes.	OG	PC
7.16	PL/ PI	The Plan Commission will provide opportunities to hear the community's interest and the advantages and disadvantages for creating a Town Zoning Ordinance.	OG	PC

<b>Energy and Sustainability</b>				
8.1	CP/ PI	Work with Focus on Energy, other government offices, and non-profit agencies to educate homeowners and businesses on ways to conserve energy and be more efficient on energy use.	OG	PC/TB
8.2	PI	Post at the Town Hall and on the Town website efficiency and conservation tips for homeowners and businesses.	OG	PC
8.3	PL	Work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.	3/2013	PC
8.4	PL	Research State and Federal programs and funding opportunities for renewable energy creation.	OG	PC
8.5	PL	Create a committee to address ways it can implement renewable energy policies and practices.	7/2010	PC/TB
8.6	PL	The Town will encourage all forms of renewable energy projects, including wind, solar, and bio-energy.	OG	PC/TB
8.7	PL	Create an energy and sustainability strategic plan for the Town that includes short-term, medium-term, and long-term implementation strategies.	8/2011	PC/TB
8.8	PL	Determine the desire in becoming an Eco-municipality, via The Natural Step or a similar process.	8/2011	PC/TB
8.9	PI	Promote food and renewable energy producers in the Town at the Town Hall and on a future website.	OG	PC
8.10	PL/	Coordinate with local, state, and federal agencies in working with farmers, land	OG	PC

	CP	owners, and businesses to reduce debris, pollutants, runoff, and sediment from entering surface and ground waters.		
8.11	PI	Promote the Town as a desirable location for organic farms.	OG	PC
8.12	PI	Promote the Town as a desirable location for land-owners and companies to grow food and utilize natural resources for bio-energy feedstock.	OG	PC

## 11.2 Plan Integration and Consistency

The *Town of Eureka Comprehensive Plan* has an important role as a guide for future action and policy decisions in the community. All development proposals and capital expenditures should be reviewed against the conclusions, vision, goals, and strategies of the Plan for consistency. When the Town is requested to comment on proposed policy changes at a county, regional, State or Federal level, the Plan can provide important guidance to Town officials.

The elements of the Comprehensive Plan are also internally consistent. Indeed, there is much overlap in issues and policy between many of the elements. A review of all Plan data, analysis and conclusions, and of Plan goals, objectives, and strategies has been performed to ensure consistency. As the Plan developed, major consistent themes emerged which moved the Plan toward consistent conclusions and compatible approaches to solving identified problems among the elements. Any future Plan amendments should be evaluated for consistency with the overall Comprehensive Plan.

## 11.3 Plan Monitoring and Evaluation

Any plan is subject to the passage of time with the likelihood its policies and recommendations may become obsolete. The Town of Eureka Plan Commission is responsible for monitoring changing conditions and Plan implementation to evaluate whether a Plan amendment or update is needed.

The Plan Commission will conduct an annual review and evaluation on: (a) progress of Plan implementation, (b) growth trends in past year, (c) issues and conflicts with the Plan, and (d) any needed Plan amendments. The Plan Commission will report its findings of each annual review to the Town Board.

## 11.4 Plan Amendments and Updates

Plan monitoring and evaluation is an ongoing process and will, at some time, lead to the realization that the Plan requires an amendment or updating.

Plan Amendments are minor changes or additions to Plan maps or text as deemed necessary and appropriate. The Town Plan Commission must be given sufficient opportunity to make a recommendation to the Town Board on proposed amendments prior the Town Board decision.

The Plan will be updated at least every 10 years as required by State law, unless a more frequent update is deemed necessary by the Town Board. The Town Plan Commission is responsible for facilitating the Plan update, working within any general guidelines provided by the Town Board.

The adoption process for Plan amendments and Plan updates is similar. Consistent with State law, a public hearing at a joint-meeting of the Plan Commission and Town Board will be held. The Plan

Commission must then adopt a resolution recommending the proposed Plan changes or update to the Town Board. The Town Board will then adopt by ordinance the Plan changes or update.

The Town of Eureka will encourage public participation during Plan amendment and update processes. Frequent Plan amendments and updates should be avoided.



# **APPENDIX I**

## **PUBLIC PARTICIPATION PLAN**

TOWN OF EUREKA  
RESOLUTION NO. 1-09  
APPROVING A PUBLIC PARTICIPATION PLAN FOR THE  
TOWN OF EUREKA COMPREHENSIVE PLAN

WHEREAS, the Eureka Town Board has approved a 30-month timeline to generate the Town of Eureka Comprehensive Plan which conforms with Wisconsin Planning statutes § 66.1001; and

WHEREAS, the Wisconsin Planning statute § 66.1001(4)(a) requires that a public participation plan be approved by the Town Board at the commencement of the comprehensive planning process; and

WHEREAS, it is the desire of the Eureka Town Board that the public participation process for the Town of Eureka Comprehensive Plan provide reasonable opportunities for effective citizen input and involvement throughout the planning process; and

WHEREAS, development and adoption of a comprehensive plan will assist with the guiding and accomplishing of coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town Board reviewed the public participation plan and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Eureka that the public participation plan for the Town of Eureka Comprehensive Plan is approved.

DATED this day **10<sup>th</sup> of September, 2009.**

ATTEST:

APPROVE:

  
\_\_\_\_\_  
, Town Clerk

  
\_\_\_\_\_  
, Town Chairman

## **INTRODUCTION**

The purposes of this Public Participation Plan are:

- To ensure that members of the Town of Eureka community have various opportunities to contribute to the development of the Comprehensive Plan,
- To ensure that residents and plan participants remain informed during the development of the Comprehensive Plan, and
- To meet the requirements of Wisconsin's Comprehensive Planning Legislation (Wis. Stat. § 66.1001(4)(a)).

## **STATUTORY REQUIREMENTS**

(Ch. 66.1001(4)(a) Wis. Stats.)

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

## **OBJECTIVES**

- Ensure that all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes;
- Provide many different types of opportunities for public involvement to increase the number of participants
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town; and,
- Strengthen the relationship between decision makers and citizens

The Town of Eureka has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it. The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

## **PUBLIC PARTICIPATION ACTIVITIES**

Listed below are the various methods that will be used by the Town to obtain public participation.

### **Open Meetings**

Four open meetings will be conducted to ensure that residents have an opportunity to discuss issues and opportunities and ask questions regarding the process.

### **Media**

Internet: The Polk County Planning Division's website will contain pertinent information relating to the Comprehensive Planning process. In addition, the Town of Eureka website will host the draft document for review.

## **Survey**

Community-wide Survey: The Town Plan Commission will work to design a mail-based survey that aims to engage a broad spectrum of the Town population. The survey will elicit values and ideas of the community as they pertain to the elements of the comprehensive plan.

## **Plan Review Meetings**

All meetings on the Comprehensive Plan shall be open to the public and posted pursuant to Wis. Stat. § 985.02(2). The Town will hold as many meetings as needed to complete the work of the Plan.

## **Public Hearing**

The Plan Commission will host a public hearing of the draft Comprehensive Plan to provide further opportunity for individuals to testify about the Plan. An open house will be held prior to the public hearing. The format of the presentation will include (1) a summary of the purpose and need for the Plan, (2) planning process and public involvement, (3) the primary components of the nine required plan elements, (4) the recommended future land use map and (5) comments received during the 30-day comment period.

The public notice announcing the required public hearing on the plan shall be published as a class 1 notice, pursuant to Wis. Stat. § 985.02(1), at least 30 days prior to the hearing. The class 1 notice shall include the following:

- date, time and place of the hearing,
- a short summary describing the Plan,
- the name of the Town representative who may provide additional information regarding the Plan, and
- where and when a copy of the recommended Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan may be obtained.

The Town of Eureka Draft Comprehensive Plan shall be made available for viewing by the general public at the same time as the hearing notice is published. Copies of the recommended plan shall be available on the Town of Eureka website and physical location(s) to be determined. Members of the public who wish to obtain a hard copy of the recommended Plan may submit a written request and pay duplication costs.

After the notice of the public hearing has been published, those wishing to submit written comments on the plan may do so until two days prior to the public hearing. Written comments on the recommended Plan shall be submitted to the Town Clerk. Written comments received will be addressed at the hearing and will be weighted equally to oral testimony. A review of the proposed revisions of the Draft Town of Eureka Comprehensive Plan will be completed at the public hearing. All approved revisions will be posted in the meeting summary and included in the official minutes of the public hearing.

Prior to adoption, the Comprehensive Plan will require recommendation by the Plan Commission. Additionally, all criteria established by the Wisconsin Department of Administration for Comprehensive Plans will be met. After the public hearing is completed, the Town Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Town of Eureka Comprehensive Plan will follow the same procedure.

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Eureka.
2. The clerk of every governmental unit that is adjacent to the Town of Eureka.
3. The Wisconsin Land Council.
4. The Wisconsin Department of Administration.
5. The West Central Wisconsin Regional Planning Commission.
6. The Public Library.



## **APPENDIX II**

### **SURVEY RESULTS**

## **TOWN OF EUREKA COMMUNITY SURVEY**

Below is a copy of the questions asked in the community survey, followed by the number of responses from the 274 respondents that participated in the survey.

### ***Background***

**1.** Do you live in the Town of Eureka? (Please Check One)

- |  |            |
|--|------------|
| 1. <input type="checkbox"/> Yes                      | <b>177</b> |
| 2. <input type="checkbox"/> No                       | <b>48</b>  |
| 3. <input type="checkbox"/> Full time                | <b>96</b>  |
| 4. <input type="checkbox"/> Summer/Seasonal Resident | <b>19</b>  |

**2.** How long have you owned or rented property in the Town of Eureka? (Please check one)

- |  |           |
|--|-----------|
| 1. <input type="checkbox"/> Less than 5 years  | <b>62</b> |
| 2. <input type="checkbox"/> 5 to 10 years      | <b>54</b> |
| 3. <input type="checkbox"/> 11 to 20 years     | <b>61</b> |
| 4. <input type="checkbox"/> More than 20 years | <b>91</b> |

**3.** Which category best describes your age (Please check one)?

- |  |           |
|--|-----------|
| 1. <input type="checkbox"/> 18-30        | <b>10</b> |
| 2. <input type="checkbox"/> 31-40        | <b>30</b> |
| 3. <input type="checkbox"/> 41-50        | <b>60</b> |
| 5. <input type="checkbox"/> 51-60        | <b>82</b> |
| 6. <input type="checkbox"/> 61-70        | <b>72</b> |
| 7. <input type="checkbox"/> 71 and older | <b>30</b> |

### ***Issues and Opportunities***

**4.** What is your opinion towards future growth and development (commercial, recreational, housing, etc...) in the Town of Eureka? (Please check one)

- |  |            |
|--|------------|
| 1. <input type="checkbox"/> We need to support and encourage growth and development.       | <b>34</b>  |
| 2. <input type="checkbox"/> The Town of Eureka is going to grow, but we need to manage it. | <b>142</b> |
| 3. <input type="checkbox"/> We need to slow down the rate of growth and development.       | <b>24</b>  |
| 4. <input type="checkbox"/> I would like to see the Town of Eureka stay the way it is      | <b>69</b>  |
| 5. <input type="checkbox"/> Not sure, don't know or no opinion.                            | <b>6</b>   |

**5.** How would you rate the quality of life in the Town of Eureka? (Please check one)

- |                                       |            |
|---------------------------------------|------------|
| 1. <input type="checkbox"/> Excellent | <b>67</b>  |
| 2. <input type="checkbox"/> Good      | <b>142</b> |
| 3. <input type="checkbox"/> Fair      | <b>23</b>  |

- 4.  Poor **7**
- 5.  No Opinion **18**

**6.** The Town of Eureka should retain and promote its “**rural**” character (large tracts of open farmland and wooded lots, dairy and hobby farms, small scale farming, organic farming, cottage industries and single family homes)? (Please check one)

- 1.  I strongly agree **159**
- 2.  I agree **90**
- 3.  I disagree **11**
- 4.  I strongly disagree **4**
- 5.  No opinion **6**

**Natural Resources**

**7.** The Town of Eureka should protect and promote buildings, sites, and artifacts of historical importance. (Please check one)

- 1.  I strongly agree **101**
- 2.  I agree **122**
- 3.  I disagree **11**
- 4.  I strongly disagree **4**
- 5.  No opinion **33**

**8.** With increasing single-family development, do you feel residents should have the right to farm in the Town of Eureka? (Please check one)

- 1.  I strongly agree **192**
- 2.  I agree **73**
- 3.  I disagree **3**
- 4.  I strongly disagree **1**
- 5.  No opinion **5**

**9.** The Town of Eureka should protect the following natural resources from development. (Please check one box in each category)

	Strongly Agree	Agree	No opinion	Disagree	Strongly disagree
1. Lakes, Rivers, Wetlands	<b>165</b>	<b>81</b>	<b>9</b>	<b>14</b>	<b>4</b>
2. Historical Sites	<b>105</b>	<b>110</b>	<b>36</b>	<b>8</b>	<b>5</b>
3. Large Tracts of Forestland	<b>132</b>	<b>98</b>	<b>18</b>	<b>16</b>	<b>8</b>
4. Large Tracts of Ag Land	<b>112</b>	<b>99</b>	<b>23</b>	<b>22</b>	<b>7</b>
5. Single family farms	<b>132</b>	<b>83</b>	<b>19</b>	<b>15</b>	<b>6</b>
6. Other (Describe)					

### **Housing**

**10.** The Town of Eureka needs more... (Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1, Single Family Homes	<b>28</b>	<b>85</b>	<b>78</b>	<b>51</b>	<b>18</b>
2, Owner-occupied multi-family homes	<b>8</b>	<b>31</b>	<b>76</b>	<b>95</b>	<b>48</b>
3. Manufactured Homes	<b>6</b>	<b>46</b>	<b>85</b>	<b>85</b>	<b>29</b>
4. Single wide mobile homes	<b>4</b>	<b>17</b>	<b>69</b>	<b>98</b>	<b>68</b>
5. Elderly/Assisted Living	<b>30</b>	<b>78</b>	<b>82</b>	<b>52</b>	<b>21</b>
6. Rental single-unit housing	<b>9</b>	<b>37</b>	<b>78</b>	<b>85</b>	<b>52</b>
7. Rental multi-unit housing	<b>4</b>	<b>29</b>	<b>68</b>	<b>100</b>	<b>73</b>
8. Affordable housing	<b>34</b>	<b>81</b>	<b>60</b>	<b>52</b>	<b>37</b>
9. Other:					

**Transportation**

**11.** How would you rate the general condition of local roads in the Town of Eureka?  
(Please check one.)

- 1.  Fine/well maintained **81**
- 2.  Good/some maintenance needed **180**
- 3.  Poor/needs immediate attention **8**
- 4.  No Opinion **1**

**12.** The Town of Eureka should plan for these types of recreational trails. (Please check one box in each category, continue on next page)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Biking Trails	<b>58</b>	<b>92</b>	<b>53</b>	<b>42</b>	<b>26</b>
2. Hiking Trails	<b>54</b>	<b>99</b>	<b>48</b>	<b>32</b>	<b>23</b>
3. Snowmobile Trails	<b>33</b>	<b>99</b>	<b>53</b>	<b>45</b>	<b>35</b>
4. ATV Trails	<b>35</b>	<b>77</b>	<b>44</b>	<b>54</b>	<b>51</b>
5. Cross Country Skiing Trails	<b>48</b>	<b>92</b>	<b>65</b>	<b>27</b>	<b>21</b>
6. Horseback Riding Trails	<b>55</b>	<b>81</b>	<b>66</b>	<b>36</b>	<b>24</b>
7. Non-motorized mixed use	<b>60</b>	<b>87</b>	<b>53</b>	<b>38</b>	<b>29</b>
8. Motorized mixed use	<b>27</b>	<b>71</b>	<b>64</b>	<b>57</b>	<b>46</b>

**Economic Development**

**13.** The Town of Eureka should actively encourage and support new businesses.  
(Please check one)

- 1.  Strongly agree      **56**
- 2.  Agree                      **118**
- 3.  Disagree                      **53**
- 4.  Strongly disagree      **12**
- 5.  No opinion                      **28**

**14.** The Town needs: (Please check one box for each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Commercial Development	<b>20</b>	<b>55</b>	<b>68</b>	<b>87</b>	<b>37</b>
2. Light Industrial Development	<b>24</b>	<b>87</b>	<b>53</b>	<b>74</b>	<b>30</b>
3. Home Based Businesses	<b>34</b>	<b>122</b>	<b>74</b>	<b>25</b>	<b>9</b>
4. Recreational Businesses	<b>30</b>	<b>118</b>	<b>70</b>	<b>39</b>	<b>18</b>
5. Agricultural Based Businesses	<b>59</b>	<b>135</b>	<b>54</b>	<b>14</b>	<b>3</b>
6. Other: (Describe)	<b>3</b>				

**Land Use**

**15.** The Town of Eureka should regulate, through land use policies, the following:  
(Please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Well water quality	<b>93</b>	<b>90</b>	<b>29</b>	<b>41</b>	<b>13</b>
2. Industrial and commercial water recycling (e.g. washing gravel)	<b>91</b>	<b>87</b>	<b>41</b>	<b>29</b>	<b>5</b>
3. Large-scale irrigation methods	<b>87</b>	<b>82</b>	<b>71</b>	<b>35</b>	<b>6</b>

4. Aquifer Protection	<b>106</b>	<b>77</b>	<b>57</b>	<b>24</b>	<b>3</b>
5. Confined livestock operations	<b>74</b>	<b>87</b>	<b>55</b>	<b>39</b>	<b>12</b>
6. Other: (Describe)	<b>2</b>				

**16.** Which statement best describes your opinion concerning these land use issues?  
(Please check one box in each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Polk County's Zoning laws are being adequately enforced.	<b>9</b>	<b>122</b>	<b>93</b>	<b>32</b>	<b>5</b>
2. The Town should develop its own zoning ordinances.	<b>31</b>	<b>101</b>	<b>58</b>	<b>60</b>	<b>14</b>
3. Higher density development should be permitted in the township	<b>8</b>	<b>31</b>	<b>45</b>	<b>114</b>	<b>67</b>
4. The minimum single-family lot size in the Town of Eureka should be 3 acres.	<b>25</b>	<b>80</b>	<b>31</b>	<b>79</b>	<b>47</b>
5. The minimum single-family lot size in the Town of Eureka should be 5 acres.	<b>36</b>	<b>60</b>	<b>39</b>	<b>84</b>	<b>42</b>
6. The minimum single-family lot size in the Town of Eureka should be 10 acres.	<b>29</b>	<b>27</b>	<b>54</b>	<b>106</b>	<b>41</b>

**17.** Major developments should be: (Please check one box in each category:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Designated as having two or more lots.	<b>22</b>	<b>26</b>	<b>83</b>	<b>102</b>	<b>25</b>
2. Designated as having four or more lots.	<b>27</b>	<b>106</b>	<b>69</b>	<b>39</b>	<b>19</b>
3. Encouraged to develop clustered housing to maintain green space	<b>41</b>	<b>113</b>	<b>57</b>	<b>63</b>	<b>21</b>
4. Required to provide information to prospective buyers on private roads and, water availability in their developments.	<b>82</b>	<b>123</b>	<b>38</b>	<b>10</b>	<b>9</b>
5. Required to inform prospective buyers of the cost of private wells.	<b>79</b>	<b>109</b>	<b>43</b>	<b>22</b>	<b>9</b>
6. Be permitted to develop gated (or exclusive) communities)	<b>8</b>	<b>48</b>	<b>73</b>	<b>64</b>	<b>66</b>
7. Other (Describe)					

**Community Facilities**

**18.** Within the next 20 years, The Town of Eureka will need to build or expand the following: (Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Town Hall	<b>21</b>	<b>77</b>	<b>74</b>	<b>73</b>	<b>27</b>
2. Community Center	<b>12</b>	<b>72</b>	<b>79</b>	<b>82</b>	<b>30</b>

3. Fire services	<b>25</b>	<b>106</b>	<b>64</b>	<b>46</b>	<b>16</b>
4. Disabled and/or elderly transportation	<b>28</b>	<b>99</b>	<b>67</b>	<b>50</b>	<b>22</b>
5. Recreational Areas/Parks	<b>30</b>	<b>100</b>	<b>51</b>	<b>49</b>	<b>18</b>
6. Other. (Describe)					

**19.** Do you use the recycling center located at the Town Hall?

1.  Yes **96**

2.  No (If you answered "No", please tell us why not) **153**

***Intergovernmental Cooperation***

**20.** The Town of Eureka has a good working relationship with. .... (Please check one box for each category.)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
1. Saint Croix Falls School District	<b>10</b>	<b>69</b>	<b>136</b>	<b>2</b>	<b>0</b>
2. Luck School District	<b>5</b>	<b>46</b>	<b>167</b>	<b>2</b>	<b>0</b>
3. Unity School District	<b>5</b>	<b>44</b>	<b>164</b>	<b>3</b>	<b>0</b>
4. Milltown Fire Department	<b>15</b>	<b>64</b>	<b>151</b>	<b>1</b>	<b>0</b>
5. Cushing Fire Department	<b>22</b>	<b>75</b>	<b>130</b>	<b>1</b>	<b>0</b>
6. First Responders-Cushing	<b>22</b>	<b>66</b>	<b>135</b>	<b>1</b>	<b>0</b>
7. EMT's Milltown*	<b>12</b>	<b>71</b>	<b>148</b>	<b>1</b>	<b>2</b>
8. EMT's Saint Croix Falls	<b>13</b>	<b>58</b>	<b>147</b>	<b>2</b>	<b>0</b>

9. Laketown Township	<b>5</b>	<b>51</b>	<b>162</b>	<b>4</b>	<b>0</b>
10. Sterling Township	<b>6</b>	<b>59</b>	<b>161</b>	<b>2</b>	<b>0</b>
11. Town of Centuria	<b>6</b>	<b>49</b>	<b>168</b>	<b>3</b>	<b>0</b>
12. Saint Croix Falls Township	<b>3</b>	<b>47</b>	<b>171</b>	<b>3</b>	<b>0</b>
13. City of Saint Croix Falls	<b>4</b>	<b>51</b>	<b>164</b>	<b>3</b>	<b>0</b>
14. Milltown	<b>4</b>	<b>45</b>	<b>165</b>	<b>4</b>	<b>0</b>
15. Polk County	<b>8</b>	<b>57</b>	<b>150</b>	<b>4</b>	<b>1</b>
16. WI Dept of Natural Resources	<b>6</b>	<b>48</b>	<b>158</b>	<b>4</b>	<b>0</b>
17. WI Dept. of Transportation	<b>5</b>	<b>49</b>	<b>163</b>	<b>6</b>	<b>0</b>
18. Scenic Riverway Office	<b>3</b>	<b>41</b>	<b>165</b>	<b>2</b>	<b>0</b>

\* EMT's—Emergency Medical Technicians

### **Implementation**

**21.** Do you feel that information regarding Town events and activities is adequately available to residents? (Please Check One)

- 1.  Strongly agree           **6**
- 2.  Agree                       **110**
- 3.  Disagree                   **73**
- 4.  Strongly disagree       **19**
- 5. No opinion                       **42**

**22.** Please check the method(s) of communication that you would like to see used more:

- 1. E-mail                       **91**
- 2. Website                   **116**
- 3. Newspaper notices/ Featured Articles   **136**
- 4. Central Telephone Message System   **20**
- 5. Other \_Mail/Flyers\_\_\_\_\_   **12**

**23.** The Town of Eureka should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads. (Please check one)

- 1.  Tax Increases **13**
- 2.  State and Federal Grants **176**
- 3.  Citizen Groups **49**
- 4.  New development Impact Fees \* **97**
- 5.  User fees **84**
- 6.  TIF (Tax Increment Financing)\*\* **43**
- 7.  Other (Please Specify) Bake Sale\_ **1**

\* Fees Charged to New Development for Facility/Utility/Transportation upgrades needed due to increased population.

\*\* TIF is a municipal tool to use future gains in taxes to finance the current improvements that will create those gains

**24.** In your opinion, what is the greatest strength of the Town of Eureka?

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**25.** In your opinion, what aspect of the Town of Eureka needs improvement?

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**Additional Comments:**

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**Thank you for your participation! Please return this survey by September 26, 2008**



## **APPENDIX III**

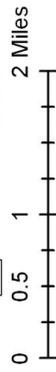
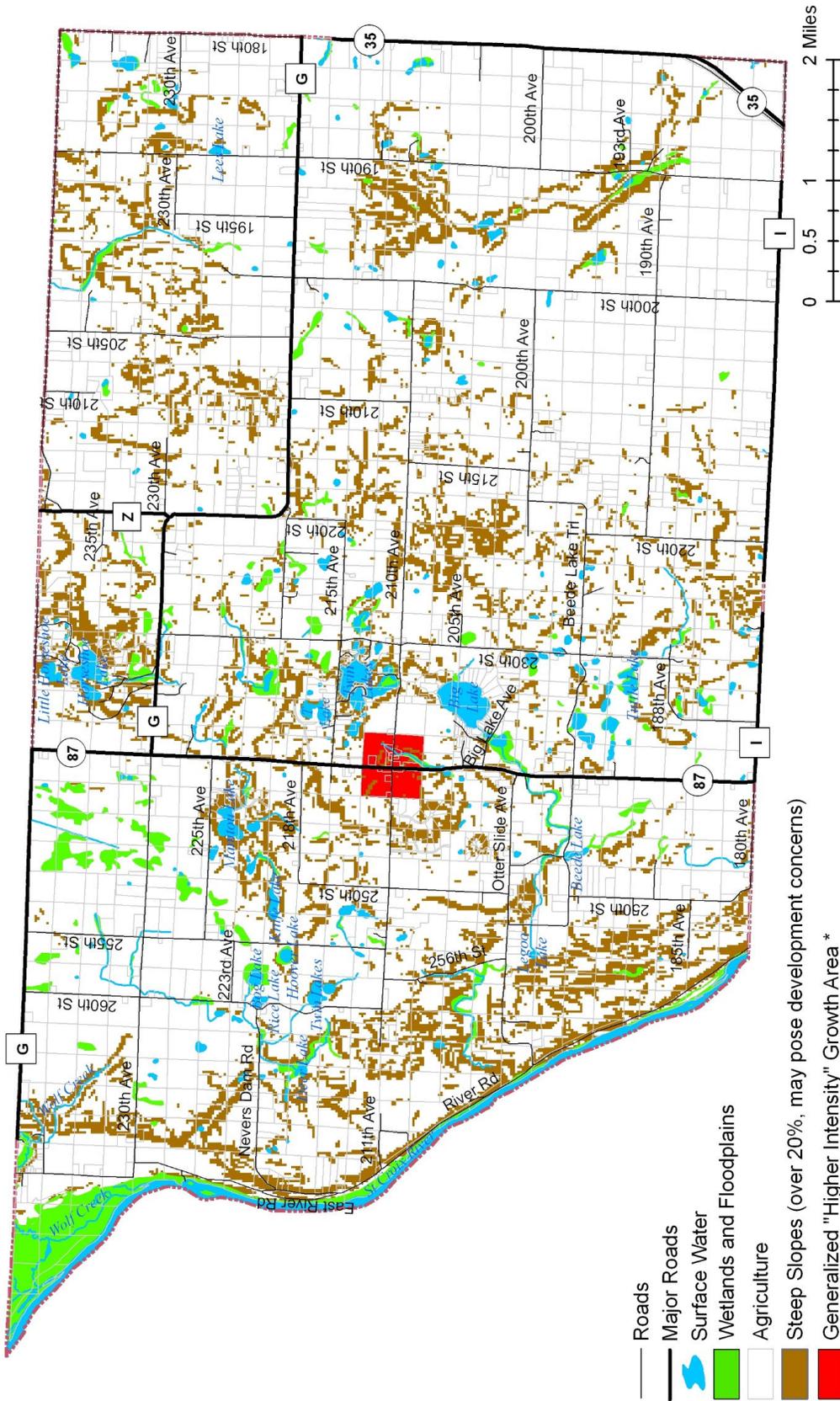
### **EXISTING LAND USE MAP**



## **APPENDIX IV**

### **PLANNED LAND USE MAP**

# Town of Eureka Future Land Use



\* Higher intensity commercial, industrial, and residential growth is anticipated to occur at the intersection of Highway 87 and 210th Avenue.

