

SECTION

**2**

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**SOCIO-ECONOMIC  
ANALYSIS**

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## POPULATION

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Understanding the demographics of Polk County is important to establishing a sound basis for growth management decisions. Analyzing population size, growth, density,

characteristics and distribution trends reveals important facts about the most important element of growth in Polk County -- its residents.

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## POPULATION AND POPULATION CHANGE

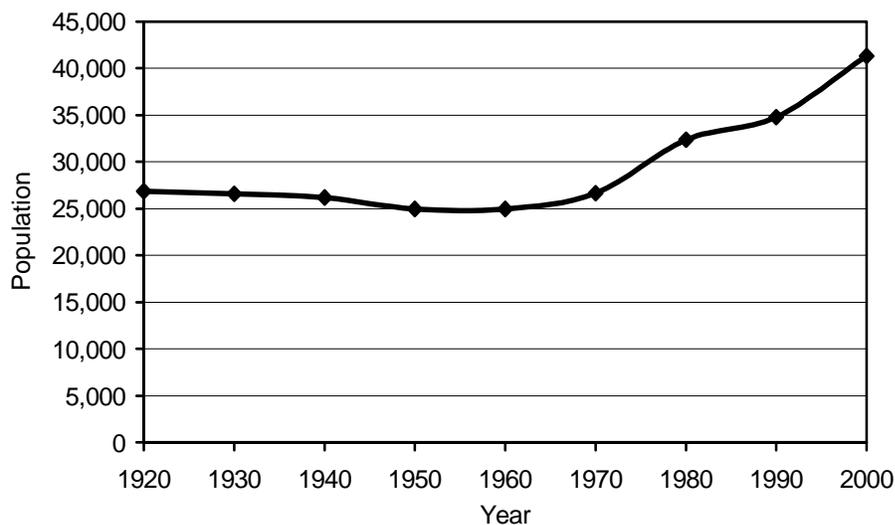
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### HISTORICAL POPULATION • 1920 TO 2000 POLK COUNTY

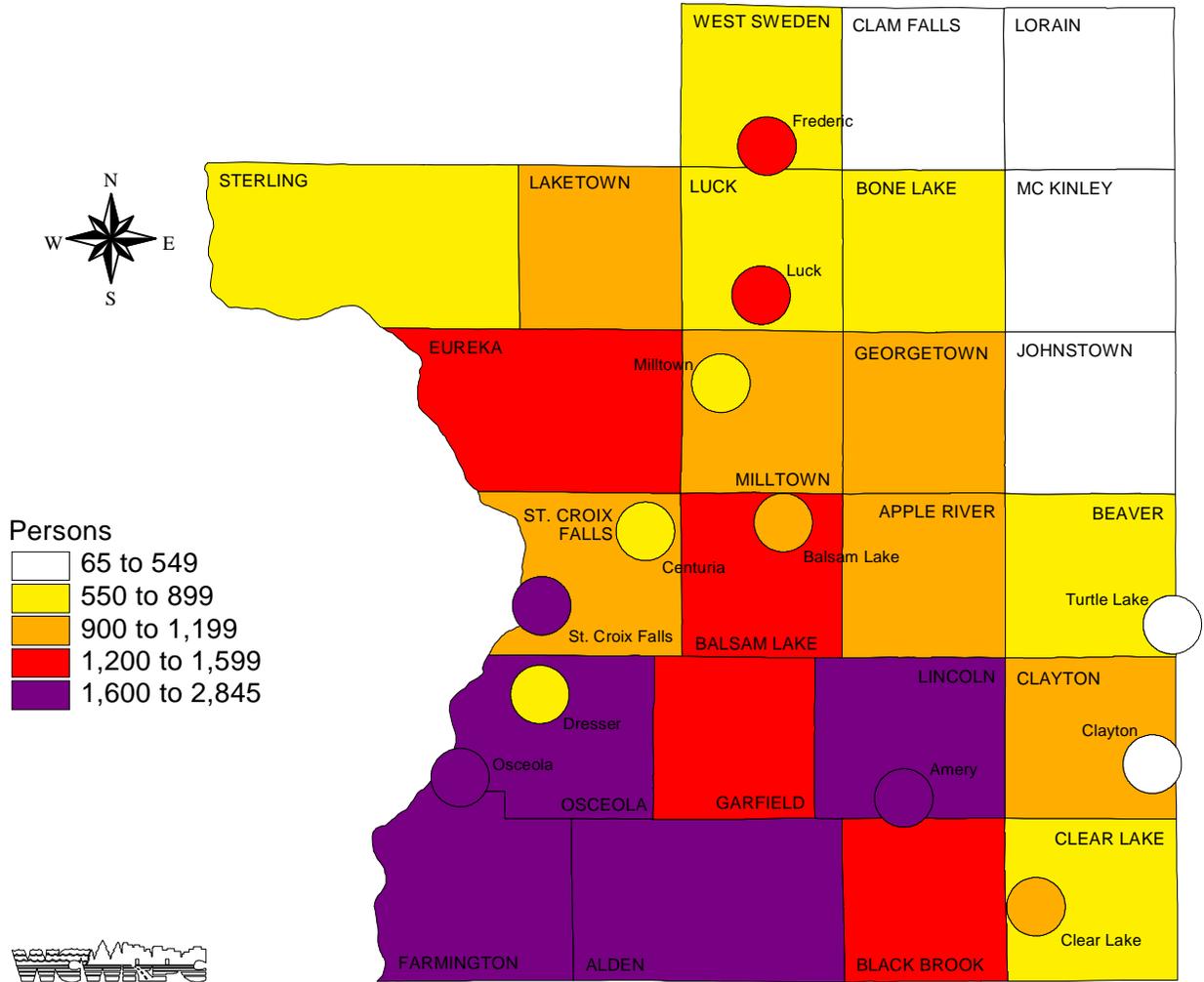
Year	Population	Numerical Change	Percent Change
1920	26,870		
1930	26,567	-303	-1.1
1940	26,197	-370	-1.4
1950	24,944	-1,253	-4.8
1960	24,968	24	0.1
1970	26,666	1,698	6.8
1980	32,351	5,685	21.3
1990	34,773	2,422	7.5
2000	41,319	6,546	18.8

Source: U.S. Census Bureau

### HISTORICAL POPULATION • 1920 TO 2000 POLK COUNTY



**POPULATION • 2000  
POLK COUNTY**



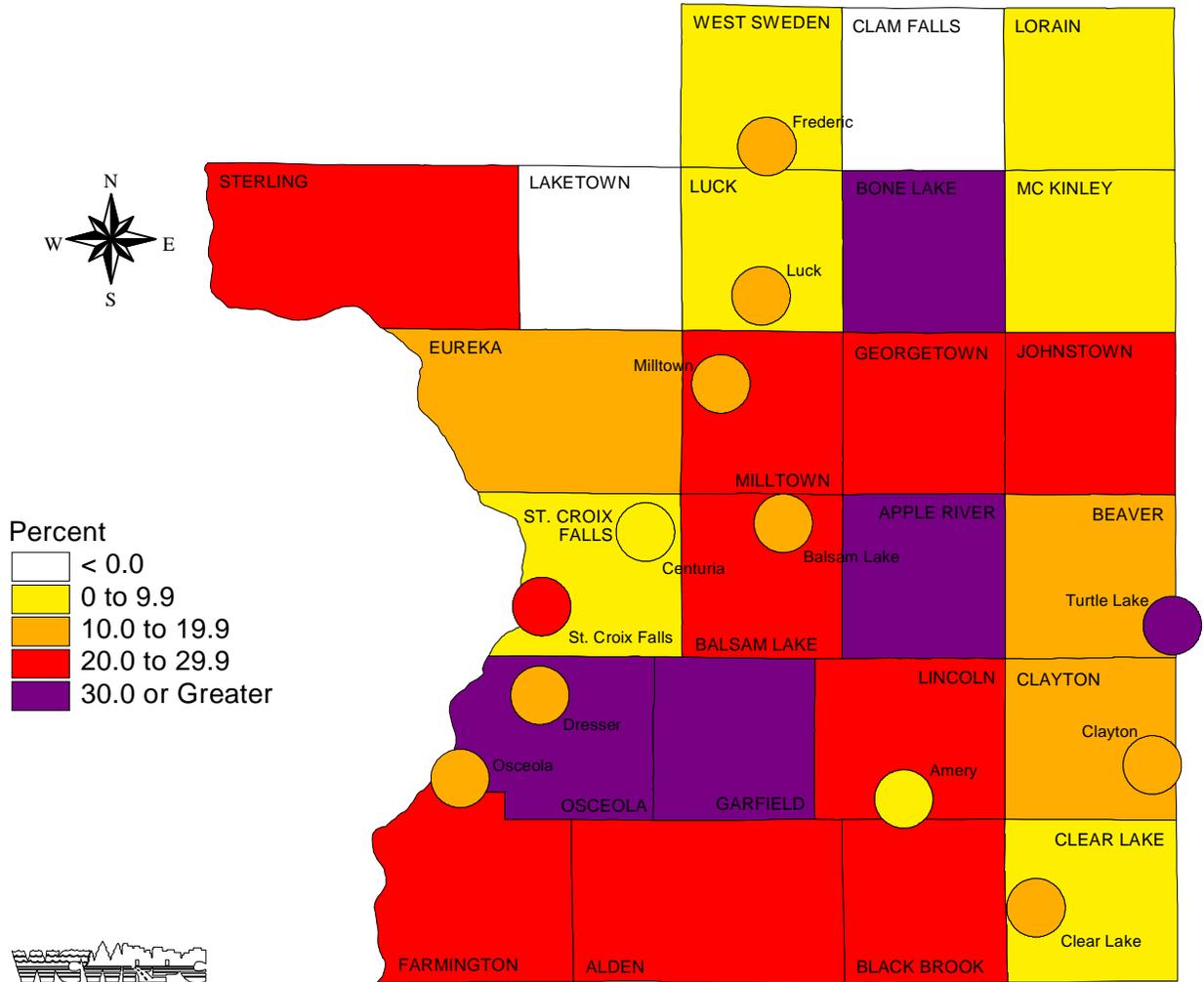
 During the period from 1940 to 2000, Polk County's population increased by nearly 54%, or 14,449 people.

 Of the growth that occurred from 1940 to 2000, 45% occurred during the 1990s, 39% during the 1970s, and 17% during the 1980s.

 The decade of the 1990s had the greatest numerical population increase (6,546 people), while the 1970s had the greatest percent increase (21.3%).

 Compared to surrounding counties, Polk County has experienced the second highest numerical increase in population behind St. Croix County.

**PERCENT POPULATION CHANGE • 1990 TO 2000  
POLK COUNTY**



**HISTORICAL POPULATION CHANGE • 1960 TO 2000  
POLK AND SURROUNDING COUNTIES**

County	1960 to 1970		1970 to 1980		1980 to 1990		1990 to 2000	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Barron County	-315	-0.9	4,775	14.1	2,020	5.2	4,213	10.3
Burnett County	62	0.7	3,064	33.0	744	6.0	2,590	19.8
Dunn County	2,998	11.5	5,160	17.7	1,595	4.7	3,949	11.0
Polk County	1,698	6.8	5,685	21.3	2,422	7.5	6,546	18.8
St. Croix County	5,190	17.8	8,908	25.9	6,989	16.2	12,904	25.7

Source: U.S. Census Bureau

**HISTORICAL POPULATION AND POPULATION CHANGE • 1960 TO 2000**  
**POLK COUNTY**

Municipality	Population					Percent Change			
	1960	1970	1980	1990	2000	1960-70	1970-80	1980-90	1990-00
<b>Towns:</b>									
Alden	1,164	1,406	1,862	2,133	2,615	20.8	32.4	14.6	22.6
Apple River	567	544	819	815	1,067	-4.1	50.6	-0.5	30.9
Balsam Lake	565	631	960	1,067	1,384	11.7	52.1	11.1	29.7
Beaver	661	641	755	663	753	-3.0	17.8	-12.2	13.6
Black Brook	726	775	949	964	1,208	6.7	22.5	1.6	25.3
Bone Lake	466	416	466	503	710	-10.7	12.0	7.9	41.2
Clam Falls	549	522	614	596	547	-4.9	17.6	-2.9	-8.2
Clayton	710	713	789	780	912	0.4	10.7	-1.1	16.9
Clear Lake	774	793	777	744	800	2.5	-2.0	-4.2	7.5
Eureka	1,019	1,043	1,135	1,201	1,338	2.4	8.8	5.8	11.4
Farmington	1,003	1,156	1,195	1,267	1,625	15.3	3.4	6.0	28.3
Garfield	737	768	1,010	1,107	1,443	4.2	31.5	9.6	30.4
Georgetown	491	526	746	780	1,004	7.1	41.8	4.6	28.7
Johnstown	381	328	401	410	520	-13.9	22.3	2.2	26.8
Laketown	784	725	909	921	918	-7.5	25.4	1.3	-0.3
Lincoln	886	1,198	1,683	1,835	2,304	35.2	40.5	9.0	25.6
Lorain	347	275	280	299	328	-20.7	1.8	6.8	9.7
Luck	623	663	863	880	881	6.4	30.2	2.0	0.1
McKinley	353	297	337	327	328	-15.9	13.5	-3.0	0.3
Milltown	692	691	943	949	1,146	-0.1	36.5	0.6	20.8
Osceola	716	769	1,066	1,337	2,085	7.4	38.6	25.4	55.9
St. Croix Falls	677	783	873	1,034	1,119	15.7	11.5	18.4	8.2
Sterling	396	379	497	591	724	-4.3	31.1	18.9	22.5
West Sweden	765	691	718	682	731	-9.7	3.9	-5.0	7.2
Subtotal:	16,052	16,733	20,647	21,885	26,490	4.2	23.4	6.0	21.0
<b>Villages:</b>									
Balsam Lake	541	648	749	792	950	19.8	15.6	5.7	19.9
Centuria	551	632	711	790	865	14.7	12.5	11.1	9.5
Clayton	324	306	425	450	507	-5.6	38.9	5.9	12.7
Clear Lake	724	721	899	932	1,051	-0.4	24.7	3.7	12.8
Dresser	498	533	670	614	732	7.0	25.7	-8.4	19.2
Frederic	857	908	1,039	1,124	1,262	6.0	14.4	8.2	12.3
Luck	853	848	997	1,022	1,210	-0.6	17.6	2.5	18.4
Milltown	608	634	732	786	888	4.3	15.5	7.4	13.0
Osceola	942	1,152	1,581	2,075	2,421	22.3	37.2	31.2	16.7
Turtle Lake*	-	-	-	6	65	-	-	-	983.3
Subtotal:	5,898	6,382	7,803	8,591	9,951	8.2	22.3	10.1	15.8
<b>Cities:</b>									
Amery	1,769	2,126	2,404	2,657	2,845	20.2	13.1	10.5	7.1
St. Croix Falls	1,249	1,425	1,497	1,640	2,033	14.1	5.1	9.6	24.0
Subtotal:	3,018	3,551	3,901	4,297	4,878	17.7	9.9	10.2	13.5
<b>POLK COUNTY</b>	<b>24,968</b>	<b>26,666</b>	<b>32,351</b>	<b>34,773</b>	<b>41,319</b>	<b>6.8</b>	<b>21.3</b>	<b>7.5</b>	<b>18.8</b>

Source: U.S. Census Bureau  
\*NOTE: Portion in Polk County.

From 1990 to 2000, the municipalities having the highest rates of population growth were in the towns of Alden, Lincoln, and Osceola, and the village of St. Croix Falls.

Generally, the area of Polk County that experienced the highest rate of growth was in the southwest.

During the period from 1980 to 2000, the municipalities that consistently had the highest growth rates were the towns of Alden, Lincoln, and Osceola, and the village of Osceola.

In 2000, incorporated areas contained 64% of the population. Although this percentage has remained relatively constant over the past 40 years, this was the highest percentage since 1960.

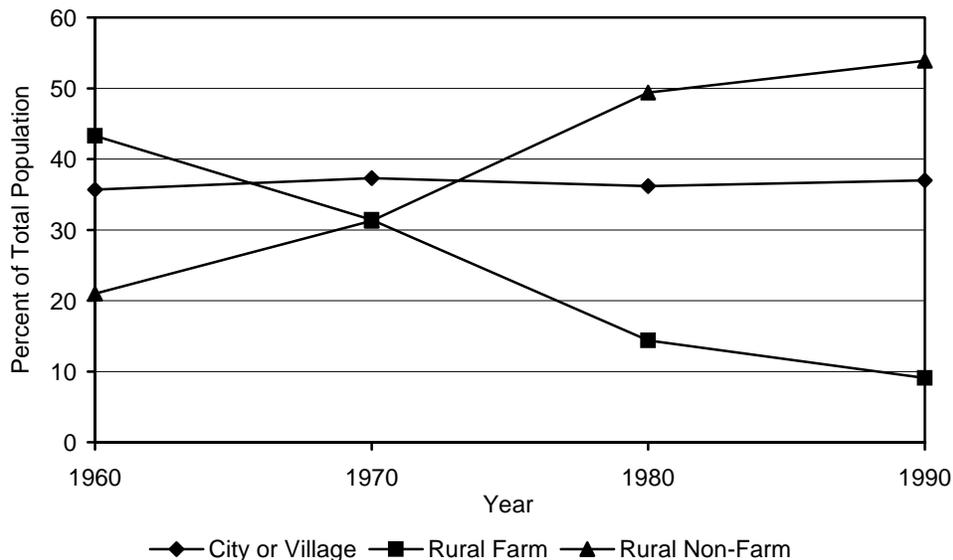
In the 1990s, the unincorporated areas accounted for 70% of the County's population growth. During the 1980s, only 51% of the County's population growth occurred in the unincorporated areas.

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## POPULATION DISTRIBUTION

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POPULATION BY INCORPORATED AND RURAL RESIDENTS • 1960 TO 1990  
POLK COUNTY



In 1960, the rural farm population comprised 43% of the County's total population. The rural non-farm population accounted for 21%.

By 1990, the rural non-farm population had increased to nearly 54% of the County's total population, while the rural farm population decreased to 9% and the urban population had remained relatively constant at 37%.

## COMPONENTS OF POPULATION CHANGE

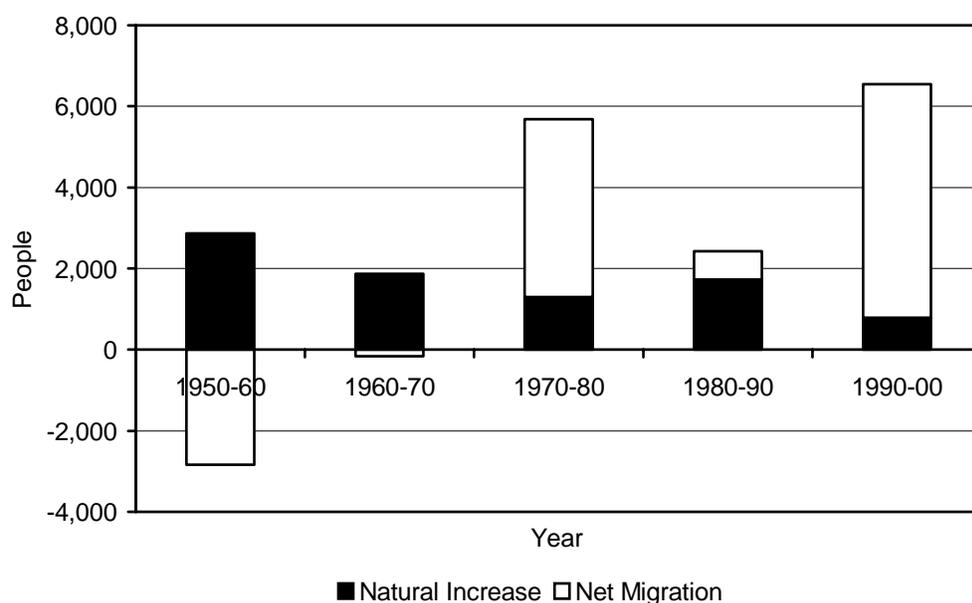
### Components of Population Change • 1950 to 2000 Polk County

	1950 to 1960	1960 to 1970	1970 to 1980	1980 to 1990	1990 to 2000
<b>Births</b>	5,382	4,603	4,481	5,150	4,565
<b>Deaths</b>	2,519	2,739	3,183	3,424	3,782
<b>Total Natural Increase</b>	2,863	1,864	1,298	1,726	783
<b>Natural Increase Rate*</b>	11.5%	7.0%	4.0%	5.0%	1.9%
<b>Net Migration</b>	-2,839	-166	4,387	696	5,763
<b>Net Migration Rate*</b>	-11.4%	-0.6%	13.6%	2.0%	13.9%
<b>Total Population Change</b>	24	1,698	5,685	2,422	6,546
<b>Percent Population Change</b>	0.1%	6.8%	21.3%	7.5%	18.8%

\*NOTE: Calculated as a percent of the County's total population.

Source: U.S. Census Bureau; Wisconsin Department of Health and Family Services

### COMPONENTS OF POPULATION CHANGE • 1950 TO 2000 POLK COUNTY



 The decade of the 1960s was the last decade in which the County experienced a population out-migration. However, due to the large number of births that decade, the County still experienced an overall population increase.

 Since 1950, in-migration has exceeded the natural population increase (births-deaths) in only two of the decades -- the 1970s and 1990s.

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## POPULATION CHARACTERISTICS

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# Age-Sex Characteristics

- ✧ In 2000, the median age of Polk County residents was 38.7 years, an increase of 4.1 years from 1990.
- ✧ From 1990 to 2000, the age groups that experienced the greatest increase in population were the 25-44 year olds (971) and the 45-54 year olds (2,476).

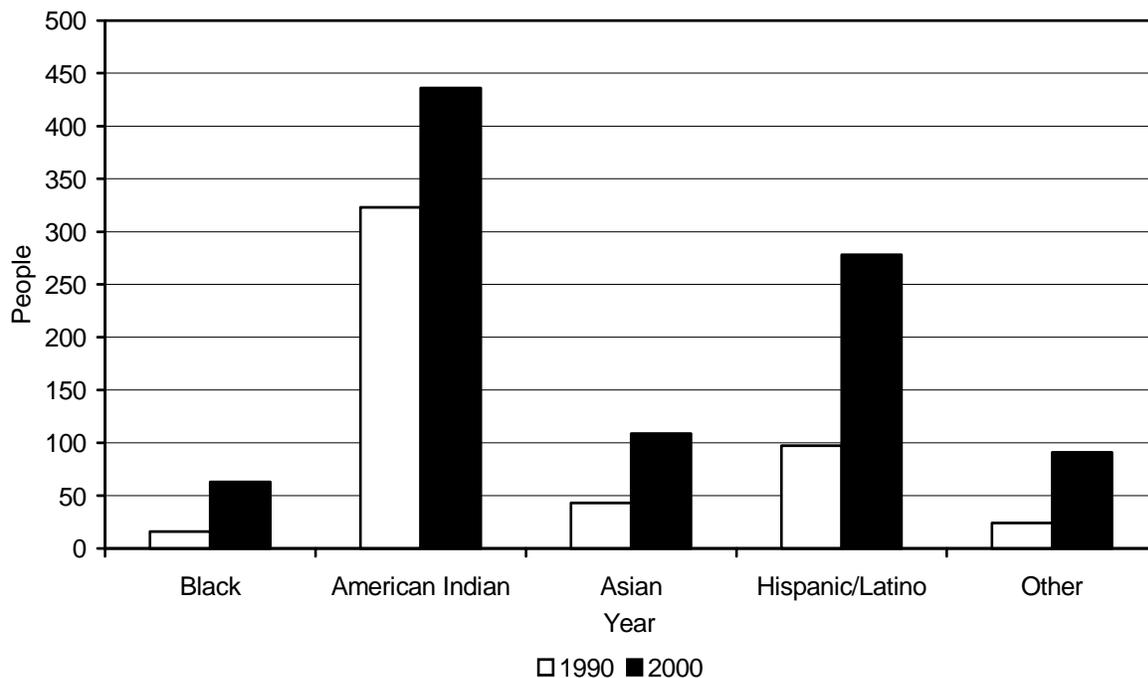
- ✧ During the 1990s, significant growth also occurred in the 5-19 age groups, possibly reflecting the increased births and in-migration of persons in the 25-54 age group.
- ✧ The age groups of 75 and older also increased during the 1990s. This trends is reflective of state and national trends.

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## MINORITY CHARACTERISTICS

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MINORITY POPULATION • 1990 TO 2000  
POLK COUNTY



 American Indians made up the largest percentage of minorities in Polk County in 1990 and 2000.

 In 1990, the minority population in Polk County comprised nearly 2.4% of the total population.

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## **POPULATION PROJECTIONS**

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Population projections have long been used in planning to assess development prospects created by population growth. Small area population forecasts can be used to evaluate potential residential development and economic conditions, and the level of demand for public facilities and services. Businesses, schools and government

frequently use these forecasts to determine the future needs or design of public facilities or services.

This estimate of future growth is also valuable information for establishing management techniques in order to provide for orderly growth and development.

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## **LIMITATIONS OF POPULATION PROJECTIONS**

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Projecting population is not a science in which absolutes can be placed. Consequently, there are limitations that

should be remembered when reviewing and evaluating these forecasts. These limitations include:

 Population projections are based on historical trends of population growth that are extended into the future, and the assumption that those trends, and the factors behind them, will continue to some point in time.

 The closer the projection year is to the base year, the more likely the population for that projection will be close to the true population.

 Forecasts of large area populations, for states or counties, are more reliable. The smaller the area for which a projection is produced, like an individual community, the greater the possibility for error.

 Population projections are, at best, guides and must be used with consideration of their limitations. Intimate knowledge of local conditions can help build the assumptions into population projections to make them more valid.

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## **POPULATION PROJECTION METHODOLOGY**

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The population projections developed for the Polk County Land Use Plan were derived from the 1970, 1980, 1990, and 2000 census population trends. A detailed description of the methodology used to produce the population projections is provided in

Appendix B. The following are the population projections for Polk County as developed by the West Central Wisconsin Regional Planning Commission for the Polk County Land Use Plan.

**POPULATION PROJECTIONS • 2000 TO 2020  
POLK COUNTY**

<b>Municipality</b>	<b>2000 Census</b>	<b>2005 Projection</b>	<b>2010 Projection</b>	<b>2015 Projection</b>	<b>2020 Projection</b>
<b>Towns:</b>					
Alden	2,615	2,825	3,036	3,246	3,456
Apple River	1,067	1,159	1,250	1,342	1,434
Balsam Lake	1,384	1,514	1,644	1,774	1,904
Beaver	753	774	795	816	837
Black Brook	1,208	1,294	1,381	1,467	1,553
Bone Lake	710	781	852	924	995
Clam Falls	547	535	522	510	498
Clayton	912	955	999	1,042	1,085
Clear Lake	800	812	823	835	847
Eureka	1,338	1,394	1,450	1,506	1,563
Farmington	1,625	1,747	1,868	1,990	2,111
Garfield	1,443	1,573	1,702	1,832	1,961
Georgetown	1,004	1,089	1,175	1,260	1,346
Johnstown	520	559	598	637	676
Laketown	918	929	940	951	962
Lincoln	2,304	2,495	2,687	2,878	3,069
Lorain	328	340	352	363	375
Luck	881	895	909	922	936
McKinley	328	329	330	331	333
Milltown	1,146	1,221	1,296	1,371	1,446
Osceola	2,085	2,368	2,650	2,933	3,216
St. Croix Falls	1,119	1,172	1,226	1,279	1,332
Sterling	724	784	845	905	965
West Sweden	731	742	754	765	777
<b>Subtotal:</b>	<b>26,490</b>	<b>28,286</b>	<b>30,084</b>	<b>31,879</b>	<b>33,677</b>
<b>Villages:</b>					
Balsam Lake	950	1,010	1,070	1,130	1,189
Centuria	865	903	942	980	1,018
Clayton	507	535	562	590	617
Clear Lake	1,051	1,102	1,153	1,204	1,254
Dresser	732	768	804	840	876
Frederic	1,262	1,323	1,385	1,446	1,507
Luck	1,210	1,279	1,348	1,418	1,487
Milltown	888	932	976	1,020	1,064
Osceola	2,421	2,619	2,817	3,016	3,214
Turtle Lake*	65	84	103	122	140
<b>Subtotal:</b>	<b>9,951</b>	<b>10,555</b>	<b>11,160</b>	<b>11,766</b>	<b>12,366</b>
<b>Cities:</b>					
Amery	2,845	2,953	3,061	3,169	3,277
St. Croix Falls	2,033	2,177	2,321	2,465	2,609
<b>Subtotal:</b>	<b>4,878</b>	<b>5,130</b>	<b>5,382</b>	<b>5,634</b>	<b>5,886</b>
<b>POLK COUNTY</b>	<b>41,319</b>	<b>43,971</b>	<b>46,626</b>	<b>49,279</b>	<b>51,929</b>

\*NOTE: Portion in Polk County.

Source: 2000 Census; West Central Wisconsin Regional Planning Commission, 2002

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## POPULATION PROJECTIONS

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 The Polk County Land Use Plan projects that the population will increase by 10,610 people, or 25.7%, from 2000 to 2020.

 From 1980 to 2000, Polk County experienced an average annual population growth rate of 1.4%. From 2000 to 2020, the Plan projects there to be an average annual growth rate of 1.3%

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## CONCLUSIONS

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The population projections produced for the plan are estimates to be used as a guide for predicting the impacts of continued growth

 During the period from 2000 to 2020, the planning horizon of this plan, Polk County is expected to grow by nearly 26% of its existing population, or by 10,610 people.

on the consumption of valued resources and provision of public services.

 Due to the proximity to the Minneapolis-St. Paul metropolitan area, the communities in the southwestern part of the county are expected to continue to experience significant population growth during the planning period.

# ECONOMY

The economy of a county is an important determining factor driving land use and development. Income and employment

information provides important characteristics about how the lifestyles of Polk County residents are changing.

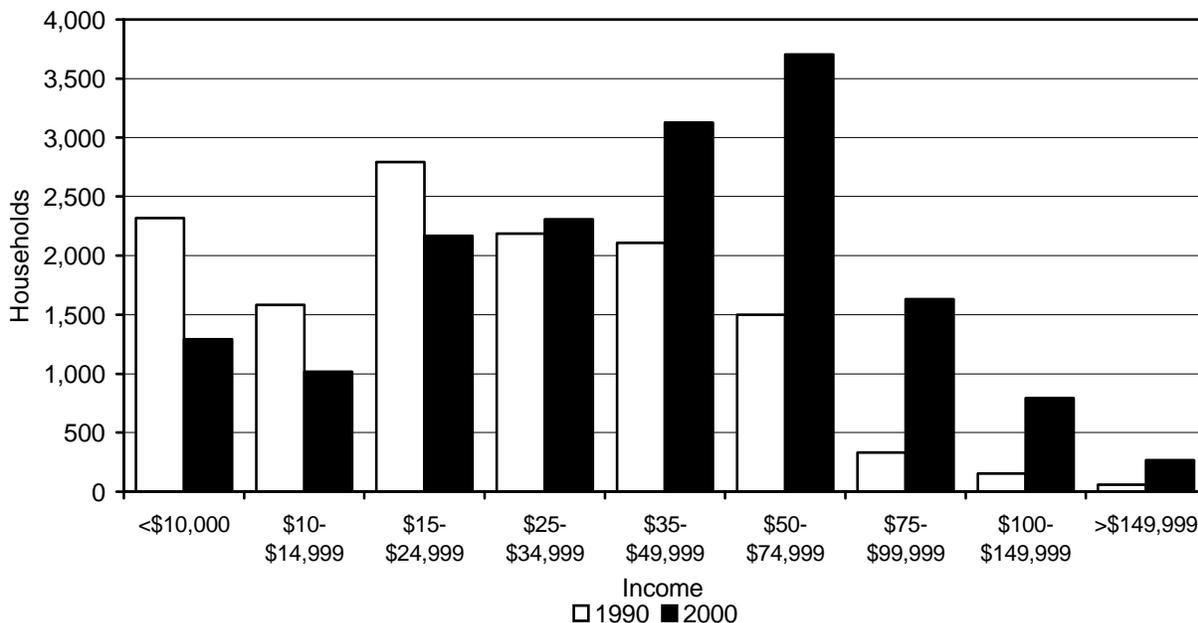
## Income

### HOUSEHOLDS BY HOUSEHOLD INCOME • 1990 TO 2000 POLK COUNTY

Household Income	1990		2000		Change 1990-2000	
	Number of Households	Percent of Total HHs	Number of Households	Percent of Total HHs	Number	Percent
Less Than \$10,000	2,320	17.8	1,291	7.9	-1,029	-44.4
\$10,000 to \$14,999	1,581	12.1	1,017	6.2	-564	-35.7
\$15,000 to \$24,999	2,790	21.4	2,169	13.3	-621	-22.3
\$25,000 to \$34,999	2,186	16.8	2,306	14.1	120	5.5
\$35,000 to \$49,999	2,107	16.2	3,126	19.2	1,019	48.4
\$50,000 to \$74,999	1,498	11.5	3,703	22.7	2,205	147.2
\$75,000 to \$99,999	333	2.6	1,631	10.0	1,298	389.8
\$100,000 to \$149,999	153	1.2	794	4.9	641	419.0
\$150,000 or Greater	60	0.5	268	1.6	208	346.7
<b>TOTAL</b>	<b>13,028</b>	<b>100.0</b>	<b>16,305</b>	<b>100.0</b>	<b>3,277</b>	<b>25.2</b>

Source: U.S. Census Bureau

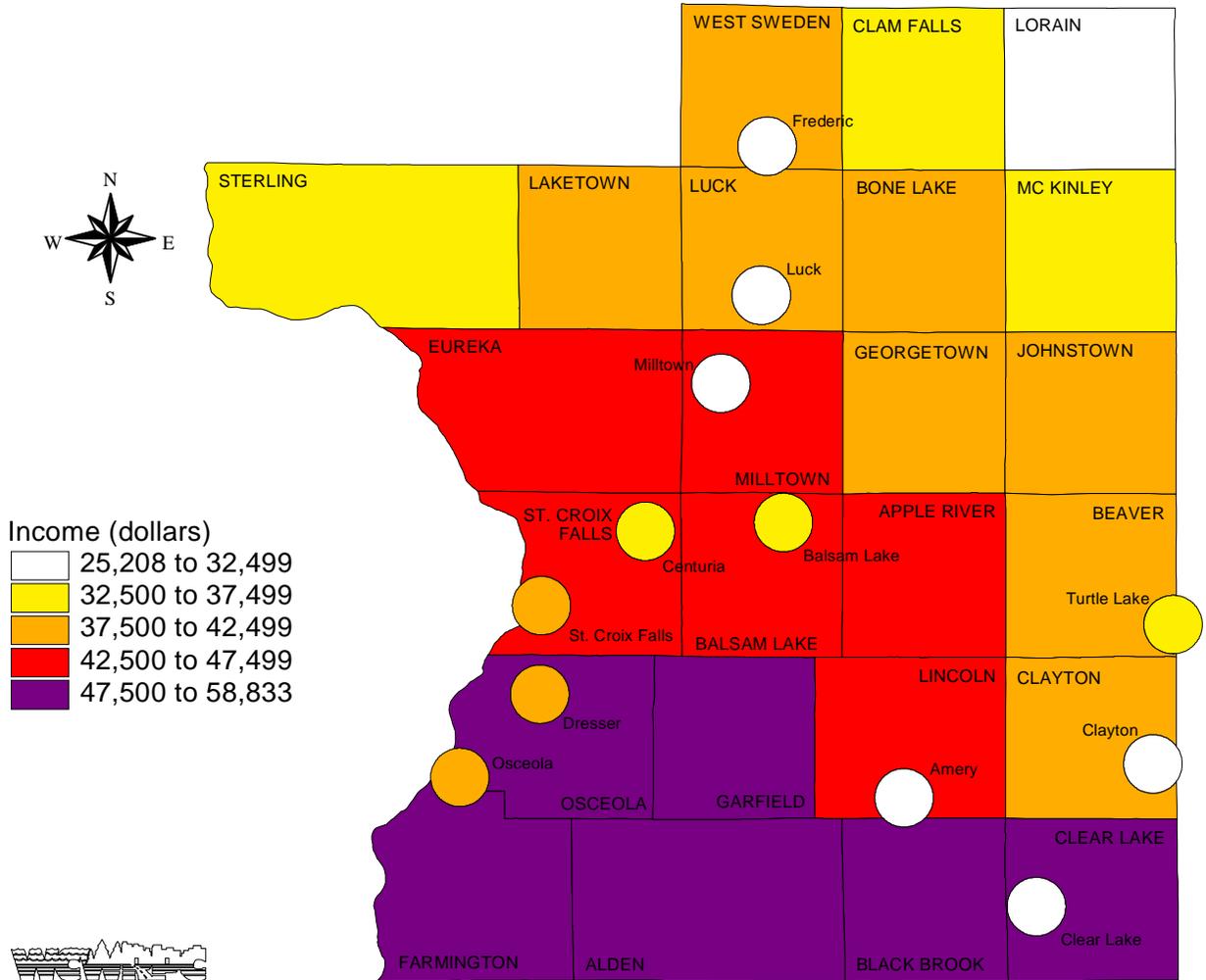
### HOUSEHOLDS BY HOUSEHOLD INCOME • 1990 TO 2000 POLK COUNTY



\$ In 1990, 51% of Polk County households earned less than \$25,000 per year, 45% earned between \$25,000 and \$74,999, and 4% earned \$75,000 or more.

\$ By 2000, 28% of the households earned less than \$25,000 per year, 56% earned between \$25,000 and \$74,999, and 17% earned \$75,000 or more.

**MEDIAN HOUSEHOLD INCOME • 1999**  
**POLK COUNTY**

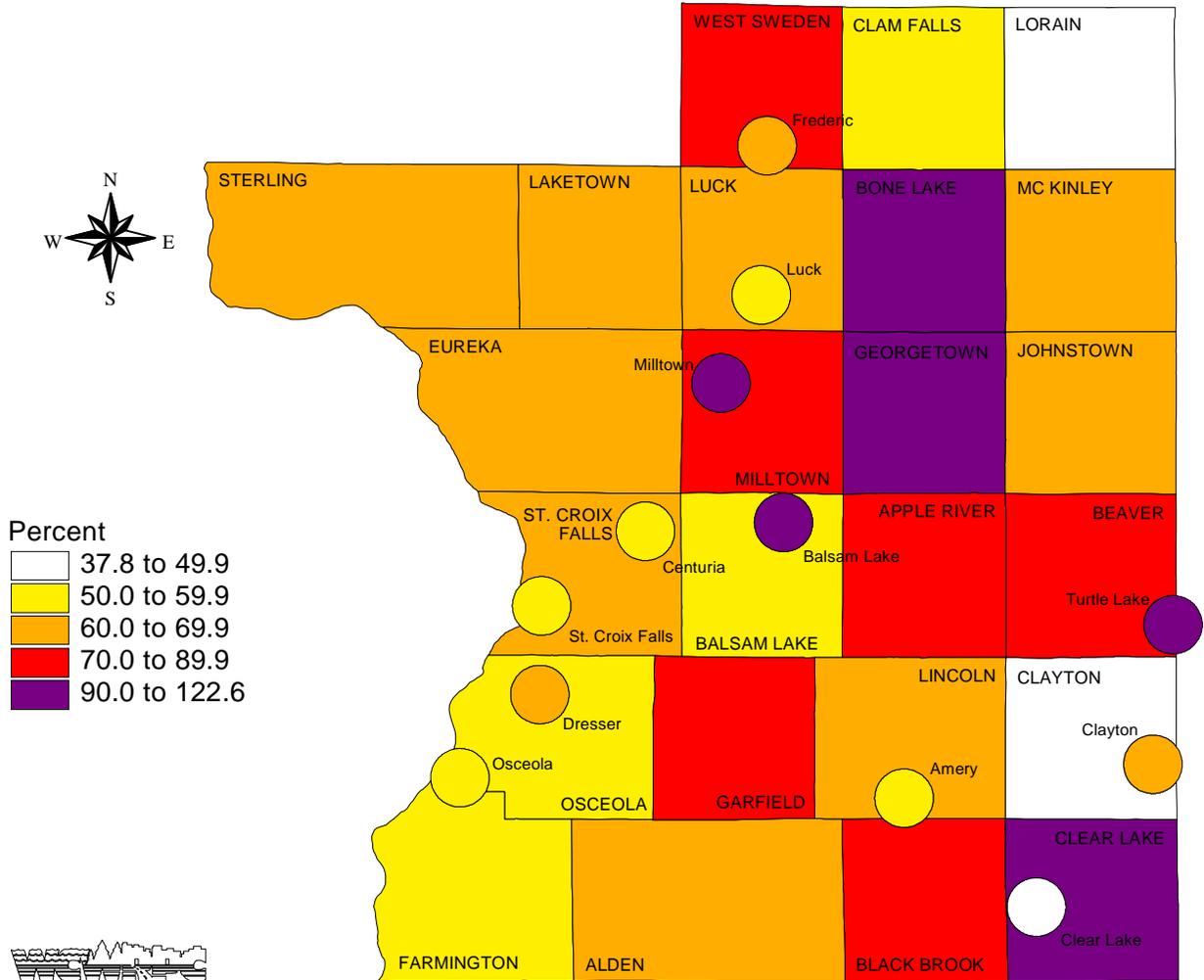


**MEDIAN HOUSEHOLD INCOME • 1979 TO 1999**  
**POLK COUNTY**

Municipality	1979	1989	1999	Change 1979-89		Change 1989-99	
				Number	Percent	Number	Percent
<b>Towns:</b>							
Alden	16,818	35,732	57,337	18,914	112.5	21,605	60.5
Apple River	15,375	24,911	43,500	9,536	62.0	18,589	74.6
Balsam Lake	15,282	29,118	45,909	13,836	90.5	16,791	57.7
Beaver	13,646	22,500	40,114	8,854	64.9	17,614	78.3
Black Brook	17,457	28,011	48,125	10,554	60.5	20,114	71.8
Bone Lake	12,308	19,000	39,821	6,692	54.4	20,821	109.6
Clam Falls	13,145	23,026	34,844	9,881	75.2	11,818	51.3
Clayton	14,526	29,063	41,719	14,537	100.1	12,656	43.5
Clear Lake	13,966	21,806	48,542	7,840	56.1	26,736	122.6
Eureka	14,211	27,404	45,625	13,193	92.8	18,221	66.5
Farmington	19,489	37,600	58,833	18,111	92.9	21,233	56.5
Garfield	17,708	27,050	48,000	9,342	52.8	20,950	77.4
Georgetown	11,536	18,750	38,487	7,214	62.5	19,737	105.3
Johnstown	11,836	22,292	37,500	10,456	88.3	15,208	68.2
Laketown	12,308	24,643	40,156	12,335	100.2	15,513	63.0
Lincoln	15,820	27,448	45,904	11,628	73.5	18,456	67.2
Lorain	9,844	18,295	25,208	8,451	85.8	6,913	37.8
Luck	15,096	23,889	40,417	8,793	58.2	16,528	69.2
McKinley	12,042	21,964	37,083	9,922	82.4	15,119	68.8
Milltown	15,669	26,964	46,944	11,295	72.1	19,980	74.1
Osceola	18,654	35,000	55,509	16,346	87.6	20,509	58.6
St. Croix Falls	16,550	29,018	46,500	12,468	75.3	17,482	60.2
Sterling	10,809	22,237	36,042	11,428	105.7	13,805	62.1
West Sweden	14,437	23,182	41,250	8,745	60.6	18,068	77.9
<b>Villages:</b>							
Balsam Lake	12,297	17,778	34,276	5,481	44.6	16,498	92.8
Centuria	11,136	20,625	32,560	9,489	85.2	11,935	57.9
Clayton	12,679	17,656	29,135	4,977	39.3	11,479	65.0
Clear Lake	10,506	22,917	32,269	12,411	118.1	9,352	40.8
Dresser	16,094	22,446	37,500	6,352	39.5	15,054	67.1
Frederic	10,203	15,602	25,380	5,399	52.9	9,778	62.7
Luck	9,950	20,263	32,138	10,313	103.6	11,875	58.6
Milltown	7,893	13,654	28,309	5,761	73.0	14,655	107.3
Osceola	14,806	25,641	39,000	10,835	73.2	13,359	52.1
Turtle Lake	--	17,315	29,485	--	--	12,170	70.3
<b>Cities:</b>							
Amery	14,167	19,828	30,710	5,661	40.0	10,882	54.9
St. Croix Falls	15,250	26,016	39,350	10,766	70.6	13,334	51.3
<b>POLK COUNTY</b>	<b>14,106</b>	<b>24,267</b>	<b>41,183</b>	<b>10,161</b>	<b>72.0</b>	<b>16,916</b>	<b>69.7</b>

Source: U.S. Census Bureau

**PERCENT CHANGE MEDIAN HOUSEHOLD INCOME • 1989 TO 1999  
POLK COUNTY**



**MEDIAN HOUSEHOLD INCOME • 1979 TO 1999**

**POLK AND SURROUNDING COUNTIES**

County	1979	1989	1999	Change 1979-89		Change 1989-99	
				Number	Percent	Number	Percent
Barron County, WI	\$13,421	\$22,570	\$37,275	\$9,149	68.2%	\$14,705	65.2%
Burnett County, WI	\$13,510	\$20,153	\$34,218	\$6,643	49.2%	\$14,065	69.8%
Chisago County, MN	\$20,600	\$40,076	\$52,012	\$19,476	94.5%	\$11,936	29.8%
Dunn County, WI	\$13,871	\$24,452	\$38,753	\$10,581	76.3%	\$14,301	58.5%
Polk County, WI	\$14,106	\$24,267	\$41,183	\$10,161	72.0%	\$16,916	69.7%
St. Croix County, WI	\$19,568	\$36,716	\$54,930	\$17,148	87.6%	\$18,214	49.6%
Washington County, MN	\$26,059	\$44,122	\$66,305	\$18,063	69.3%	\$22,183	50.3%

Source: U.S. Census Bureau

\$ In 1999, communities with the highest median household incomes were located in the southwestern portion of the county.

\$ The largest increase in median household income between 1989 and 1999 were in the towns of Bone Lake, Georgetown and Clear Lake; and the villages of Balsam Lake and Milltown. The median household incomes doubled in these communities during this ten-year period.

\$ During the 1990s, communities with the smallest increase in median household income were the towns of Clam Falls, Clayton and Lorain; the villages of Clear Lake and Osceola; and the city of St. Croix Falls.

\$ In 1979, the difference between the highest and lowest median household incomes for each community was less (\$11,596) than in 1989 (\$23,946) or 1999 (\$33,625).

## Employment

The employment section addresses two main elements of employment information, **Employment by Industry** and **Employment by Occupation**. Both of

these sections provide employment sector information about Polk County residents. However, this information does not reflect where they work.

## Employment by Industry

The following section contains information on the employment characteristics of Polk County residents. This information

categorizes the industries in which residents are employed, but does not reflect where they work.

### EMPLOYMENT BY INDUSTRY • 1990 TO 2000 POLK COUNTY RESIDENTS

Industry	1990		2000		Change 1990-00	
	Persons	Pct of Total	Persons	Pct of Total	No.	Percent
Agricultural, Forestry & Mining	1,678	10.9	991	4.8	-687	-40.9
Construction	995	6.4	1,520	7.4	525	52.7
Manufacturing	4,066	26.3	5,780	28.1	1,714	42.2
Transportation, Communication & Utils.	813	5.3	1,215	5.9	402	49.5
Wholesale & Retail Trade	2,654	17.2	2,604	12.7	-50	-1.9
Finance, Insurance & Real Estate	630	4.1	780	3.8	150	23.8
Services	4,135	26.7	7,031	34.2	2,896	70.0
Government	484	3.1	632	3.1	148	30.6
<b>TOTAL</b>	<b>15,455</b>	<b>100.0</b>	<b>20,553</b>	<b>100.0</b>	<b>5,098</b>	<b>33.0</b>

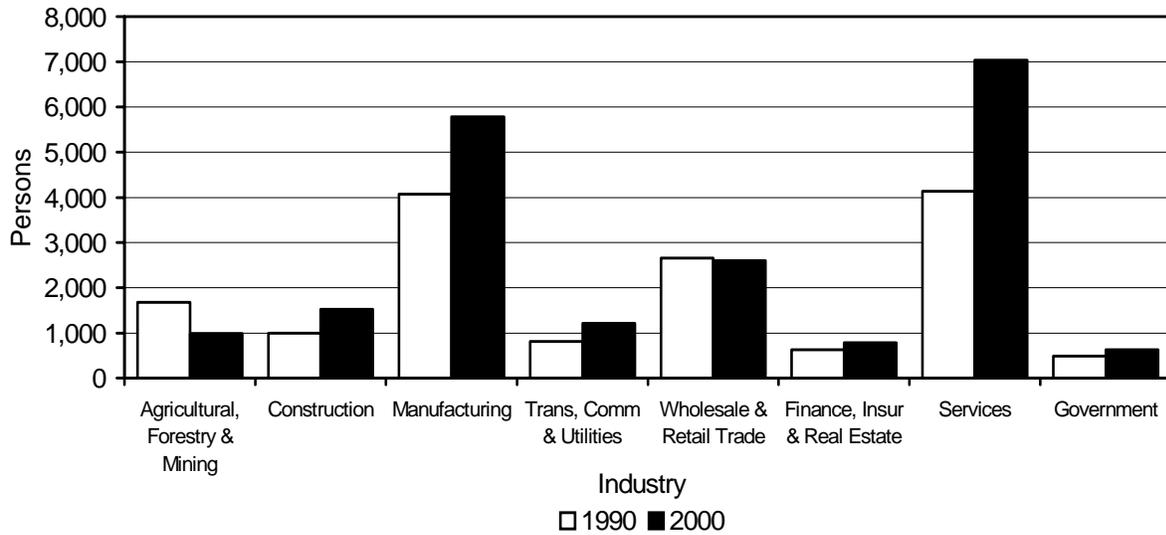
Source: U.S. Census Bureau

§ From 1990 to 2000, the industry that experienced the greatest employment increase was the Service Sector. A significant increase was also seen in the Manufacturing sector.

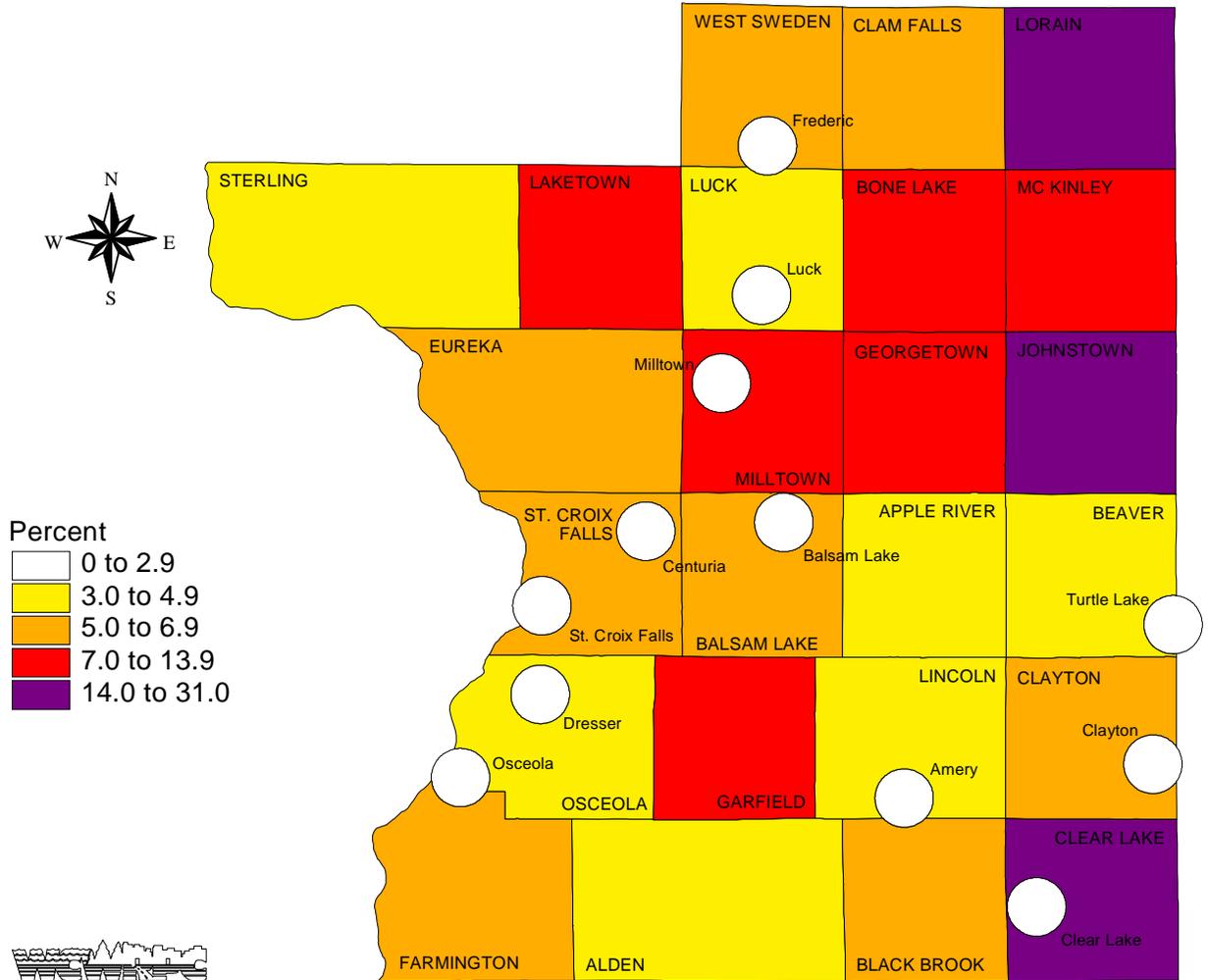
§ The industries that experienced a decline in employment during the 1990s were Agricultural, Forestry & Mining and Wholesale & Retail Trade.

**EMPLOYMENT BY INDUSTRY • 1990 TO 2000**

**POLK COUNTY RESIDENTS**



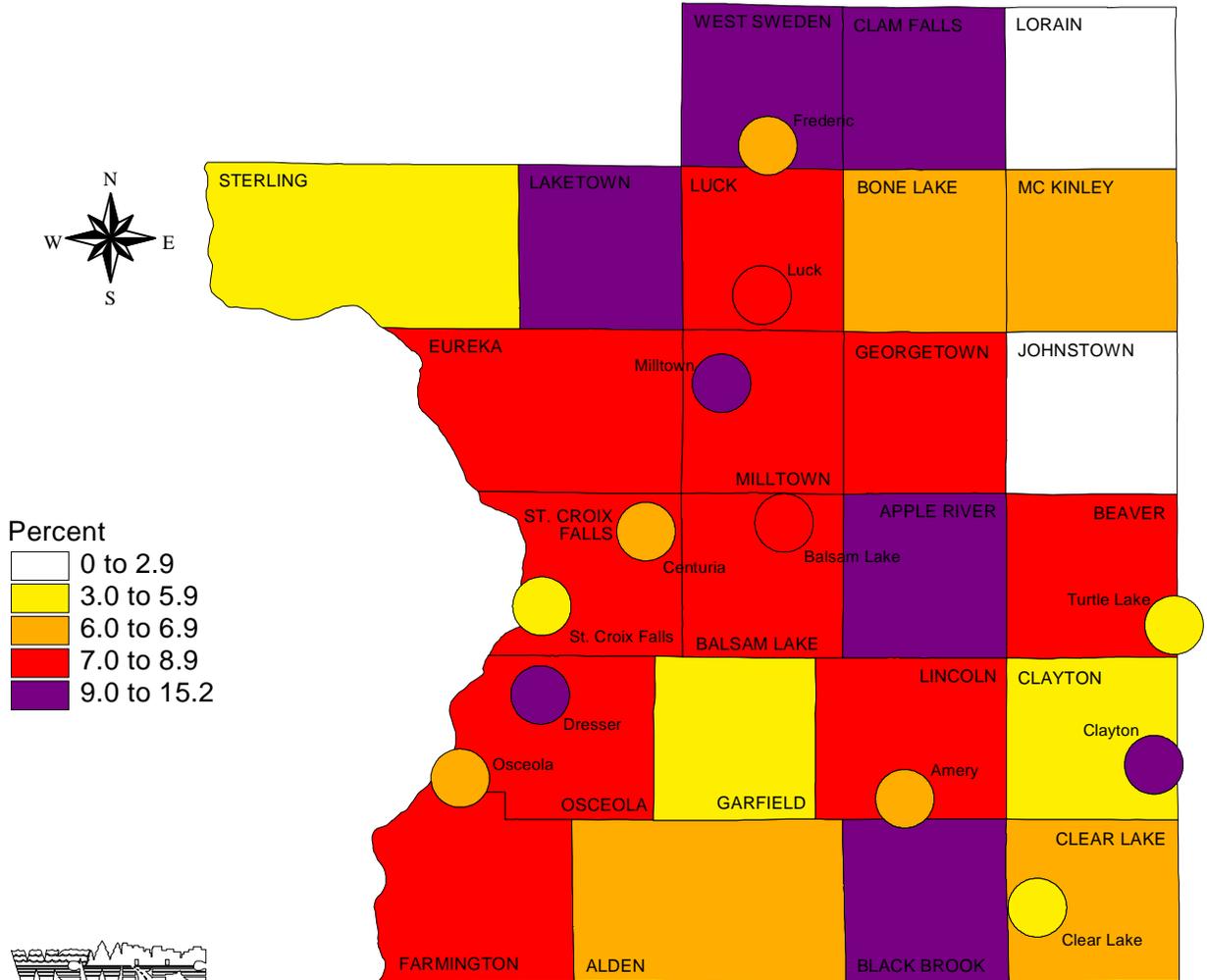
**AGRICULTURAL EMPLOYMENT (AS A PERCENT OF TOTAL EMPLOYMENT) • 2000**  
**POLK COUNTY**



**\$** In 1990, agricultural employment accounted for 25% or more of the residents in 3 towns. By 2000, only 1 town had 25% or more of the residents working in agriculture.

**\$** In 1990, there were 9 communities with 15% to 24.9% of the working residents employed in agriculture. In 2000, there were 2 communities.

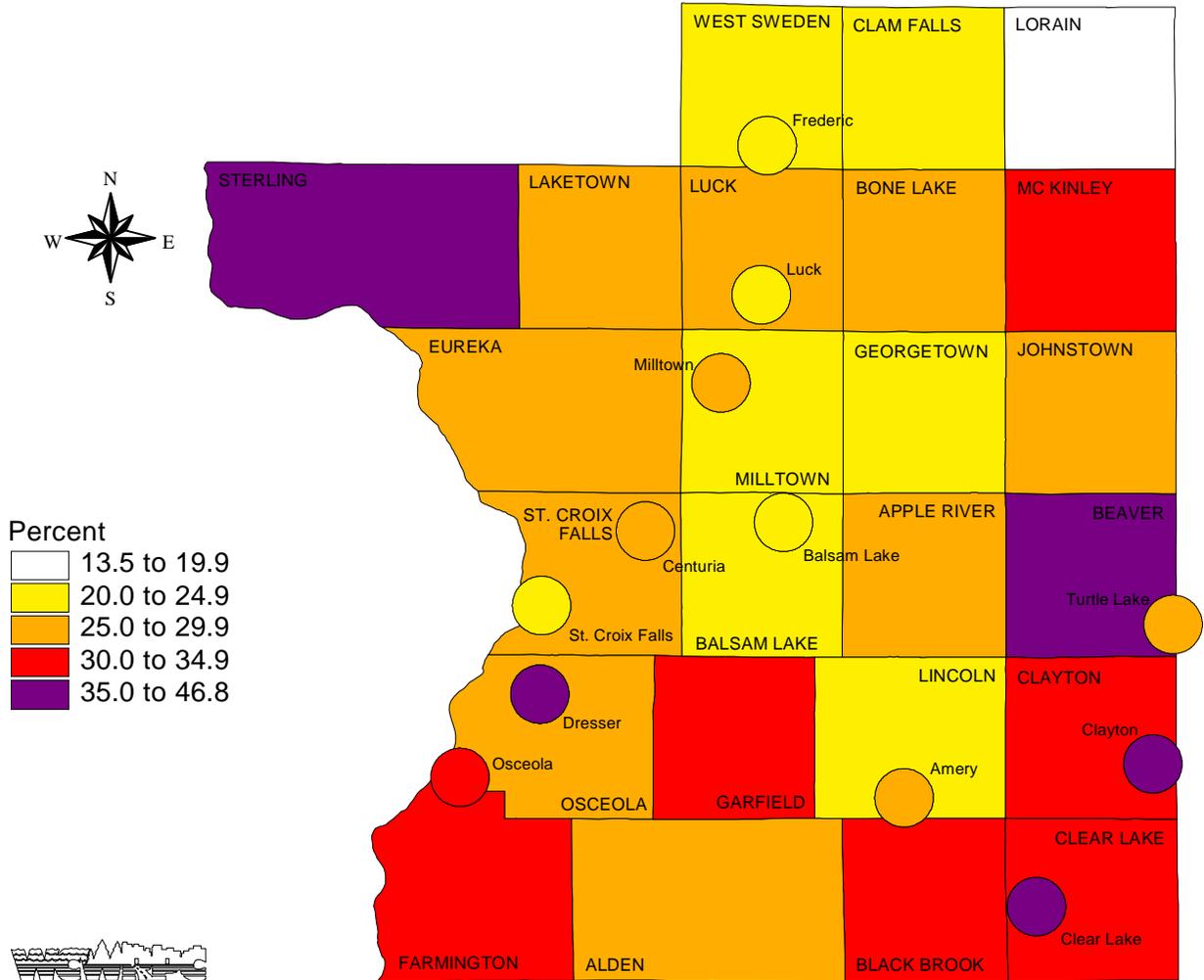
**CONSTRUCTION EMPLOYMENT (AS A PERCENT OF TOTAL EMPLOYMENT) • 2000**  
**POLK COUNTY**



§ In 1990, there were 5 communities with 9% or more of their working residents employed in construction. In 2000, there were 8 communities.

§ Generally, in 2000, communities in the north-central part of the county had higher percentages of residents in construction.

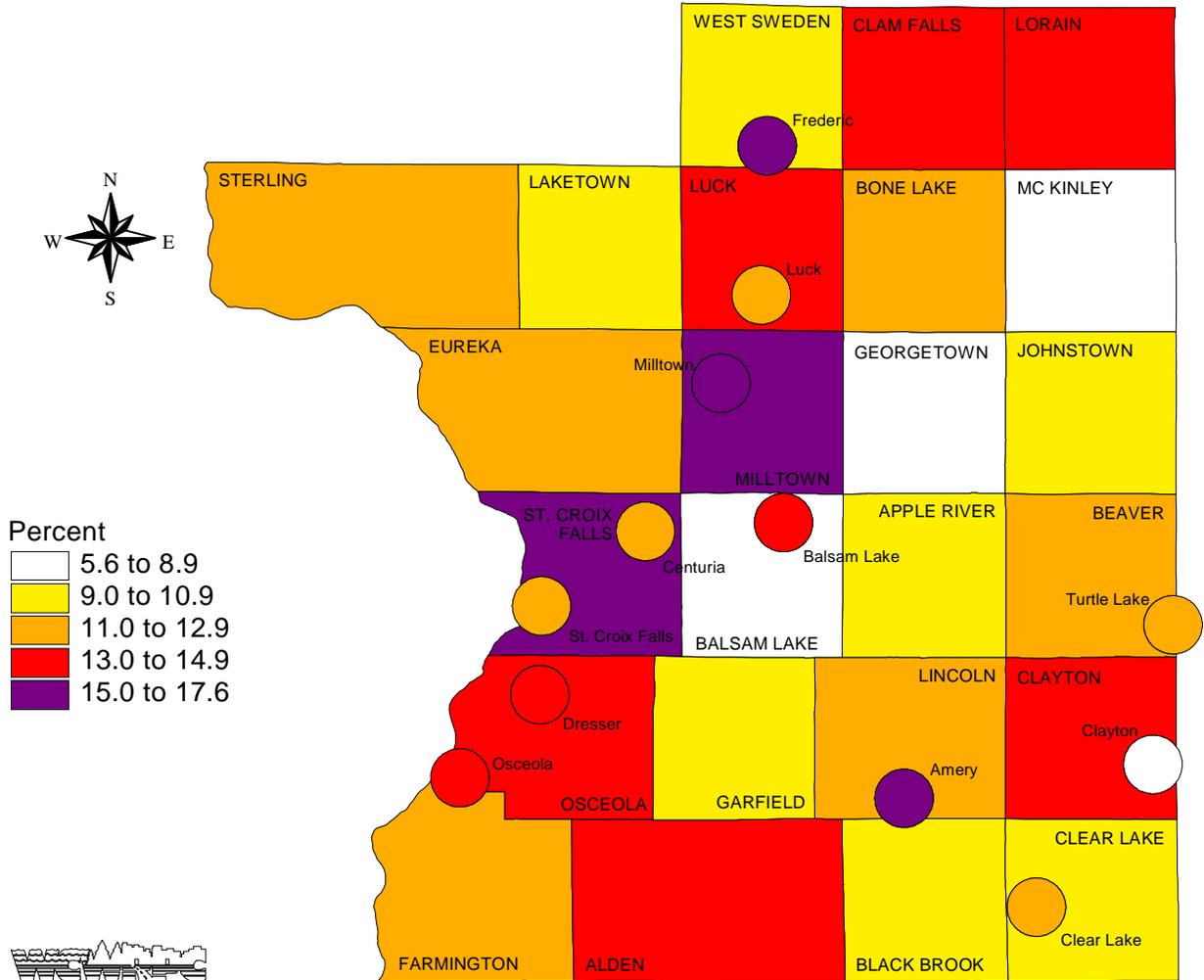
**MANUFACTURING EMPLOYMENT (AS A PERCENT OF TOTAL EMPLOYMENT) • 2000**  
**POLK COUNTY**



\$ In 1990, there were 10 communities with 30% or more of their working

residents employed in manufacturing. In 2000, there were 12 communities.

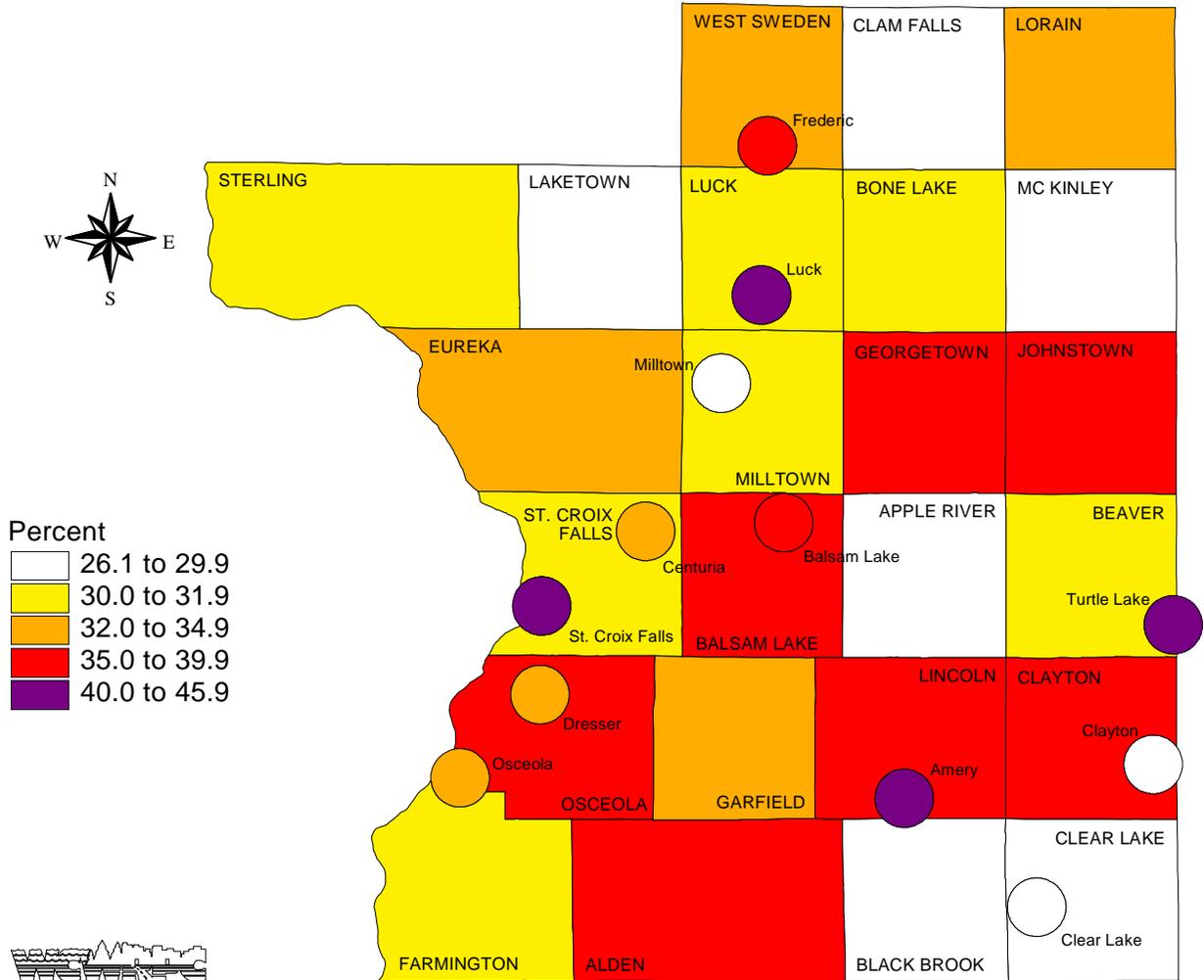
**WHOLESALE & RETAIL TRADE EMPLOYMENT (AS A PERCENT OF TOTAL EMPLOYMENT) • 2000  
POLK COUNTY**



**\$** In 1990, there were 4 communities with 23% or more of their working residents employed in wholesale and retail trade. In 2000, there were 0 communities.

**\$** In 1990, there were 24 communities with 13% to 22.9% of their working residents employed in wholesale and retail trade. In 2000, there were 14 communities.

**SERVICE SECTOR EMPLOYMENT (AS A PERCENT OF TOTAL EMPLOYMENT) • 2000**  
**POLK COUNTY**



\$ In 1990, there were 5 communities with 30% or more of their working residents

employed in the service sector. In 2000, there were 27 communities.

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## EMPLOYMENT BY OCCUPATION OF POLK COUNTY RESIDENTS

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The following section describes the occupations of Polk County residents. What people do, or what the occupations are within the industry sectors, can reveal factors that influence incomes and employment.

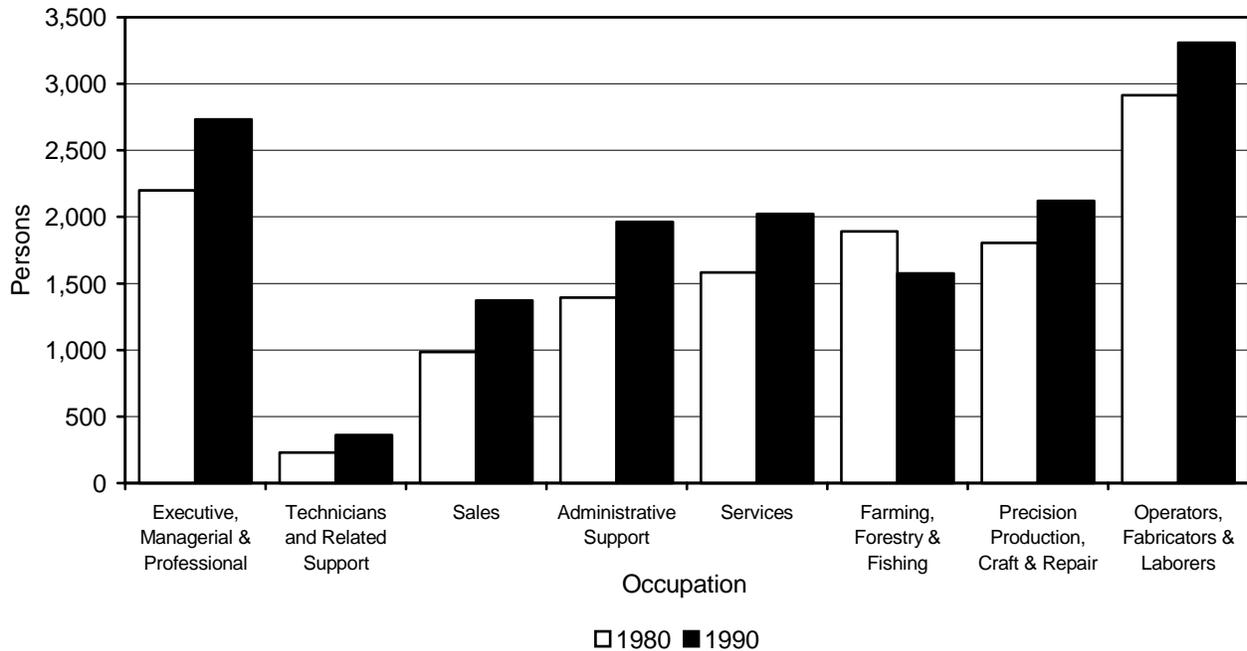
NOTE: Due to the reclassification of occupations for the 2000 Census, comparisons between 1980 and 1990 Census data and 2000 Census data are unable to be completed.

### EMPLOYMENT BY OCCUPATION • 1980 TO 1990 POLK COUNTY RESIDENTS

Occupation	1980		1990		Change 1980-90	
	Person	Pct of Total	Person	Pct of Total	No.	Percent
Exec, Managerial & Professional Specialty	2,200	16.9	2,734	17.7	534	24.3
Technicians and Related Support	230	1.8	362	2.3	132	57.4
Sales	984	7.6	1,372	8.9	388	39.4
Administrative Support, including Clerical	1,392	10.7	1,964	12.7	572	41.1
Services	1,582	12.2	2,021	13.1	439	27.7
Farming, Forestry & Fishing	1,890	14.5	1,575	10.2	-315	-16.7
Precision Production, Craft & Repair	1,804	13.9	2,120	13.7	316	17.5
Operators, Fabricators & Laborers	2,918	22.4	3,307	21.4	389	13.3
<b>TOTAL</b>	<b>13,000</b>	<b>100.0</b>	<b>15,455</b>	<b>100.0</b>	<b>2,455</b>	<b>18.9</b>

Source: U.S. Census Bureau

### EMPLOYMENT BY OCCUPATION • 1980 TO 1990 POLK COUNTY RESIDENTS



## EMPLOYMENT BY OCCUPATION • 2000

### POLK COUNTY RESIDENTS

Occupation	2000	
	Person	Percent of Total
Management, Professional, and Related Occupations	5,418	26.4
Service Occupations	2,839	13.8
Sales and Office Occupations	4,458	21.7
Farming, Fishing and Forestry Occupations	335	1.6
Construction, Extraction and Maintenance Occupations	2,135	10.4
Production, Transportation, and Material Moving Occupations	5,368	26.1
<b>TOTAL</b>	<b>20,553</b>	<b>100.0</b>

Source: U.S. Census Bureau

\$ Occupations of Polk County residents that comprise the largest portion of employed residents are Management, Professional and Related Occupations (26.4%); Production, Transportation and Material Moving Occupations (26.1%); and Sales and Office Occupations (21.7%).

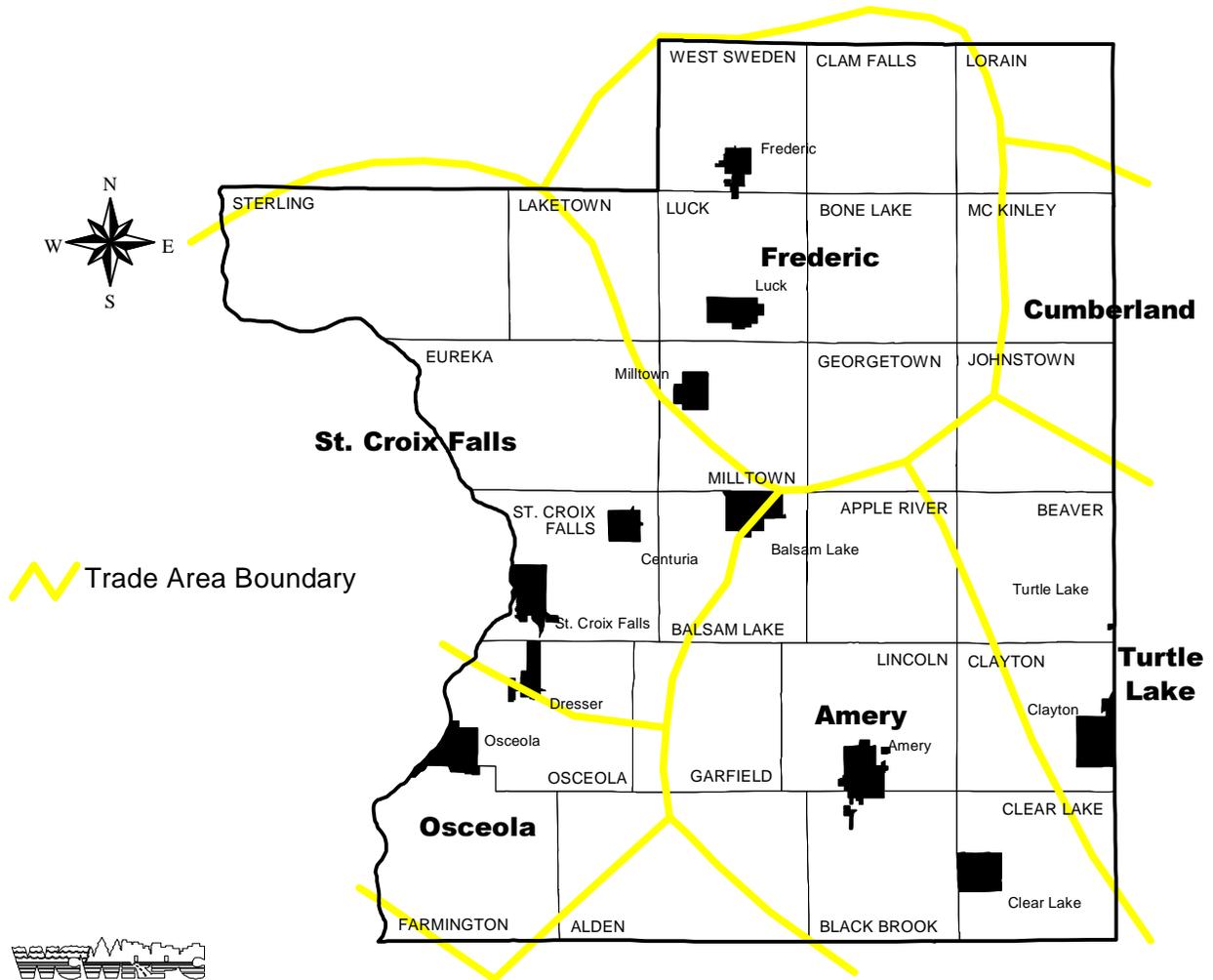
\$ Polk County residents employed in Farming, Fishing and Forestry occupations comprised only 1.6% of the total employed population.

## Trade Areas

The delineation of trade areas defines a hierarchy of places by type of trade opportunities or goods and services available.

- **Hamlets** - the smallest order trade center consisting of taverns, grocery stores and service stations.
- **Minimum Convenience Shopping Trade Center** - all goods and services of a Hamlet and bank, drug store, hardware store, post office, variety/general store, automotive parts store, and laundromat.
- **Full Convenience Shopping Trade Center** - all goods and services of a Minimum Convenience Shopping Trade Center and jewelry store, clothing or shoe store, appliances and furniture store, lumber/building supply store, hotel/motel, and funeral home.
- **Partial Shopping Trade Center** - all goods and services of a Full Convenience Shopping Trade Center and hospital and nursing home, and any five of the following specialties: antique store; camera shop; florist; music store; photo studio; paint, glass and wallpaper store; plumbing and heating supply; sporting goods and bike shop; radio and TV store; book store; specialty clothing; and gift and novelty shop.
- **Complete Shopping Trade Center** - all goods and services of every lower level, including all goods and services of a Partial Shopping Trade Center.
- **Primary Wholesale/Retail Center** - the highest trade order, providing Complete Shopping and a substantial volume of wholesale trade.

**MINIMUM CONVENIENCE TRADE AREAS  
POLK COUNTY**



§ The largest trade area within Polk County in geographic terms is Frederic. The most populated trade area in 1990 is Amery.

§ Communities in Polk County considered to function as minimum convenience trade centers are Amery, Frederic, Osceola and St. Croix Falls.

§ In addition to functioning as minimum convenience trade areas, two areas in Polk County also function as higher order trade centers. St. Croix Falls qualifies as a full convenience shopping trade area; and Amery also functions as a partial shopping trade center.

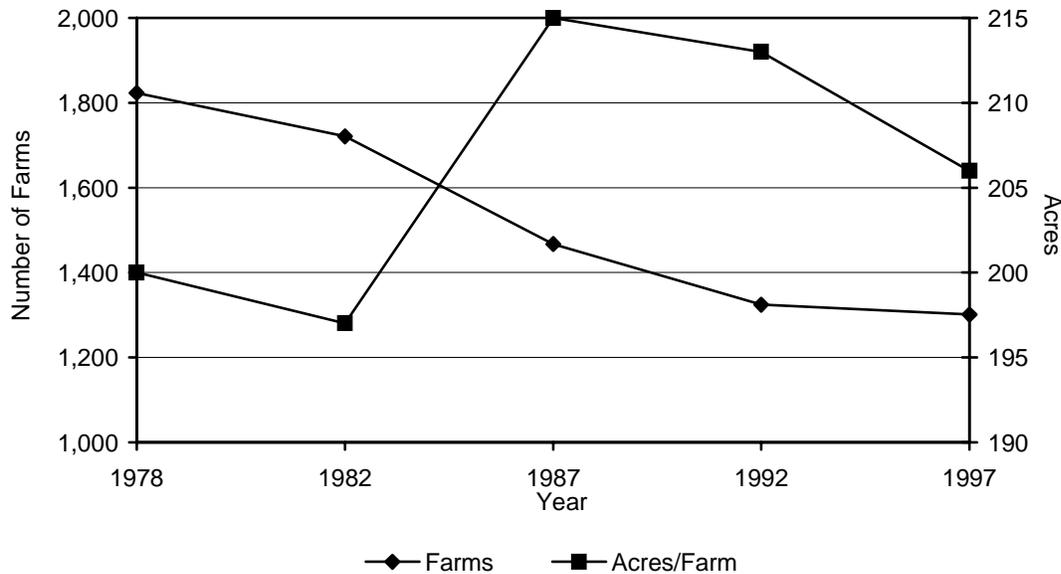
## Agriculture

Although not as dominant as an industry as surrounding counties, agriculture is an important element of the social and economic characteristics of Polk County. Changes in agriculture due to socio-

economic conditions and the development pressures to convert agricultural land to other uses, can have profound impacts in Polk County and surrounding communities. Several indicators point to these changes.

### FARMS AND FARM SIZE

#### NUMBER AND AVERAGE SIZE OF FARMS • 1978 TO 1997 POLK COUNTY



 In 1997, there were 522 fewer farms in Polk County than in 1978. This is a 28.6% decrease.

 Conversely, the average farm size has increased by 6 acres during this same period.

#### ACRES IN FARMLAND • 1978 TO 1997 POLK COUNTY

	1978	1982	1987	1992	1997
<b>Acres</b>	<b>365,035</b>	<b>338,881</b>	<b>315,416</b>	<b>282,405</b>	<b>267,639</b>
<b>Percent of County Land Area</b>	<b>61.3%</b>	<b>57.6%</b>	<b>53.6%</b>	<b>48.0%</b>	<b>45.4%</b>

Source: *Census of Agriculture*

 Countywide, farmland declined by over 97,396 acres between 1978 and 1997 -- a 26.7% decrease.

 Farm acres accounted for 61% of the total land area in the county in 1978, but only 45% in 1997.

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## FARM OPERATOR CHARACTERISTICS

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### NUMBER OF FARMS BY FARM OWNERSHIP • 1978 TO 1997 POLK COUNTY

Ownership	1978	1982	1987	1992	1997
Individual/Family Farms	1,665	1,555	1,343	1,210	1,147
Partnership	140	142	102	86	99
Corporation - Family	16	19	19	22	48
Corporation - Other	1	1	1	3	1
Other (Coop, Trust, etc...)	1	4	2	3	6

Source: Census of Agriculture

### FARM OPERATORS BY AGE AND SEX • 1978 TO 1997 POLK COUNTY

Operators	1978	1982	1987	1992	1997
Male	1,772	1,671	1,408	1,266	1,218
Female	51	50	59	58	83
<b>Average Age</b>	<b>50.0</b>	<b>48.3</b>	<b>50.9</b>	<b>52.5</b>	<b>53.1</b>

Source: Census of Agriculture

 In 1997, over 88% of the farms in Polk County were individual or family farms.

 From 1978 to 1997, the average age of farm operators increased 3.1 years from 50 to 53.1.

 In 1997, nearly 94% of farm operators were males.

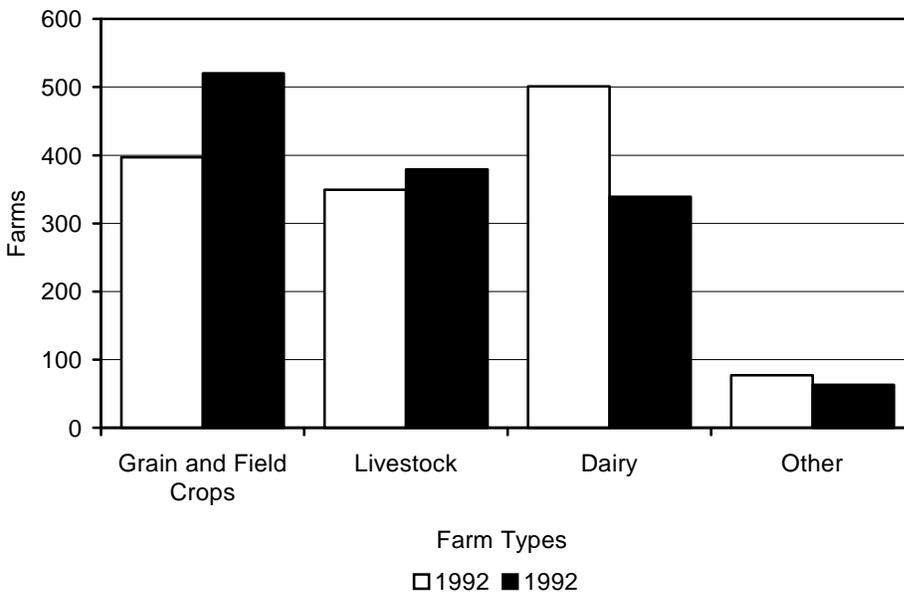
## FARM TYPE

### NUMBER OF FARMS BY FARM TYPE • 1992 TO 1997 POLK COUNTY

Farm Type	1992		1997		Change 1992-97	
	Farms	Pct of Total	Farms	Pct of Total	No.	Percent
Grain and Field Crops	397	30.0	520	40.0	123	31.0
Livestock	349	26.4	379	29.1	30	8.6
Dairy	501	37.8	339	26.1	-162	-32.3
Other	77	5.8	63	4.8	-14	-18.2
<b>TOTAL</b>	<b>1,324</b>	<b>100.0</b>	<b>1,301</b>	<b>100.0</b>	<b>-23</b>	<b>-1.7</b>

Source: U.S. Census Bureau

### NUMBER OF FARMS BY FARM TYPE • 1992 TO 1997 POLK COUNTY



 In 1992, dairy farms were the dominant type of farm in Polk County, comprising nearly 38% of the total farms.

 From 1992 to 1997, grain and field crop farms increased by 123 farms (31%).

 However, between 1992 and 1997, dairy farms experienced the greatest decline in the number of farms, 162, or a 32% decrease.

## Conclusions

The economic characteristics of Polk County residents can provide important information about the lifestyles of the residents and the impact they may have on

- \$ The median household incomes are the greatest in the southwestern part of the county.
- \$ Incomes are expected to continue to increase at a significant rate due to the increasing development pressures from the expanding Minneapolis-St. Paul metropolitan area.
- \$ From 1990 to 2000, the industries that experienced the greatest increases in employment of Polk County residents were the Service and Manufacturing sectors.
- \$ Subsequently, although the Minneapolis-St. Paul metropolitan area is having an ever-increasing influence on Polk County residents, it appears that the majority of residents continue to work in Polk County.

the County's resources. The following is a summary of the changes that have occurred in the various economic sectors.

- \$ The two industry sectors that experienced a decline in employment during the 1990s were Agricultural, Forestry & Mining and Wholesale & Retail Trade.
- \$ Although agriculture has experienced a decline in employment, and is not as dominant as an industry as it is in surrounding counties, it continues to be an important element of the social and economic characteristics of Polk County.
-  The number of farms (-28.6%) and farmland acreage (-26.7%) both declined from 1978 to 1997.
-  Nonetheless, 45% of the land in the county is still in farm acreage. Consequently, land use and development policies will have to seriously take into account the impacts on agricultural lands.

# HOUSING

The housing characteristics of Polk County will help to provide a basis for understanding the changes that have occurred over the past 20 to 25 years, and the changes that may occur over the next 20 years. The housing characteristics, such as

the number, type, value, occupancy, and age of the existing housing units, used in conjunction with the other socio-economic characteristics, will provide a foundation from which decisions regarding future housing development can be based.

## Housing Units

### HOUSING UNITS • 1970 TO 2000

#### POLK AND SURROUNDING COUNTIES

County	1970	1980	1990	2000	Percent Change		
					1970-80	1980-90	1990-00
Barron County, WI	12,673	17,153	19,363	20,969	35.4	12.9	8.3
Burnett County, WI	6,698	10,359	11,743	12,582	54.7	13.4	7.1
Chisago County, MN	6,430	8,766	11,946	15,533	36.3	36.3	30.0
Dunn County, WI	8,990	11,886	13,252	15,277	32.2	11.5	15.3
Polk County, WI	11,799	16,226	18,562	21,129	37.5	14.4	13.8
St. Croix County, WI	10,376	14,924	18,519	24,265	43.8	24.1	31.0
Washington County, MN	22,743	36,547	51,648	73,635	60.7	41.3	42.6

Source: U.S. Census Bureau

🏠 In Polk County, the number of housing units increased by 9,330, or 79.1%, from 1970 to 2000. This was an annual average increase of 311 units per year.

🏠 The decade from 1970 to 1980 experienced the greatest change, increasing by 4,427 housing units, or 37.5%.

🏠 During the 1970s, the county experienced an average annual change of 3.8%, increasing nearly 443 housing units per year. Growth during the 1980s and 1990s was not as rapid, having an average annual change of 1.4% each decade, nearly 234 and 257 housing units per year respectively.

**HOUSING UNITS • 1970 TO 2000**  
**POLK COUNTY**

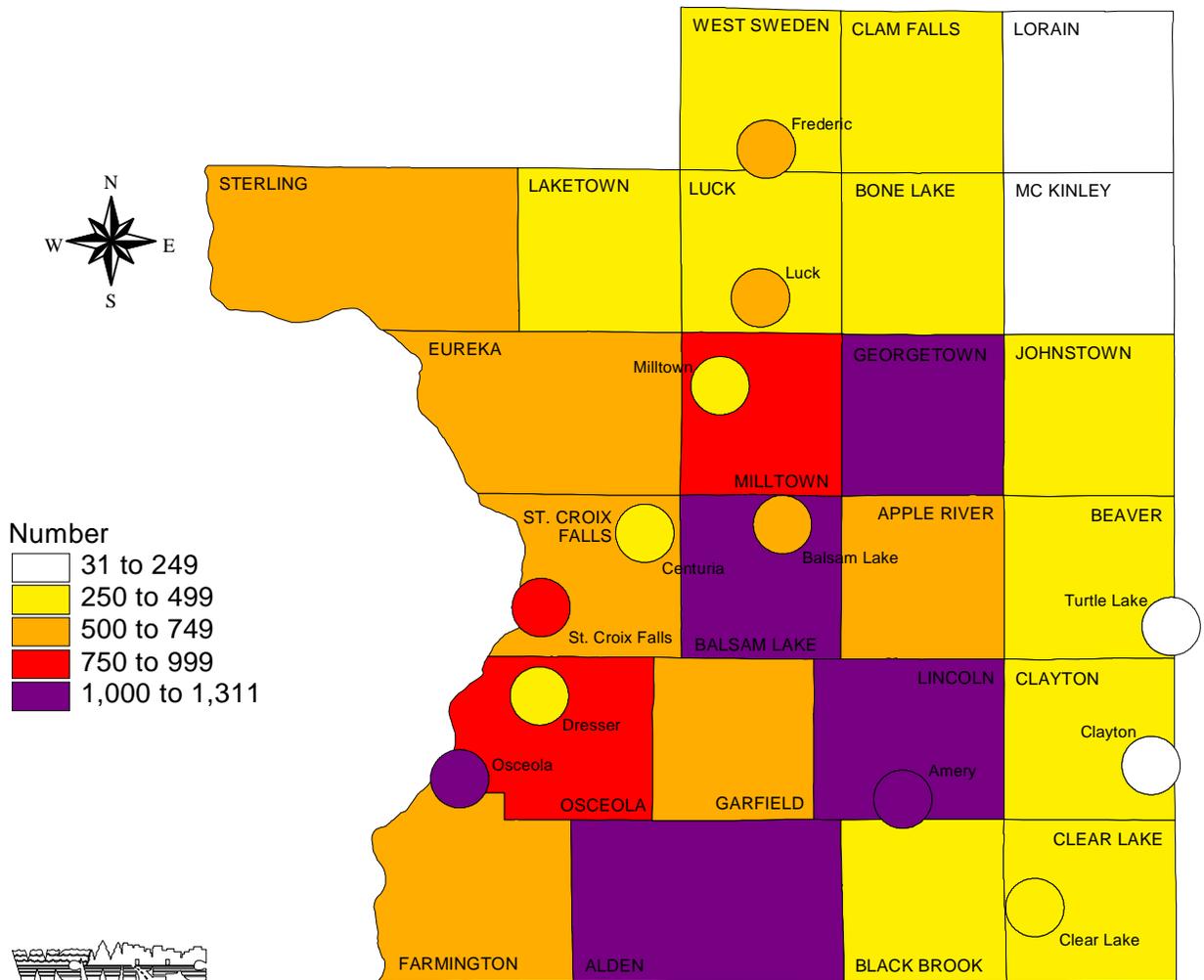
MUNICIPALITY	1970	1980	1990	2000	Percent Change		
					1970-80	1980-90	1990-00
<b>Towns:</b>							
Alden	641	942	1,056	1,235	47.0	12.1	17.0
Apple River	332	488	570	625	47.0	16.8	9.6
Balsam Lake	529	730	906	1018	38.0	24.1	12.4
Beaver	287	373	419	441	30.0	12.3	5.3
Black Brook	232	336	361	448	44.8	7.4	24.1
Bone Lake	236	307	331	434	30.1	7.8	31.1
Clam Falls	214	276	372	352	29.0	34.8	-5.4
Clayton	269	340	371	412	26.4	9.1	11.1
Clear Lake	219	256	263	290	16.9	2.7	10.3
Eureka	358	446	523	567	24.6	17.3	8.4
Farmington	276	389	414	555	40.9	6.4	34.1
Garfield	383	565	679	707	47.5	20.2	4.1
Georgetown	701	1,025	1,162	1,274	46.2	13.4	9.6
Johnstown	243	321	350	418	32.1	9.0	19.4
Laketown	314	373	420	445	18.8	12.6	6.0
Lincoln	644	868	1,056	1,119	34.8	21.7	6.0
Lorain	110	143	153	173	30.0	7.0	13.1
Luck	308	392	381	400	27.3	-2.8	5.0
McKinley	132	186	201	223	40.9	8.1	10.9
Milltown	530	655	745	811	23.6	13.7	8.9
Osceola	308	469	582	829	52.3	24.1	42.4
St. Croix Falls	323	410	486	538	26.9	18.5	10.7
Sterling	216	349	448	521	61.6	28.4	16.3
West Sweden	253	298	302	327	17.8	1.3	8.3
Subtotals:	8,058	10,937	12,551	14,162	35.7	14.8	12.8
<b>Villages:</b>							
Balsam Lake	357	556	660	673	55.7	18.7	2.0
Centuria	226	302	322	361	33.6	6.6	12.1
Clayton	99	164	184	208	65.7	12.2	13.0
Clear Lake	276	396	430	478	43.5	8.6	11.2
Dresser	174	258	259	312	48.3	0.4	20.5
Frederic	341	485	559	586	42.2	15.3	4.8
Luck	350	428	501	572	22.3	17.1	14.2
Milltown	236	365	375	437	54.7	2.7	16.5
Osceola	417	668	853	1,072	60.2	27.7	25.7
Turtle Lake*	0	0	1	31	0.0	100.0	3000.0
Subtotals:	2,476	3,622	4,144	4,730	46.3	14.4	14.1
<b>Cities:</b>							
Amery	775	1,027	1,132	1,311	32.5	10.2	15.8
St. Croix Falls	490	642	735	926	31.0	14.5	26.0
Subtotals:	1,265	1,669	1,867	2,237	31.9	11.9	19.8
<b>POLK COUNTY</b>	<b>11,799</b>	<b>16,228</b>	<b>18,562</b>	<b>21,129</b>	<b>37.5</b>	<b>14.4</b>	<b>13.8</b>

Source: U.S. Census Bureau

\*NOTE: Portion in Polk County.



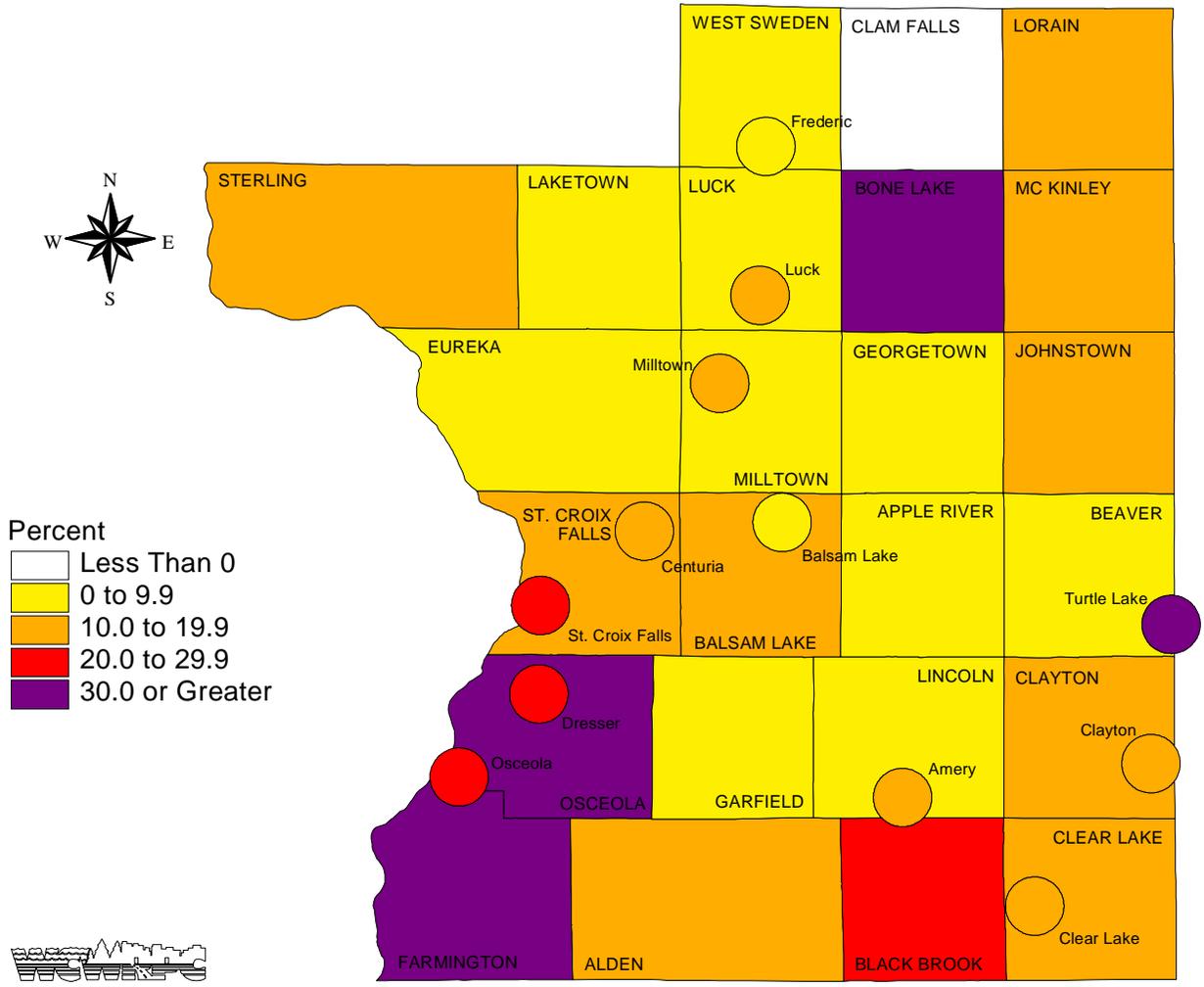
**HOUSING UNITS • 2000**  
**POLK COUNTY**



- 🏠 The proportion of housing units located in the towns has remained relatively constant between 67% and 68%.
- 🏠 During the 1970s and 1990s, cities and villages experienced a slightly higher rate of growth than did the towns.

- 🏠 From 1990 to 2000, the communities that experienced the greatest percentage growth in housing units include the towns of Bone Lake, Farmington, and Osceola; the village of Osceola; and the city of St. Croix Falls.

**PERCENT CHANGE IN TOTAL HOUSING UNITS • 1990 TO 2000  
POLK COUNTY**



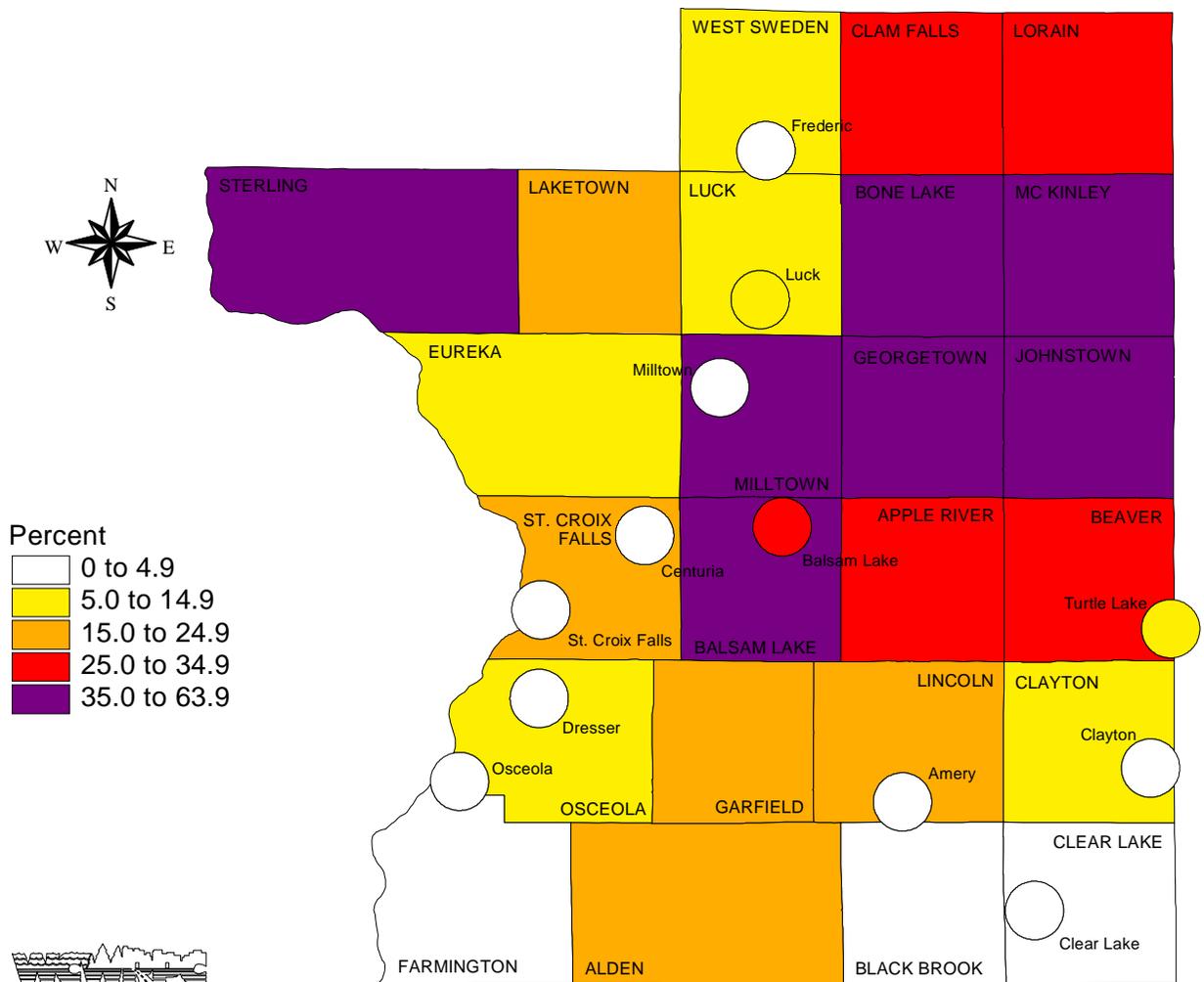
# HOUSING USE

## HOUSING UNITS BY YEAR-ROUND AND SEASONAL UNITS • 1990 TO 2000 POLK AND SURROUNDING COUNTIES

County	1990			2000			1990-00 Pct Chng Seasonal Units
	Total	Seasonal	Seasonal as Pct of Total	Total	Seasonal	Seasonal as Pct of Total	
Barron County, WI	19,363	2,895	15.0	20,969	2,299	11.0	-20.6
Burnett County, WI	11,743	5,870	50.0	12,582	5,664	45.0	-3.5
Dunn County, WI	13,252	374	2.8	15,277	285	1.9	-23.8
Polk County, WI	18,562	4,634	25.0	21,129	4,211	19.9	-9.1
St. Croix County, WI	18,519	270	1.5	24,265	281	1.2	4.1

Source: U.S. Census Bureau

## SEASONAL HOUSING UNITS AS A PERCENT OF TOTAL HOUSING UNITS • 2000 POLK COUNTY



**HOUSING UNITS BY YEAR-ROUND AND SEASONAL UNITS • 2000**  
**POLK COUNTY**

Municipality	Total Housing Units	Seasonal Housing Units	
		Units	Pct of Total Housing Units
<b>Towns:</b>			
Alden	1,235	246	19.9
Apple River	625	189	30.2
Balsam Lake	1018	463	45.5
Beaver	441	120	27.2
Black Brook	448	12	2.7
Bone Lake	434	157	36.2
Clam Falls	352	106	30.1
Clayton	412	44	10.7
Clear Lake	290	5	1.7
Eureka	567	49	8.6
Farmington	555	15	2.7
Garfield	707	168	23.8
Georgetown	1,274	814	63.9
Johnstown	418	206	49.3
Laketown	445	85	19.1
Lincoln	1,119	240	21.4
Lorain	173	44	25.4
Luck	400	52	13
McKinley	223	83	37.2
Milltown	811	345	42.5
Osceola	829	64	7.7
St. Croix Falls	538	104	19.3
Sterling	521	230	44.1
West Sweden	327	30	9.2
Subtotal:	14,162	3,811	26.9
<b>Villages:</b>			
Balsam Lake	673	212	31.5
Centuria	361	1	0.3
Clayton	208	2	1
Clear Lake	478	5	1
Dresser	312	4	1.3
Frederic	586	12	2
Luck	572	49	8.6
Milltown	437	5	1.1
Osceola	1,072	11	1
Turtle Lake	31	2	6.5
Subtotal:	4,730	301	6.4
<b>Cities:</b>			
Amery	1,311	23	1.8
St. Croix Falls	926	14	1.5
Subtotal:	2,237	37	1.7
<b>POLK COUNTY</b>	<b>21,129</b>	<b>4,211</b>	<b>19.9</b>

Source: U.S. Census Bureau

🏠 In 1990, seasonal and recreational housing units comprised 25% of the total housing units in Polk County. By 2000, only 20% of the total housing units were seasonal.

🏠 In 2000, communities that had the highest percentage of seasonal and recreational housing units included the Towns of Balsam Lake, Georgetown, Johnstown, Milltown, and Sterling.

🏠 Of the surrounding Wisconsin counties, only Burnett County had a higher number and percentage of seasonal housing units in 2000.

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## HOUSING TYPES

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### OCCUPIED HOUSING UNITS BY HOUSING UNIT TYPE • 1990 TO 2000 POLK COUNTY

Housing Unit Type	1990		2000		Percent Change 1990-00
	Number	Pct. of Total	Number	Pct. of Total	
Single Family Units	10,070	77.1	16,801	79.5	66.8
Multi-Family Units	1,429	11.0	2,040	9.7	42.8
Mobile Home & Other Units	1,557	11.9	2,288	10.8	47.0
<b>TOTAL</b>	<b>13,056</b>	<b>100.0</b>	<b>21,129</b>	<b>100.0</b>	<b>61.8</b>

Source: U.S. Census Bureau

🏠 From 1990 to 2000, single family housing increased by 6,731 units, 66.8%; multi-family housing increased by 611 units, 42.8%; and mobile home housing increased by 731 units, 47.0%.

🏠 Single family housing units, as a percent of the total housing units, increased by 2.4%, while multi-family and mobile home housing units decreased by 1.3% and 1.1% respectively.

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## HOUSING VALUE

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### MEDIAN HOUSING UNIT VALUE AND RENT • 1970 TO 2000 POLK COUNTY

Year	Housing Unit Value		Rent	
	Value	Pct Change	Rent	Pct Change
1970	11,400	n/a	65	n/a
1980	40,900	258.8	156	140.0
1990	53,100	29.8	254	62.8
2000	100,200	88.7	440	73.2

Source: U.S. Census Bureau

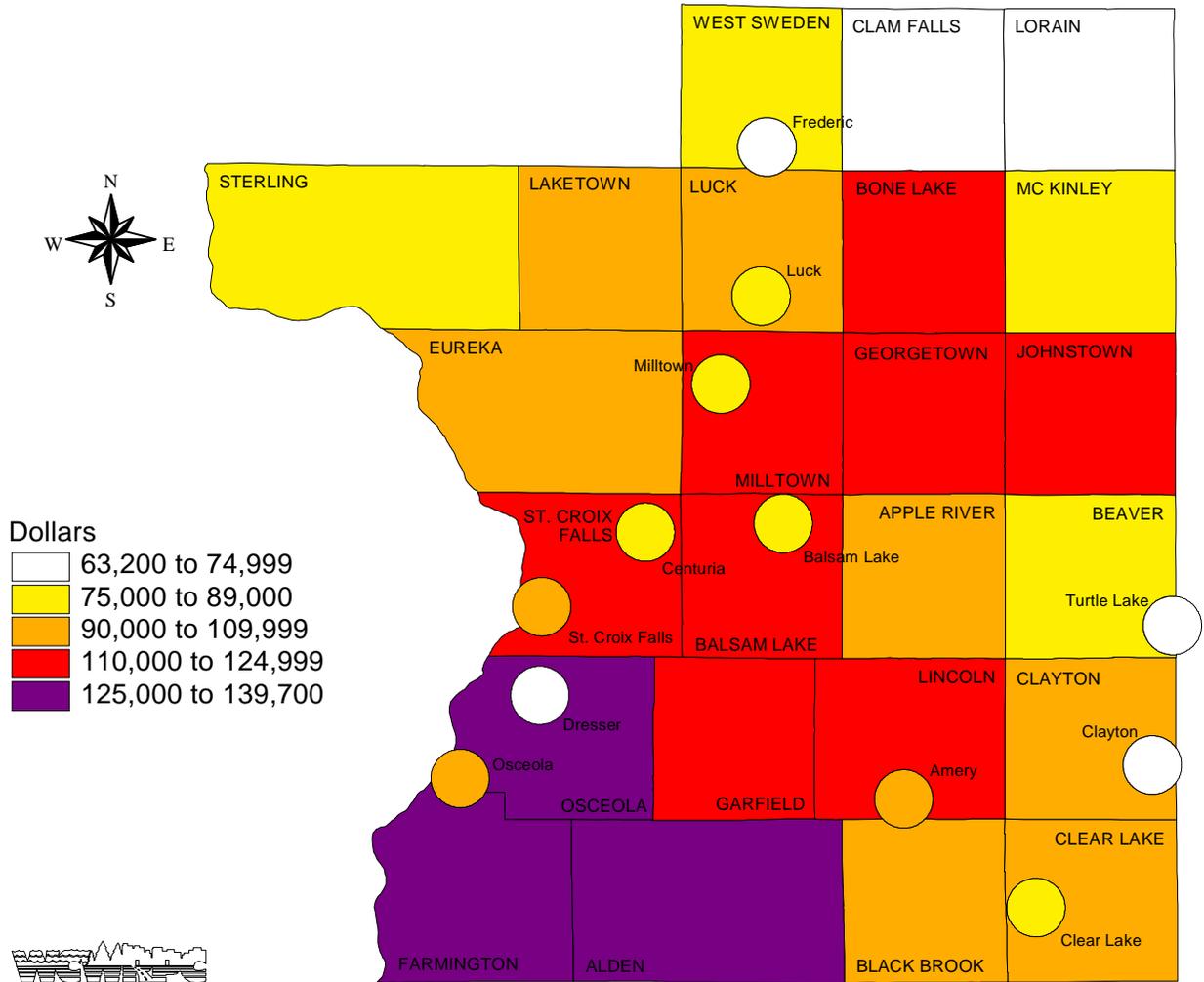
## MEDIAN HOUSING UNIT VALUE • 1970 TO 2000

### POLK COUNTY

Municipality	1970	1980	1990	2000	Percent Change 1970-80	1980-90	1990-00
<b>Towns:</b>							
Alden	10,104	49,800	69,500	139,700	392.9	39.6	101.0
Apple River	7,800	35,900	50,900	101,400	360.3	41.8	99.2
Balsam Lake	10,893	47,000	60,800	124,100	331.5	29.4	104.1
Beaver	11,136	39,600	55,400	88,800	255.6	39.9	60.3
Black Brook	10,555	41,300	51,100	101,600	291.3	23.7	98.8
Bone Lake	10,000	40,500	42,500	115,100	305.0	4.9	170.8
Clam Falls	7,000	25,400	34,400	66,400	262.9	35.4	93.0
Clayton	8,263	41,700	50,800	92,300	404.7	21.8	81.7
Clear Lake	7,429	42,800	49,600	97,500	476.1	15.9	96.6
Eureka	7,762	35,600	48,500	92,900	358.6	36.2	91.5
Farmington	14,374	53,100	62,300	129,400	269.4	17.3	107.7
Garfield	11,562	53,800	69,800	122,500	365.3	29.7	75.5
Georgetown	11,805	40,700	56,900	122,700	244.8	39.8	115.6
Johnstown	7,857	35,000	50,700	123,200	345.5	44.9	143.0
Laketown	7,783	30,000	43,000	91,500	285.5	43.3	112.8
Lincoln	14,090	49,500	66,900	120,500	251.3	35.2	80.1
Lorain	7,800	35,000	35,000	63,800	348.7	0.0	82.3
Luck	8,750	37,200	45,300	91,400	325.1	21.8	101.8
McKinley	5,857	36,700	37,500	85,000	526.6	2.2	126.7
Milltown	14,641	48,000	55,200	114,100	227.8	15.0	106.7
Osceola	12,142	48,300	68,300	138,200	297.8	41.4	102.3
St. Croix Falls	12,031	49,200	62,200	112,500	308.9	26.4	80.9
Sterling	7,000	25,700	38,000	82,700	267.1	47.9	117.6
West Sweden	8,083	33,300	41,500	84,000	312.0	24.6	102.4
<b>Villages:</b>							
Balsam Lake	11,802	42,400	55,000	87,300	259.3	29.7	58.7
Centuria	10,871	37,000	43,400	80,300	240.4	17.3	85.0
Clayton	7,965	32,500	42,100	72,700	308.0	29.5	72.7
Clear Lake	12,499	36,500	43,800	80,500	192.0	20.0	83.8
Dresser	12,438	39,300	49,500	89,400	216.0	26.0	80.6
Frederic	10,044	36,500	39,900	67,900	263.4	9.3	70.2
Luck	10,439	33,300	44,000	79,600	219.0	32.1	80.9
Milltown	8,257	31,800	37,400	80,000	285.1	17.6	113.9
Osceola	13,143	46,000	57,900	98,900	250.0	25.9	70.8
Turtle Lake	NA	NA	32,500	63,200	NA	NA	94.5
<b>Cities:</b>							
Amery	15,465	42,900	58,000	93,500	177.4	35.2	61.2
St. Croix Falls	13,110	43,600	58,100	108,400	232.6	33.3	86.6
<b>POLK COUNTY</b>	<b>11,400</b>	<b>40,900</b>	<b>53,100</b>	<b>100,200</b>	<b>258.8</b>	<b>29.8</b>	<b>88.7</b>

Source: U.S. Census Bureau

**MEDIAN HOUSING UNIT VALUE • 2000**  
**POLK COUNTY**



- 🏠 From 1970 to 2000, Polk County experienced a nearly 779% increase in the median housing unit value from \$11,400 to \$100,200.
- 🏠 The 1970s experienced the greatest growth in median housing unit values, increasing by \$29,500, or nearly 259%.

- 🏠 The highest median housing unit values are found in the communities located in the southwestern quarter of the county.
- 🏠 In 2000, the highest median housing unit values were in the towns of Alden (\$139,700), Balsam Lake (\$124,100), Farmington (\$129,400), and Osceola (\$138,200).

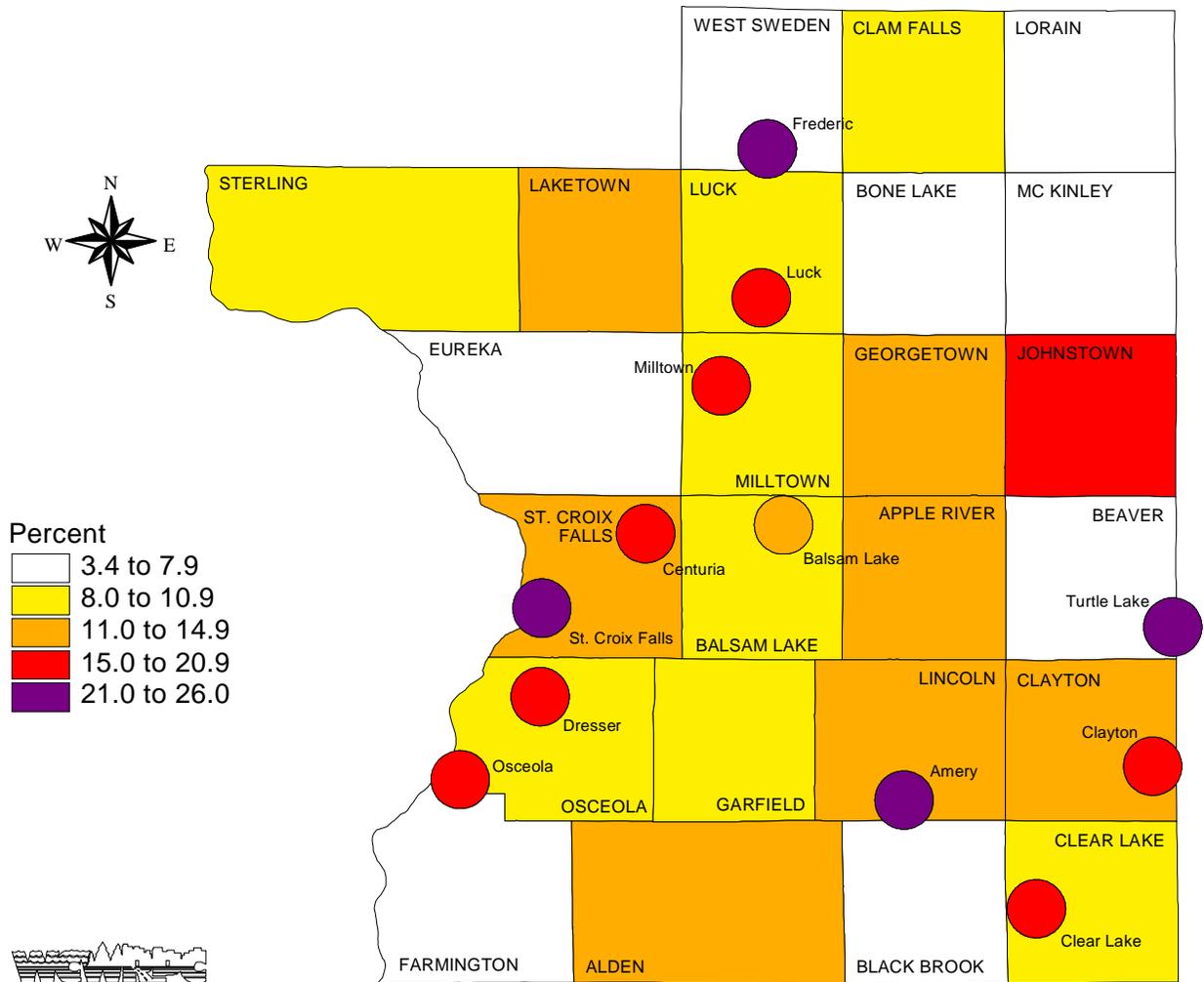
# HOUSING AFFORDABILITY

🏠 Affordable housing is usually considered those households that spend less than 30% of their income on housing costs.

🏠 Of all households in Polk County, 14% spent nearly one-third or more of their income on housing.

🏠 In 2000, 11% of owner-occupied households and 27% of renter-occupied households spent 30% or more of their income on housing costs.

**PERCENT OF TOTAL OCCUPIED HOUSEHOLDS SPENDING 30% OR MORE INCOME ON HOUSING COSTS • 2000  
POLK COUNTY**



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## HOUSING OCCUPANCY

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### PERSONS PER HOUSEHOLD • 1970 TO 2000 POLK COUNTY

Year	Average Persons Per Household	Percent Change
1970	3.14	n/a
1980	2.80	-10.8
1990	2.62	-6.4
2000	2.51	-4.2

Source: U.S. Census Bureau

🏠 Similar to national, regional and local trends, the average persons per household decreased from 3.14, in 1970, to 2.51, in 2000.

🏠 The largest decline occurred during the 1970s, when the persons per household decreased by 0.34, or -10.8%, from 3.14 to 2.80.

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## HOUSING PROJECTIONS

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The housing projections used for this plan are intended to provide an estimate of housing units that will be developed between the period from 2000 to 2020. The housing projections are based on the population projections developed in the

population section of this plan. Development of the housing projections is necessary in order to determine the potential amount of land that may be consumed by housing development in the future.

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## LIMITATIONS OF HOUSING PROJECTIONS

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The housing projections developed for this plan are based on two primary factors. The first factor is the population projections developed in the population section of the plan. The second factor is the estimated future trend of persons per housing unit. The assumptions that were used to develop the population projections and the assumptions developed regarding the trend of persons per housing unit, create limitations that should be remembered when reviewing and evaluating these forecasts. The assumptions on which the housing projections are based, include:

- 🏠 The population projection is accurate and will continue to be accurate during the planning period.
- 🏠 The persons per housing unit will remain constant during the planning period. This is due to:
  - 🏠 The increased development of year-round housing units.
  - 🏠 Expected decline in the proportion of seasonal homes as a percentage of total housing units.

🏠 National trend of decreasing family size.

🏠 Limited amount of agricultural activity, generally associate with larger family sizes.

🏠 The vacancy rate will remain constant during the planning period.

## Housing Projections

### HOUSING UNIT PROJECTIONS • 2000 TO 2020

#### POLK COUNTY

	Census	Projection			
	2000	2005	2010	2015	2020
Population	41,319	43,971	46,626	49,279	51,929
Persons/Housing Unit	1.96	1.96	1.96	1.96	1.96
Housing Units	21,129	22,434	23,789	25,142	26,494
Housing Unit Change (#)	2,567	1,305	1,355	1,353	1,352
Housing Unit Change (%)	13.8	6.2	6.0	5.7	5.4

Source: U.S. Census Bureau

🏠 Based on the housing projections, Polk County is projected to have 26,494 housing units by the year 2020. This is an increase of 5,365 housing units, or 25.4%, from the 2000 census.

🏠 It is projected that housing units will average an annual increase of approximately 268 housing units per year during the period between the years 2000 and 2020.

### CONCLUSIONS

The following is a summary of the changes that have occurred in the amount and type of housing in Polk County.

🏠 Municipalities located in the west-central and southwestern part of the County experienced the greatest growth.

🏠 Although the county experienced the greatest growth in housing units during the 1970s (37.5%), it continued to experience significant growth during the 1980s (14.4%) and 1990s (13.8%).

🏠 Significant growth is expected to continue during the period between 2000 and 2020.

# LAND USE

The use of land is a critical factor in managing the future growth of Polk County. Land use trends indicate what changes are occurring regarding type, location and

intensity of land uses over time. It's these land use changes which have to be managed in a manner which is beneficial to the residents and environment of the county.

## Land Use Calculation Methodology

For relative comparability of the 1973 and 2000 land use data, the 2000 land use inventory methodology duplicated the 1973 methodology as closely as possible. However, differences between the manual versus digital techniques used in mapping, the various sources used, and interpretation, were still present in the data. The differences in the techniques may

account for some of the change that has taken place from 1973 to 2000. Overall, the 1973 and 2000 land use information provides a reasonable comparison for the twenty-seven years of land use change in the unincorporated areas of Polk County. A detailed explanation of the land use calculations for 1973 and 2000 is provided in Appendix C.

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## LAND USE OF UNINCORPORATED AREAS • 1973 & 2000

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### GENERAL LAND USE OF UNINCORPORATED AREAS • 1973 AND 2000 POLK COUNTY

LAND USE	1973		2000		Change	
	Acres	% of Total	Acres	% of Total	Number	Percent
Agricultural & Vacant	292,488	48.29	267,845	44.22	-24,643	-8.4
Residential	18,556	3.06	30,331	5.01	11,775	63.5
Commercial	311	0.05	537	0.09	226	72.7
Industrial	501	0.08	983	0.16	482	96.2
Government & Institutional	378	0.06	387	0.06	9	2.4
Park & Recreational	401	0.07	2,154	0.36	1,753	437.2
Trans, Comm & Utilities	15,550	2.57	16,704	2.76	1,154	7.4
Incorporated Area	15,911	2.63	19,120	3.16	3,209	20.2

**NOTE:** Some of the change that has occurred between 1973 and 2000 may be due to differences in the methods used to collect, compile and interpret the data.

**Source:** Land Use Policy Plan for West Central Wisconsin; West Central Wisconsin Regional Planning Commission

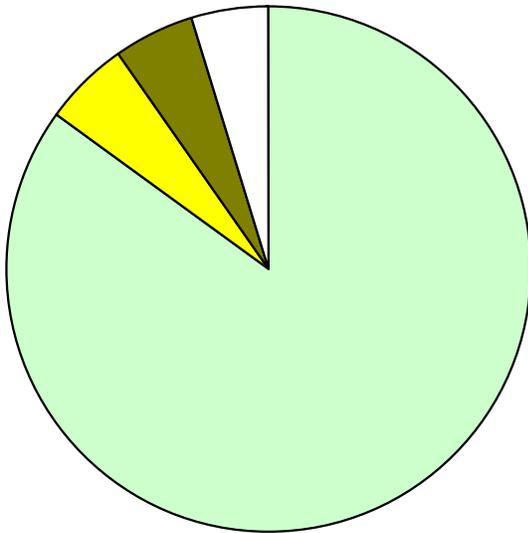
- In 2000, agriculture remained as the dominant land use comprising over 44% of the total land in the unincorporated areas of the county.
- Residential was the second largest land use having over 5% of the total land.
- The remaining land uses (commercial; industrial; government and institutional; park and recreation; and transportation, communication and

utilities) comprise a total of 3.4% of the total land area.

- The greatest increase in land consumption during the period from 1973 to 2000 occurred in the residential (11,779 acres) land use.

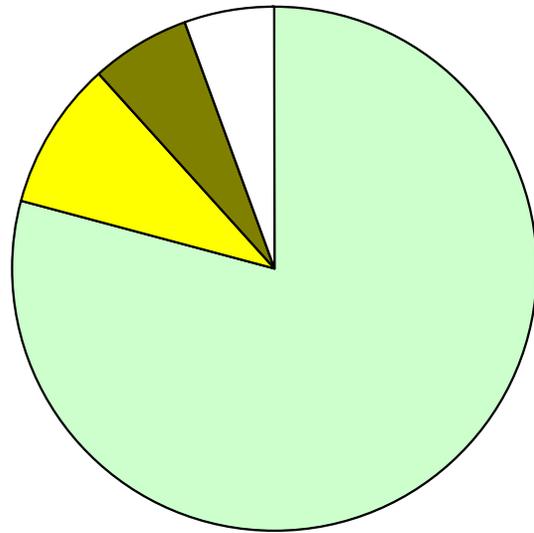
- Agricultural land use experienced the greatest loss, decreasing 24,643 acres, or 8.4%, from 1973 to 2000.

**GENERAL LAND USE • 1973  
POLK COUNTY**



Ag & Vacant Residential Other Incorporated Area

**GENERAL LAND USE • 2000  
POLK COUNTY**



Ag & Vacant Residential Other Incorporated Area

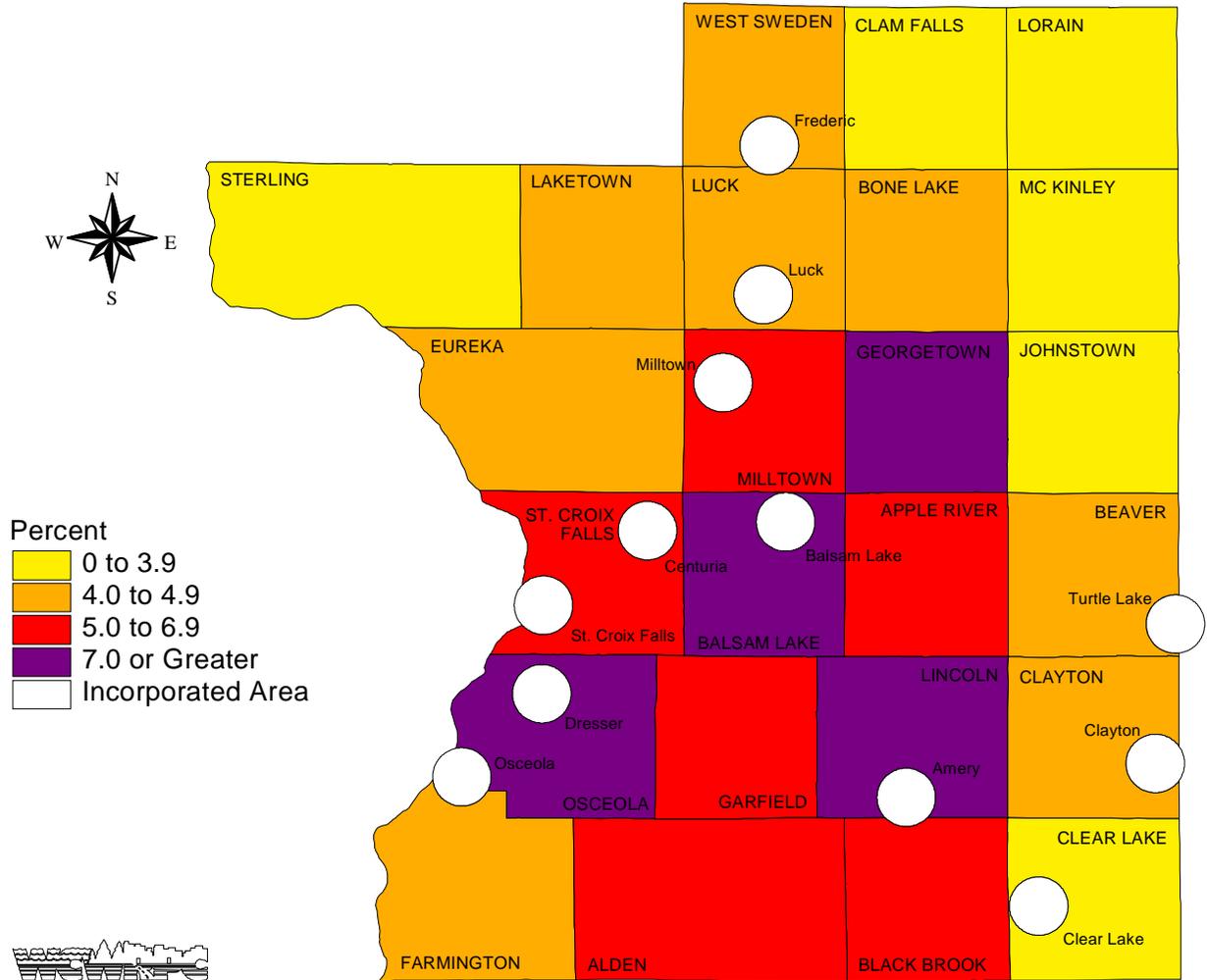
County land use map.

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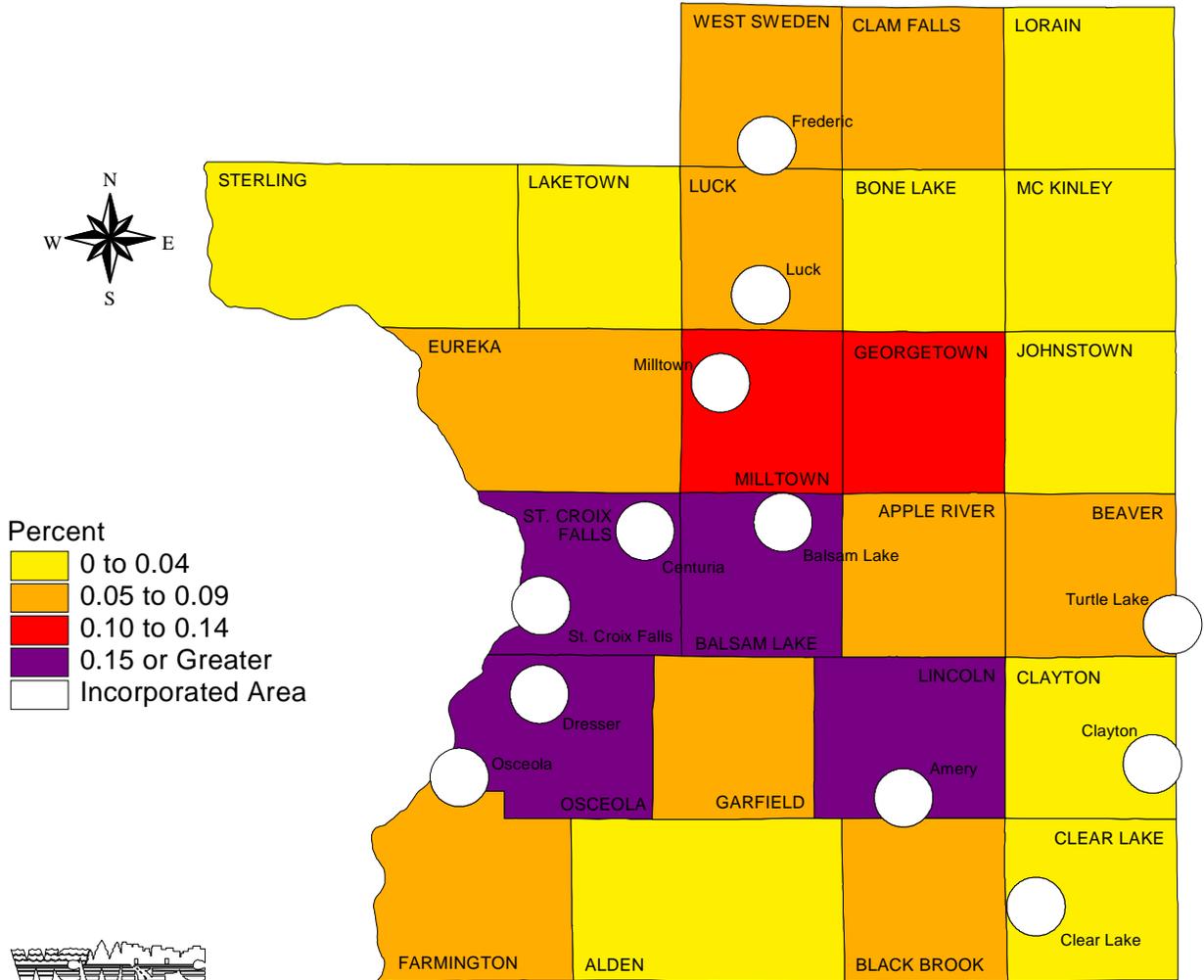
**RESIDENTIAL LAND USE AS A PERCENT OF TOTAL LAND USE • 2000**  
**POLK COUNTY**



■ The towns of Alden, Balsam Lake, Lincoln and Osceola experienced the greatest increases in residential land use acreage from 1973 to 2000.

■ Together, these towns accounted for approximately 37% of the residential growth in the unincorporated areas of the county.

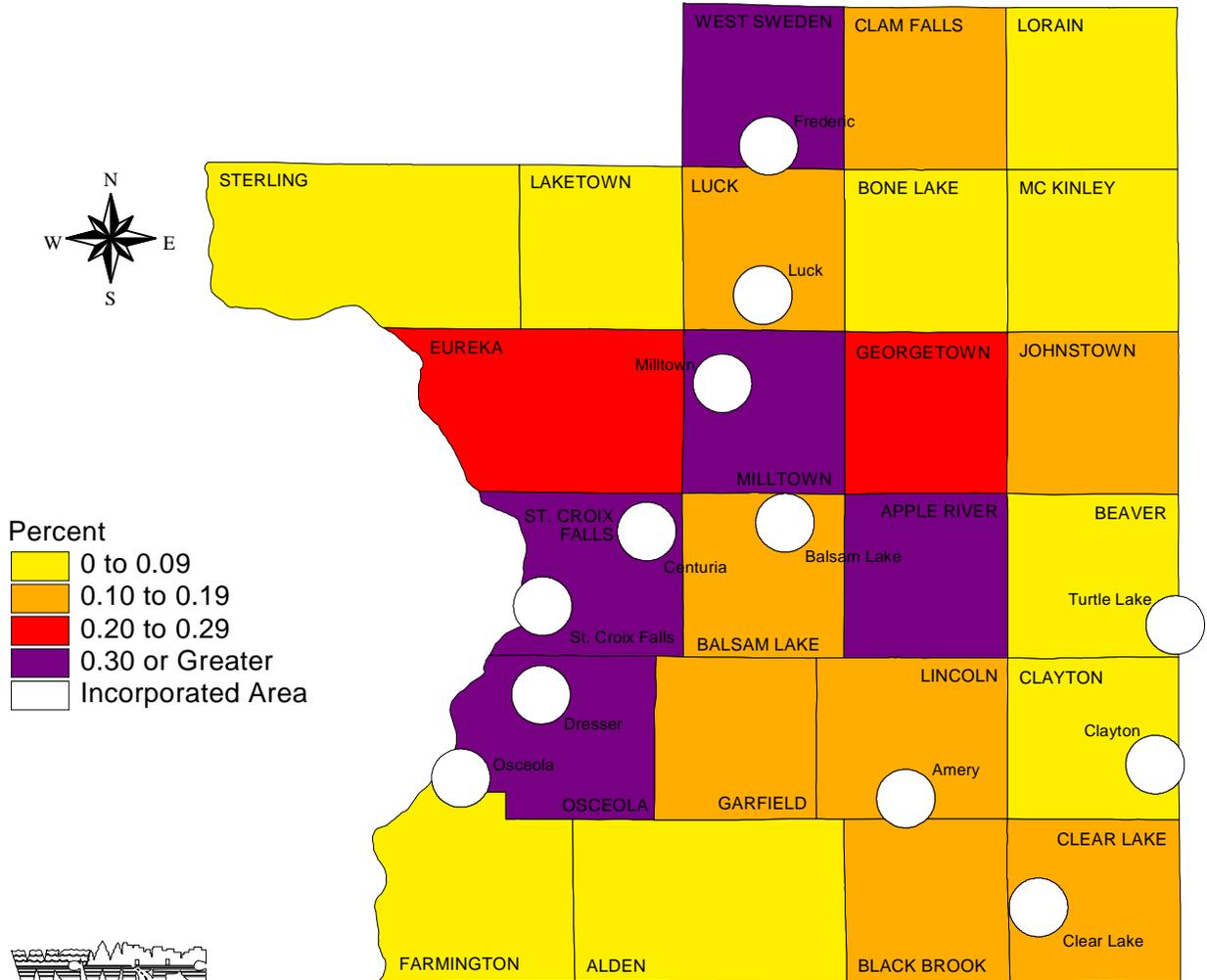
**COMMERCIAL LAND USE AS A PERCENT OF TOTAL LAND USE • 2000**  
**POLK COUNTY**



▮ The towns of Balsam Lake, Lincoln, Osceola, and St. Croix Falls had the greatest increases in commercial acreage.

▮ Together they accounted for 77% of the total increase in towns having commercial acreage growth between 1973 and 2000.

**INDUSTRIAL LAND USE AS A PERCENT OF TOTAL LAND USE • 2000**  
**POLK COUNTY**



 The towns of Apple River, Eureka, Milltown, Osceola, and St. Croix Falls

had the greatest increase in industrial acreage between 1973 and 2000.

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## CONCLUSIONS

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Changes in the growth and intensity of various land uses have had a significant impact on Polk County landscape over the past 27 years. The most noticeable change in land use has occurred in the southwestern part of the County, where agricultural land has been converted to residential use.

- Although agricultural acreage continues to decrease, it remains as the predominant land use in Polk County, comprising over 44% of the land acres in the unincorporated area.
- From 1973 to 2000, residential land use acreage increased by 11,775 acres, or 64%.
- During a similar period, 1970 to 2000, Polk County's population is estimated to have increased by nearly 54%.
- A 64% increase in residential land use acreage, compared to a 54% increase in population, indicates a trend of increasing land consumption per person.

The factors that have driven this residential growth are largely documented in the various sections of the Trends Analysis. Given the assumptions used to generate the population projections for the plan, continued growth in residential land use is inevitable if there are no changes made to land use policies and the development framework of the county.

- Much of the growth in residential land use has occurred in the southwestern areas of the county.
- Communities in this area of the county are expected to experience continued residential development pressure.
- As transportation improvements are completed, additional residential and commercial development opportunities will be created.
- Areas expected to experience continued residential growth pressures are also expected to experience continued decline in agricultural lands.

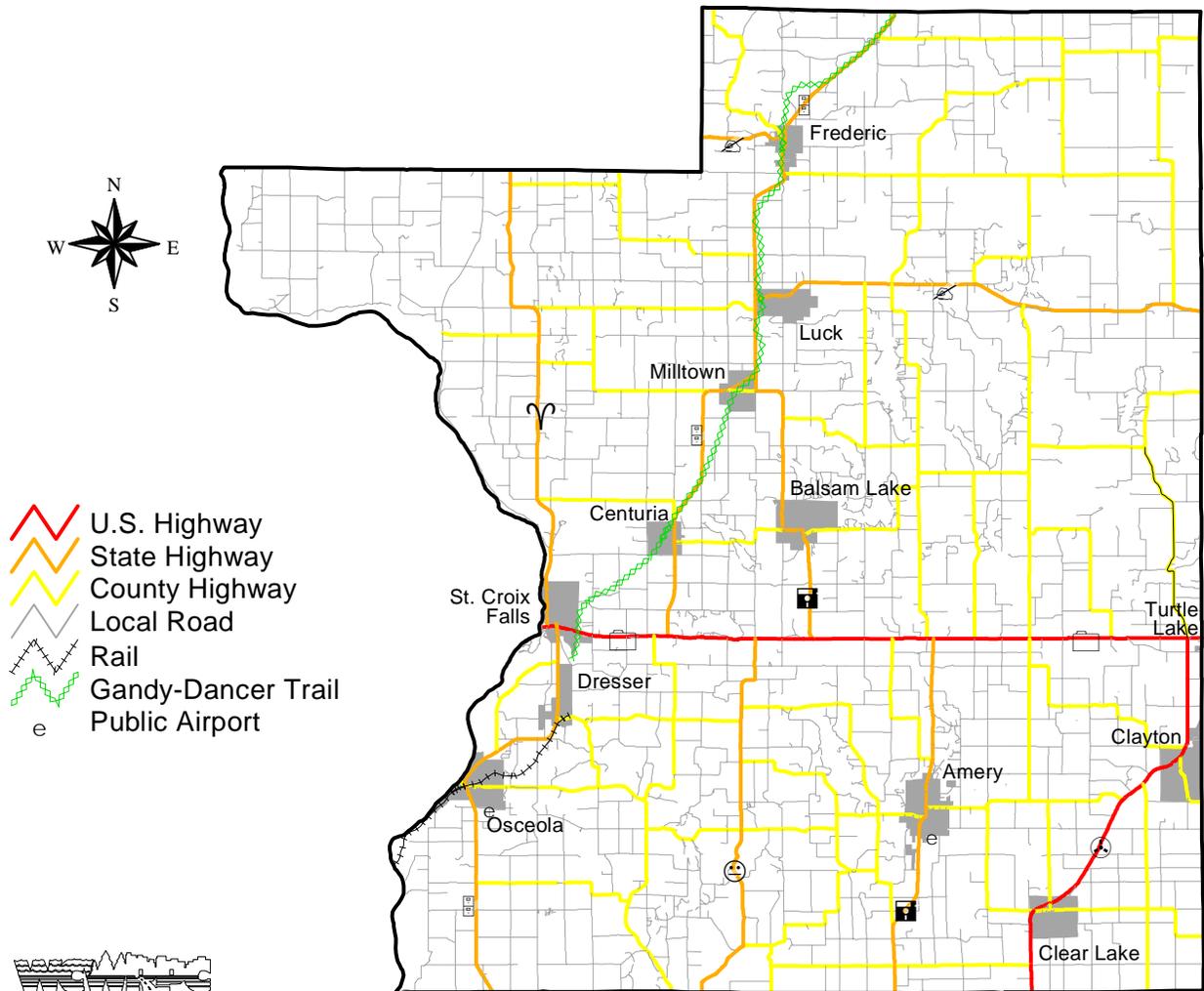
# TRANSPORTATION

The transportation system serving Polk County has a significant influence on the growth and development of the County, as well as contributing to the quality of life of County residents. A review of the County's multi-modal transportation system not only confirms these linkages, but also identifies

the growth impacts on the transportation system and the improvements programmed in response to these impacts. An analysis of transportation system trends provides further insight into the future transportation system needs of Polk County.

## General Transportation System

POLK COUNTY



# Air

- Polk County is served by two publicly-owned airports located at Amery and Osceola. There is no scheduled passenger service at either facility.
- The Amery Municipal Airport is classified as a Basic Utility 1 airport suitable for single engine aircraft. The asphalt runway at the Amery Airport received a sealcoat pavement treatment in 1997.
- The L.O. Simenstad Airport, located in Osceola, is classified as a General Utility 1 airport suitable for twin engine aircraft. An Automatic Weather Observation System was installed at the airport in 1997.
- Scheduled commercial air service is provided by the Minneapolis-St. Paul International Airport, located approximately 80 miles by highway from Balsam Lake in central Polk County.
- The Minneapolis-St. Paul International Airport will continue to provide the primary commercial air service for Polk County residents.

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## RAIL

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-  Polk County has limited rail service. The Canadian National(CN) currently operates a branchline that provides shippers from Amery, Dresser, and Osceola with a connection to the Canadian Pacific Railway (CPR) in Minnesota.
-  The trend of decreasing access to rail service is expected to continue in Polk County.
-  The Dresser to Amery segment is currently out of service and under negotiation to be converted to a recreational trail. This segment would then be added to the current rails-to-trails segment that runs from Amery to Alma in Barron County.

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## TRANSIT

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-  Specialized transportation services for the elderly and handicapped are coordinated through Polk County Transportation for the Disabled and Elderly, Inc. This organization provides approximately 18,000 rides annually with a fleet of six wheelchair-accessible vehicles.
-  Polk County Transportation for the Disabled and Elderly, Inc. provides contracted transportation service to the Polk County Council on Aging and the Adult Development Center.
-  The Polk County Council on Aging also provides a volunteer drive service with approximately 40 volunteers.

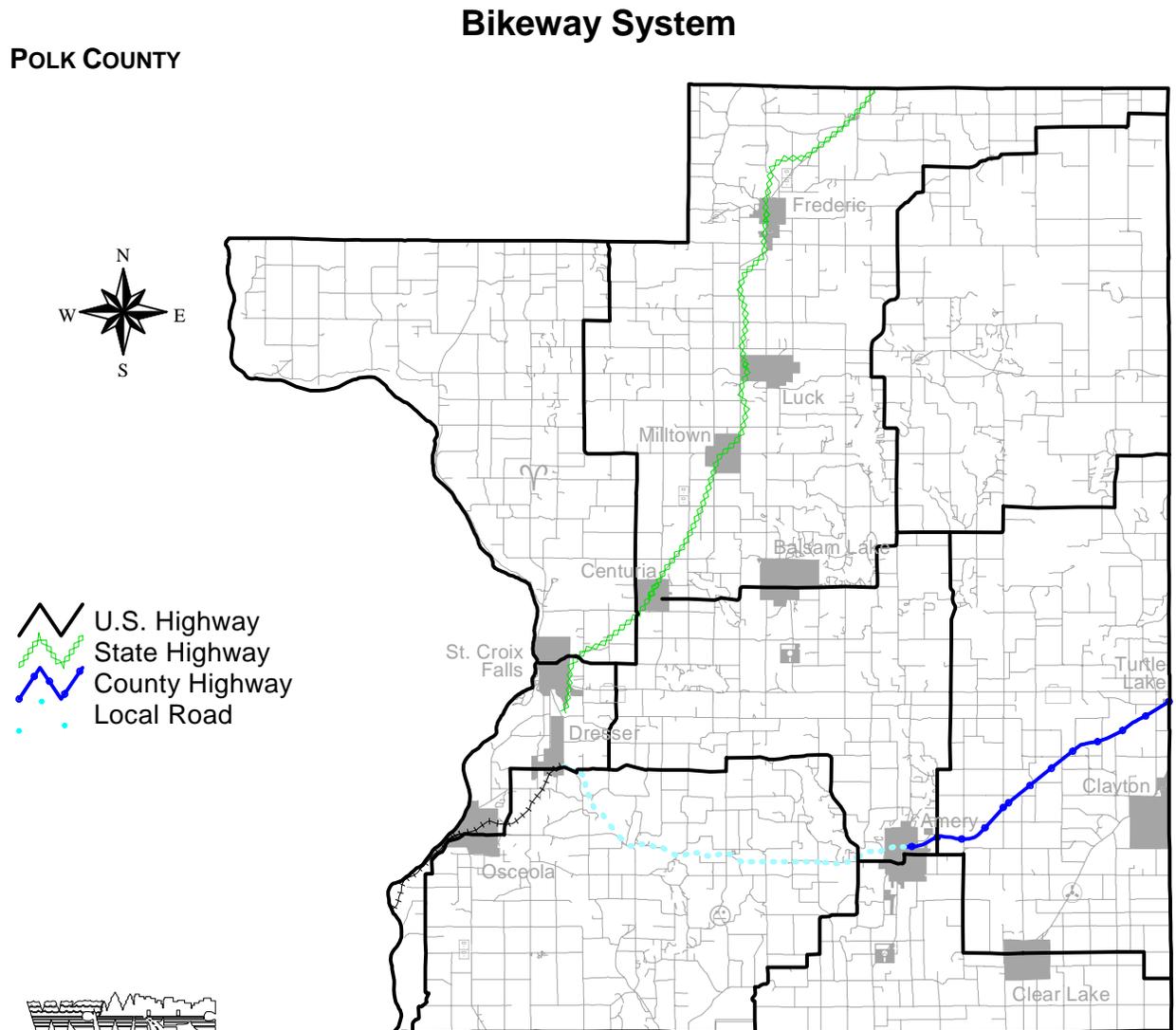
-  Ambu-Vans is a private-for-profit provider of medical assistance transportation in the County.
-  The growing elderly population in Polk County will continue to place increasing demands on specialized transportation services.

-  The continued growth of the Polk County work force commuting to work out of the County (i.e. Twin Cities area, St. Croix and Barron Counties) would appear to warrant investigation of commuter transit linkages, particularly in conjunction with the development of strategically located park-and-ride lots.

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## BIKEWAY SYSTEM

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-  Polk County has approximately 157 miles of recommended on-road bike

routes identified on the 1992 Wisconsin Bicycle Map.

🚲 Polk County also has the Gandy Dancer State Trail, an off-road recreational trail extending 30 miles on abandoned railroad right-of-way from St. Croix Falls to the County's northern border with Burnett County.

🚲 Polk County also maintains the off-road multi-use Cat Tail Trail from Amery to Turtle Lake on approximately 12 miles of abandoned railroad right-of-way.

## HIGHWAY SYSTEM

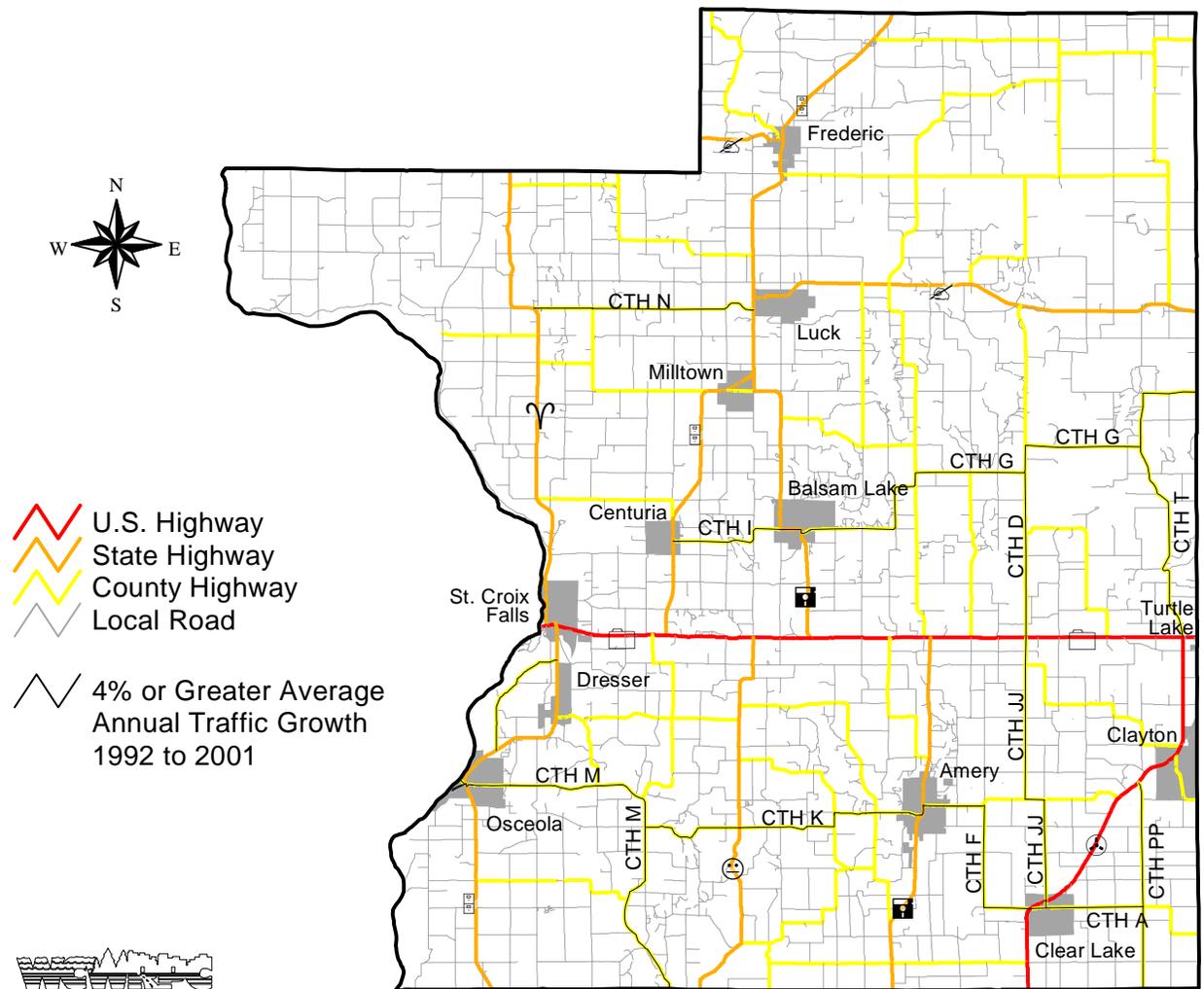
🚗 Polk County has 1,933.43 miles of public roadways.

🚗 The County is responsible for maintaining approximately 25% of the total road system (332.10 miles - County; 159.05 miles - State).

🚗 The County Trunk Highway (CTH) system comprises approximately 17% (332.10 miles) of the total road system.

## High Traffic Growth Corridors

### POLK COUNTY



## GROWTH IN TRAFFIC VOLUMES

A comparison of average annual daily traffic (AADT) counts on over 30 locations throughout the County between 1992 and 2001 indicated the following:

-  The traffic volumes at 64% of those locations indicated annual growth rates of 4% or greater.

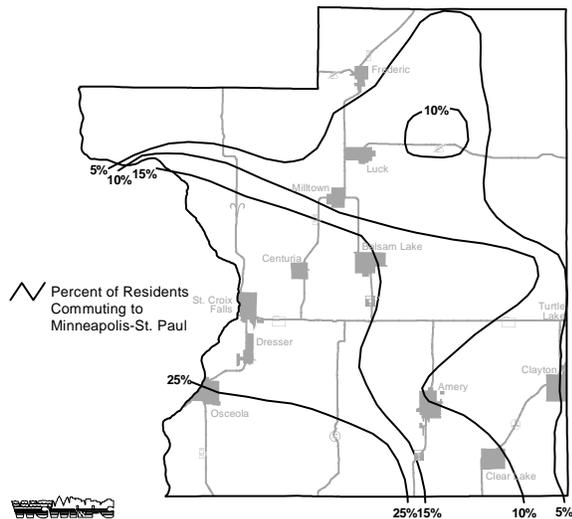
-  County Trunk Highways comprised 34% of the total traffic count locations evaluated, but represented 38% of the locations with an annual growth rate of 4% or greater.

-  Sixty percent of the highways with high traffic volume growth rates are located south of USH 8.

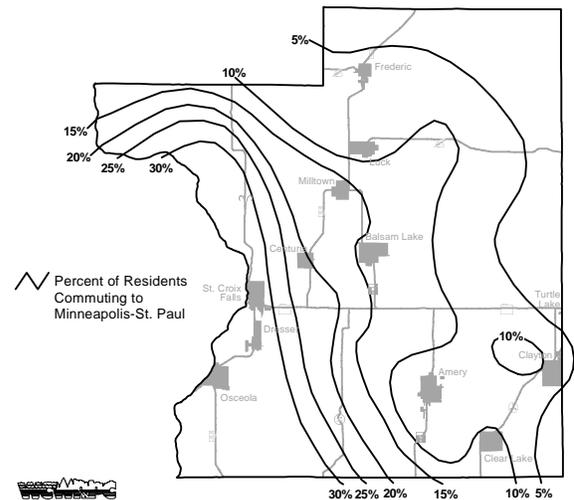
## COMMUTING PATTERNS

A comparison of the 1980 and 1990 commuting patterns for employed residents of Polk County reveals the following:

**COMMUTER SHED • 1980  
POLK COUNTY**



**COMMUTER SHED • 1990  
POLK COUNTY**



-  While the total number of employed persons residing in Polk County grew by 20% between 1980 and 1990, the percentage of persons working within the County increased by just over 9%.

-  Between 1980 and 1990, the number of Polk County residents working outside of the County increased by 101%.

-  The greatest increases in persons commuting outside of the County between 1980 and 1990 are identified for St. Croix County (122%), the Twin Cities Area (108%), and Barron County (51%).

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## TRAFFIC FORECASTS

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- 🚗 Traffic volume forecasts prepared by WisDOT for USH 8 predict a doubling of traffic on USH 8 by 2020, with traffic volumes exceeding 11,500 vehicles per day.
- 🚗 1995 traffic volumes on STH 65, from the south County line to USH 8, are already exceeding the year 2000 forecasts and are only 200-300 vehicles per day away from reaching the year 2020 projections.
- 🚗 Traffic volumes on USH 63, between Clear Lake and USH 8, are projected to see increases from 50% to 85%, reaching from 4,400 to 8,400 vehicles per day by 2017.
- 🚗 2001 traffic volumes on STH 35 between Osceola and Dresser have reached 6,500 vehicles per day, exceeding the year 2013 forecast by 1,050 vehicles per day, or 20% (\*1990 forecast).
- 🚗 Traffic volumes on STH 46 are projected to increase by 82% by the year 2017, reaching 7,560 vehicles per day.
- 🚗 Traffic volumes on STH 35, from Frederic to the north County line, have experienced increases of 48% and have reached traffic volumes of 4,500 vehicles per day.
- 🚗 The highway system serving Polk County and linking it with employment centers in the Twin Cities Area, as well as in St. Croix and Barron Counties in Wisconsin, will continue to influence growth and development in the County.
- 🚗 Programmed highway improvements will contribute to increasing traffic volumes by providing improved access to employment and activity centers outside of the County. The increase in traffic volumes will also place greater demands on the local road system.
- 🚗 The County Trunk Highway system, which serves as a collector road network, will continue to experience high traffic volume growth rates as development patterns continue to move northeasterly in the County. This will require increased highway expenditures to maintain and upgrade the rural highway system.
- 🚗 The continued growth of the commuting work force may warrant investigation into the establishment of commuter ride-sharing alternatives to single-occupant vehicle use to lessen the impact on growth traffic volumes.
- 🚗 Greater emphasis will be placed on protecting transportation investments through improved management practices for the transportation infrastructure, as well as for the adjoining land uses that impact on the transportation infrastructure.

# RECREATION RESOURCES

Recreation is an important part of our lives. Increased demands for outdoor recreation opportunities have led to increased pressures on existing recreation facilities. If not properly managed, over-use of the facilities can endanger the environmental qualities that residents and non-residents are attracted to in the first place.

Subsequently, there has been an increasing burden on local governments to continue to provide additional facilities or improvements that afford the residents with a wide range of quality recreation opportunities, in a manner that maintains the character and quality of life and the quality of the environment.

## Recreation Resources

Polk County is a county in which there are a large amount of diversified recreational opportunities available. This includes both land and water-based resources. The

following is a summary of the outdoor recreation resources available in Polk County.

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### LAND-BASED RECREATION RESOURCES

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🌲 Polk County maintains and manages 7 park and recreation areas. Of these, 5 are owned by Polk County and 2 (1 publicly owned and 1 privately owned) are managed by the County.

🌲 There are 30 picnic areas containing 910 picnic tables and 8 shelters.

🌲 Polk County has 125 public and 520 private camping sites at 17 campgrounds.

🌲 Polk County has approximately 41,300 acres of public conservation and recreation land. This is nearly 8% of the total land area of the County.

🌲 There are approximately 38,287 acres of total hunting land in the County. This is comprised of about 31,370 acres of public hunting land and 6,917 acres of

land either owned by the state, in a state program or in various scattered local parks.

🌲 There are four 9-hole and three 18-hole golf courses in the County.

🌲 There are approximately 111 miles of nature, hiking, and multi-use trails in Polk County. In addition, the Ice Age Trail will add nearly 40 miles of additional hiking trails.

🌲 There are 30 miles of trails designed and maintained specifically for cross-country skiing.

🌲 There are 357 miles of total groomed snowmobile trails in Polk County.

# Water-Based Recreation Resources

- ▲ There is a total surface water area of 23,620 acres in Polk County. This is comprised of 473 lakes (21,894 acres) and 200 miles (1,726 acres) of streams.
- ▲ Of the 437 total lakes, 213 are named lakes and 260 are unnamed lakes.
- ▲ Of the 213 named lakes, 62 have public access and 27 have commercial facilities.
- ▲ There are 10 public beaches available for swimming.
- ▲ There are 91 miles of canoeing water in 4 major areas of Polk County. These areas include the Apple River (42 miles), St. Croix River (39 miles), Trade River (5 miles), and Wolf Creek (5 miles).
- ▲ There are 12 lakes suitable (having 200 surface acres or more) for recreational boating and water skiing. These 12 lakes have a total of 9,925 surface acres.
- ▲ Polk County has 34 streams, totaling 92.5 miles, available for trout fishing. Over 26 miles of those are Class I trout streams.
- ▲ In addition to Polk County, there are also recreational facilities provided by the cities, villages and towns.
- ▲ Polk County completed a County Outdoor Recreation Plan in 1999. This plan details the County's recreation system, including proposed improvements.

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## CONCLUSIONS

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With the population of Polk County continuing to grow, and the social trends leading to an increased demand for leisure-time activities, the demand on existing recreation facilities will continue to increase. According to the Polk County Outdoor Recreation Plan, there are capacity, equipment and maintenance problems that will need to be addressed in the future. The challenge will be to provide quality recreational opportunities, while preserving the County's desired quality of life and natural resources.

