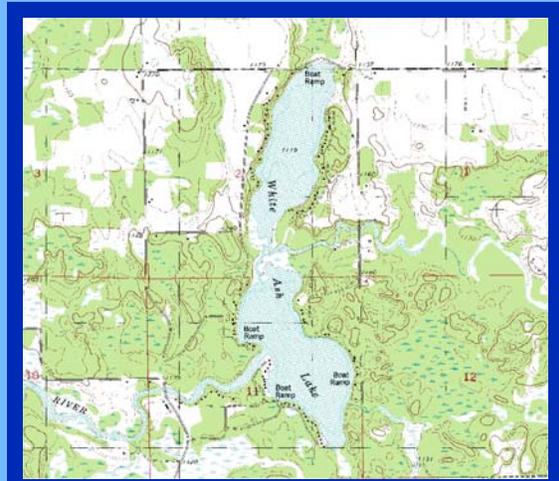


TOWN OF APPLE RIVER COMPREHENSIVE PLAN 2009-2029



**Prepared by:
Town of Apple River Plan Commission**

**Adopted by:
Apple River Town Board July 13, 2009**

Planning assistance provided by:



Town of Apple River Comprehensive Plan 2009 – 2029

Prepared by:
**Town of Apple River
Plan Commission**

Adopted by:
**Town of Apple River
Town Board
July 13, 2009**

Planning Assistance Provided by:

**Cedar Corporation
604 Wilson Avenue
Menomonie, WI 54751
(715) 235-9081**



**Town of Apple River
Comprehensive Plan
2009 – 2029**

Prepared Under the Direction of:

Town of Apple River Plan Commission

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VISION STATEMENT

Town of Apple River

The Town of Apple River will seek to preserve its rural character, protect its natural resources, recognize the economic needs of the area, and respect the community's intentions.

PLANNING GOALS

Town of Apple River

- 1) Promote the preservation of the rural landscape and the Town's natural resources.
- 2) Maintain clean and safe properties.
- 3) Provide safe and efficient levels of rural public services.
- 4) Support economic growth that encourages blending in with the surrounding environment in an aesthetically pleasing way.

Ordinance No. # 2009-1

An Ordinance regarding the adoption of the Comprehensive Plan for the Town of Apple River, Polk County, Wisconsin.

The Town Board of the Town of Apple River, Polk County, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sec. 60.22(3) Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Town of Apple River is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and Sec. 66.1001(2), Wis. Stats.

Section 2. The Town Board of the Town of Apple River, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Sec. 66.1001(4)(a), Wis. Stats.

Section 3. The Plan Commission of the Town of Apple River, by a majority vote recorded in its official minutes dated June 10, 2009, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Apple River Comprehensive Plan 2009 - 2029" containing all of the elements specified in Sec. 66.1001(2), Wis. Stats.

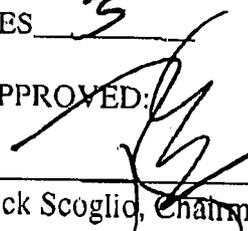
Section 4. The Town has held at least one public hearing on this ordinance in compliance with the requirements of Sec. 66.1001(4)(d), Wis. Stats. on May 11, 2009 at 6:30 p.m. at the Apple River Town Hall, 612 U.S.H. 8, Amery, WI.

Section 5. The Town Board of the Town of Apple River, Wisconsin does, by enactment of this ordinance, formally adopt the document entitled, "Town of Apple River Comprehensive Plan 2009 - 2029" pursuant to Sec. 66.1001(4)(c), Wis. Stats.

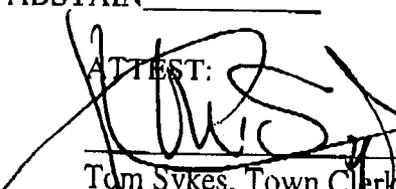
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication as required by law.

Adopted by the Town Board of the Town of Apple River this 13th day of July, 2009.

YES 3 NO _____ ABSTAIN _____ ABSENT 0

APPROVED: 

Rick Scoglio, Chairman

ATTEST: 

Tom Sykes, Town Clerk

Adopted: 07-13, 2009
Published: July 29th 2009
Effective: July 29th 2009

CHAPTER 1

Introduction

Comprehensive Planning Law

Wisconsin's Comprehensive Planning Law was passed in October 1999 as part of the State's biennial budget. The law states that beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan. The actions include official mapping, local subdivision regulations, Town and County zoning ordinances, and the zoning of shorelands or wetlands.

In 2006, the Apple River Town Board created a Plan Commission to develop a comprehensive plan that addresses the nine required elements. The Plan Commission's role is to create the comprehensive plan and make recommendations to the Town Board.

Nine Required Elements

State statutes require comprehensive plans to consist of nine elements, each focusing on an important sector of the community. These elements are:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation
- Implementation

The goal of Smart Growth is to ensure that communities look at how all of these elements intertwine and affect each other, creating an awareness and overall cohesive vision for the Town of Apple River.

Location and Regional Content

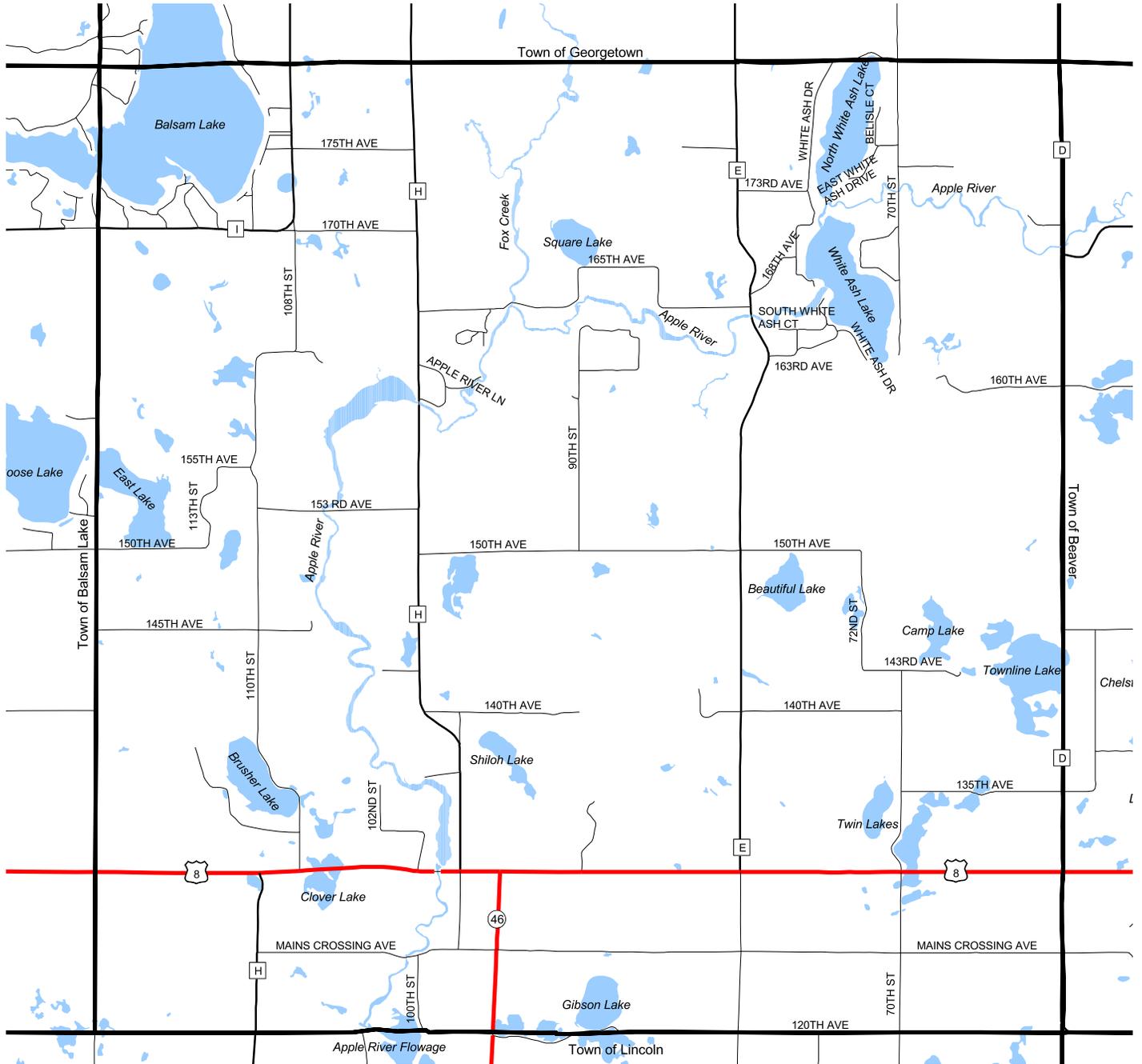
The Town of Apple River is located in central Polk County, Wisconsin (*see Map 1-1*). It is a mix of farmland, wetlands, woodlands, recreational waters, and residential properties. The Apple River, which meanders across the entire Town and numerous lakes, provide residents and visitors with various recreational opportunities.

Apple River is a desirable location because of its rural nature with abundant natural resources. At the same time, it is within a short distance to many larger communities and the Twin Cities Metropolitan Area. These communities provide additional job and retail opportunities within a reasonable driving distance.

PROJECT LOCATION

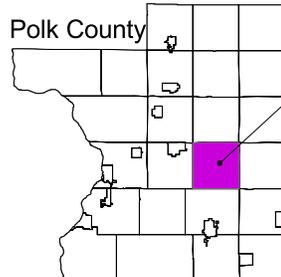
Town of Apple River

Polk County, Wisconsin



LEGEND

- Town Boundary
- Lakes & Rivers
- Roads**
- Local
- County
- State & U.S. Highways



Town of Apple River



Plan Purpose

The purpose of the comprehensive plan is to provide information related to the Town of Apple River, its residents, natural resources, and its existing character. The plan addresses community concerns about how the Town should be in the future.

Plan Development Process

The Town of Apple River has incorporated the nine required elements into their plan. Each chapter was addressed individually before moving on to the next chapter. When all were complete, the Comprehensive Plan was reviewed as a whole, checking for any inconsistencies.

Public Involvement and Public Participation Policy

Wisconsin State Statutes Section 66.1001 requires that the governmental unit shall adopt written procedures that are designed to foster public participation. In 2006, the Town conducted a community survey, visioning sessions, and open meetings. Current and future demographic projections, goals, objectives, and policies are identified throughout the plan. The Public Participation Plan, Public Participation Resolution, and Community Survey can be seen in Appendix A.

Regional Planning Jurisdictions and Government Agencies

While the Town of Apple River plans for its own future, it also is within multiple planning and government agency districts that do their own planning. Available plans will be reviewed to address any inconsistencies between them. Some of the planning and government agencies that will be contacted include:

- West Central Wisconsin Regional Planning Commission
- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Polk County

Goals, Objectives, and Policies, Programs, and Actions

For each planning element, goals, objectives, and policies, programs, and actions will be created. These will be used to create planning goals and identify ways to achieve each goal. Definitions of these terms are listed below.

Goal: A general statement that describes a desired future result.

Objective: Objectives are statements that describe what the Town hopes to achieve by a goal.

Programs, Policies, and Actions: Programs, policies, and actions describe specific implementation strategies to be carried out in order to meet a goal and achieve the objectives. A policy can be an ordinance, a program can be a series of policies and

actions, and an action can be something carried out by a group without the need of an official policy.

The intent of the plan, as a whole, should be considered when consulting the plan for guidance in decision-making. Not one sentence, table, or map, on its own, represents the whole intent of the Town's comprehensive plan.

CHAPTER 2

Issues and Opportunities

Introduction

The Issues and Opportunities chapter examines demographic information and survey results for the Town of Apple River. The information will be used to identify demographic trends and their implications while incorporating the desires of residents. The information will be used to provide direction in order to create a functional plan that will be a valuable planning tool for directing the future growth of the Town.

A majority of the demographic information is taken from the U.S. Census Bureau which conducts a census every ten years. The most recent census was completed in 2000. Current information is limited but efforts have been made to incorporate updated data when available.

Historical Population

The Town of Apple River had a slowly decreasing population between 1950 and 1970, then experienced a rapid increase in 1980 and again in 2000 (see *Table 2-1*). This population trend has been evident in much of Polk County. The most recent population growth can be attributed to people moving into Apple River because it offers the quality of life they desire while being close to a variety of job opportunities.

Table 2-1 – Historical Population

Year	1950	1960	1970	1980	1990	2000
Population	612	567	544	819	815	1,067
% Change	-	-7.4%	-4.1%	50.6%	-0.5%	30.9%

Source: West Central Wisconsin Regional Planning Commission

The Apple River community survey identified a general consensus that residents would like the Town growth to stay the same or continue to grow at a slower rate. This data may indicate that residents desire rural living. Please see Appendix A for complete survey results.

Population Forecasts

Population growth can influence various components of life in the Town of Apple River. Growth in surrounding communities can also influence what happens in the Town.

The Wisconsin Department of Administration (WDOA) has created population forecasts for each municipality in the State of Wisconsin. For the Town of Apple River, the population is projected to continue to rise at a gradual rate. The population is projected to be 1,504 residents in 2030. This is an increase of 437 residents between 2000 and 2030 (see *Table 2-2*).

As the population grows, associated issues will arise such as housing needs, protection of natural resources, additional infrastructure, and providing services.

According to the Wisconsin Department of Administration, the estimated population of the Town of Apple River was 1,171 residents in 2007. This is in line with the population projections in Table 2-2. These projections will be used to make a variety of calculations throughout the plan.

Table 2-2 – Population Forecasts

Year	2000*	2005	2010	2015	2020	2025	2030
WDOA	1,067	1,149	1,230	1,301	1,366	1,425	1,504

Source: Wisconsin Department Of Administration, *U.S. Census,

Household Forecasts

Table 2-3 shows housing forecasts for the Town of Apple River. It is projected that the number of persons per household will slowly decrease over time, but it also shows that the Town will need new housing in the future. Based on the 2007 estimated population of 1,171, the Town has grown by 104 residents since 2000.

The population projections in Table 2-2 were used with the estimated housing units provided by the WDOA, to calculate the potential number of new dwellings Town may need by 2030. Using this method, there will be approximately 196 additional dwellings in the Town of Apple River between 2005 and 2030. The dwellings needed to accommodate the projected population growth will likely be met by new home construction and existing second homes being turned into primary residences.

New homes will require land for development. At the same time, housing needs will have to be examined as well as the codes and ordinances that control land use.

Table 2-3 – Housing Forecasts - Town of Apple River

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,067	1,149	1,230	1,301	1,366	1,425	1,504
Persons Per Household	2.55	2.51	2.44	2.38	2.33	2.30	2.30
Total Occupied Housing Units	418	458	505	547	586	620	654
Additional Units Needed	-	40	47	42	39	34	34

Source: WI Dept of Administration: Population and Housing Projections

Age Distribution

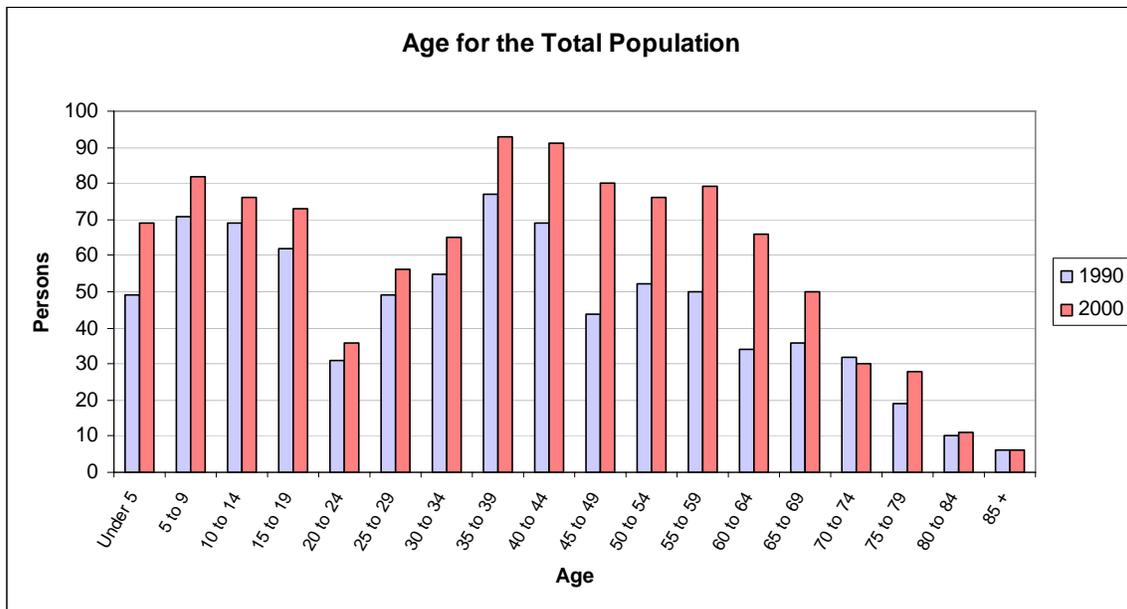
Table 2-4 and Figure 2-1 show the age distribution in the Town of Apple River. All age groups, except the 70-74 age group, have experienced an increase in number. Residents ages 35-69 have seen the largest percentage of growth. This is due to people moving into the area. Different age groups may have different housing, recreation, and occupation needs.

Table 2-4 – Age for the Total Population

Age	1990	2000	Numerical Change	% Change
Under 5	49	69	20	40.8%
5 to 9	71	82	11	15.5%
10 to 14	69	76	7	10.1%
15 to 19	62	73	11	17.7%
20 to 24	31	36	5	16.1%
25 to 29	49	56	7	14.3%
30 to 34	55	65	10	18.2%
35 to 39	77	93	16	20.8%
40 to 44	69	91	22	31.9%
45 to 49	44	80	36	81.8%
50 to 54	52	76	24	46.2%
55 to 59	50	79	29	58.0%
60 to 64	34	66	32	94.1%
65 to 69	36	50	14	38.9%
70 to 74	32	30	-2	-6.3%
75 to 79	19	28	9	47.4%
80 to 84	10	11	1	10.0%
85 +	6	6	0	0.0%
Total	815	1,067	252	30.9%

Source: 1990 and 2000 U.S. Census

Figure 2-1 – Age for the Total Population



Education Levels

Educational attainment can influence a person's career choices, job location, and income. Table 2-5 and 2-6 show that the number of residents who have attained a high school degree or higher has increased from 420 resident in 1990, to 620 in 2000. Also, in 1990, 60 residents had attained a bachelor's degree of higher, while in 2000, that number had risen to 93 residents.

Again, these increases in educational attainment may be attributed to people moving into the Town because it offers the quality of life they desire while being close to a variety of job opportunities in western Wisconsin and the Twin Cities area.

Table 2-5 – Education Attainment Population 25 and Older

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
Population 25 Years and Over	541	100.0%	720	100.0%	179	33.1%
Less than 9th Grade	51	9.4%	28	3.9%	-23	-45.1%
9th to 12th Grade (No Diploma)	70	12.9%	72	10.0%	2	2.9%
High School Graduation (Includes Equivalency)	222	41.0%	317	44.0%	95	42.8%
Some College, No Degree	101	18.7%	153	21.3%	52	51.5%
Associate Degree	37	6.8%	57	7.9%	20	54.1%
Bachelor's Degree	37	6.8%	65	9.0%	28	75.7%
Graduate or Professional Degree	23	4.3%	28	3.9%	5	21.7%

Source: 1990 and 2000 U.S. Census

Table 2-6 – High School Graduate or Higher Attainment

	1990	% Of Total	2000	% Of Total	Numerical Change	% Change
High School Graduate or Higher	420	77.6%	620	86.1%	200	47.6%
Bachelor's Degree of Higher	60	11.1%	93	12.9%	33	55.0%

Source: 1990 and 2000 U.S. Census

Income Levels

Median household incomes in the Town of Apple River have increased almost 75% between 1989 and 1999 (see Table 2-7). In 1999, the median household income was \$43,500. This compares to \$41,183 in Polk County and \$43,791 in the State of Wisconsin.

A person's income level will influence the types of purchases a person makes ranging from dining out to buying a new home.

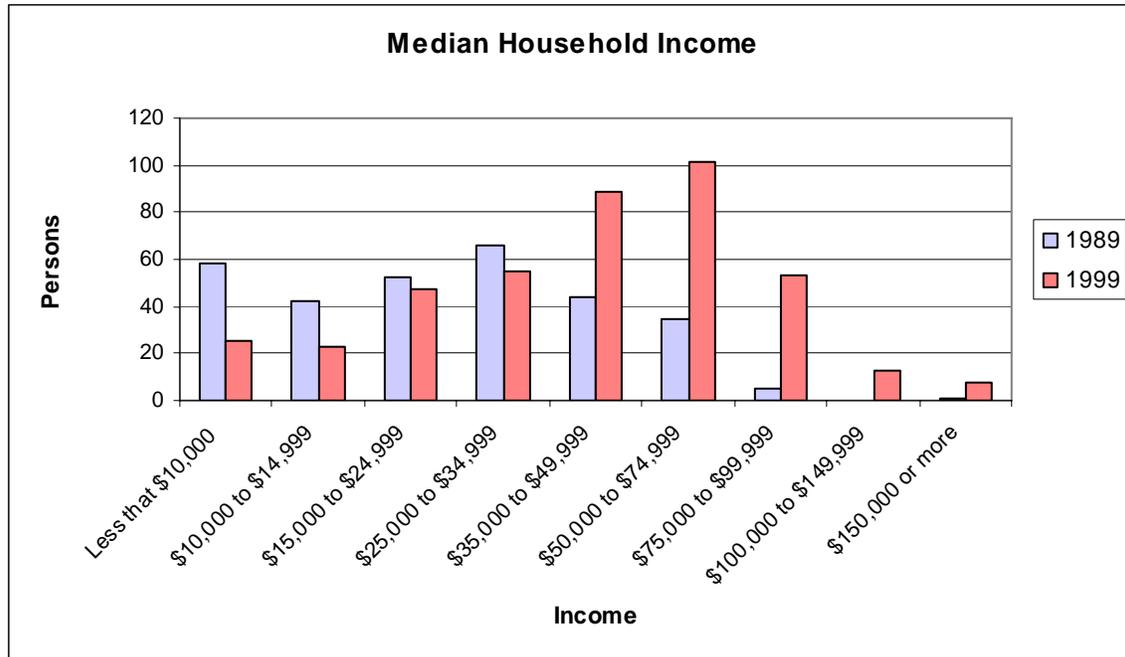
Table 2-7 – Median Household Income - Town of Apple River

Year	1989	1999	% Change
Median Household Income	\$24,911	\$43,500	74.6%

Source: 1990 and 2000 U.S. Census

Figure 2-2 shows that median household incomes in 1999 of \$35,000 and above have all increased compared to the 1989 incomes.

Figure 2-2 – Median Household Income

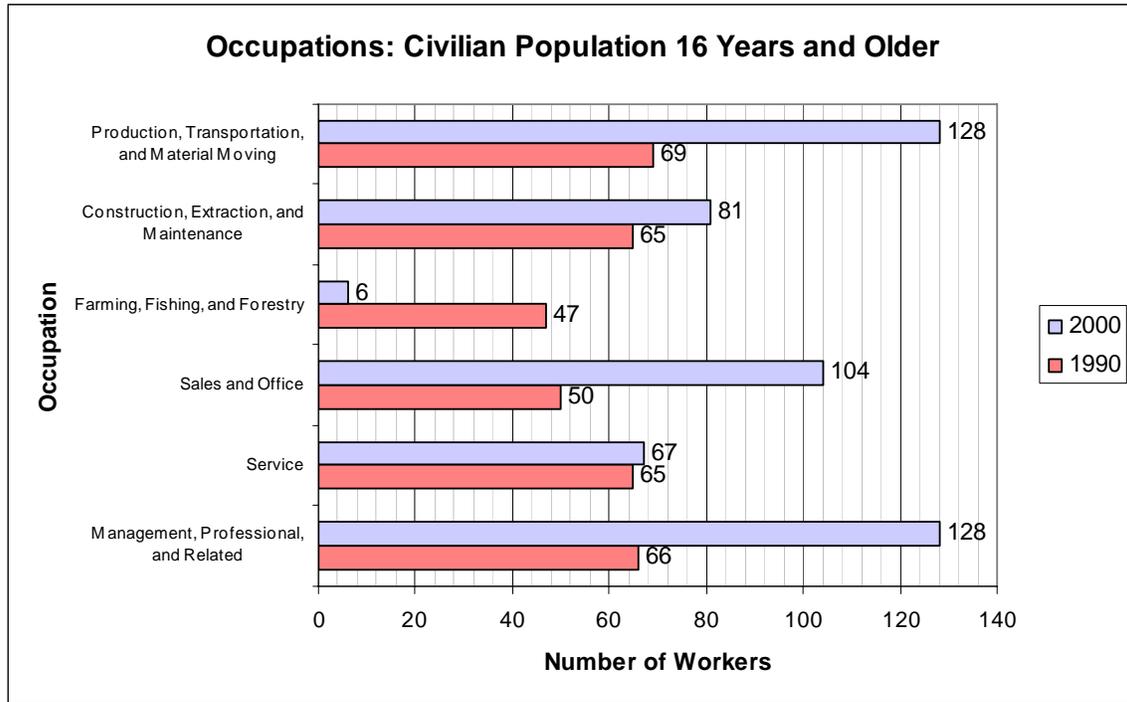


Employment Forecasts and Characteristics

Occupation refers to the type of work a person does. It does not indicate where these occupations are held. Figure 2-3 reveals that occupations shown have experienced an increase in number except farming/fishing/forestry occupations, which have decreased from 47 workers in 1990 to 6 workers in 2000.

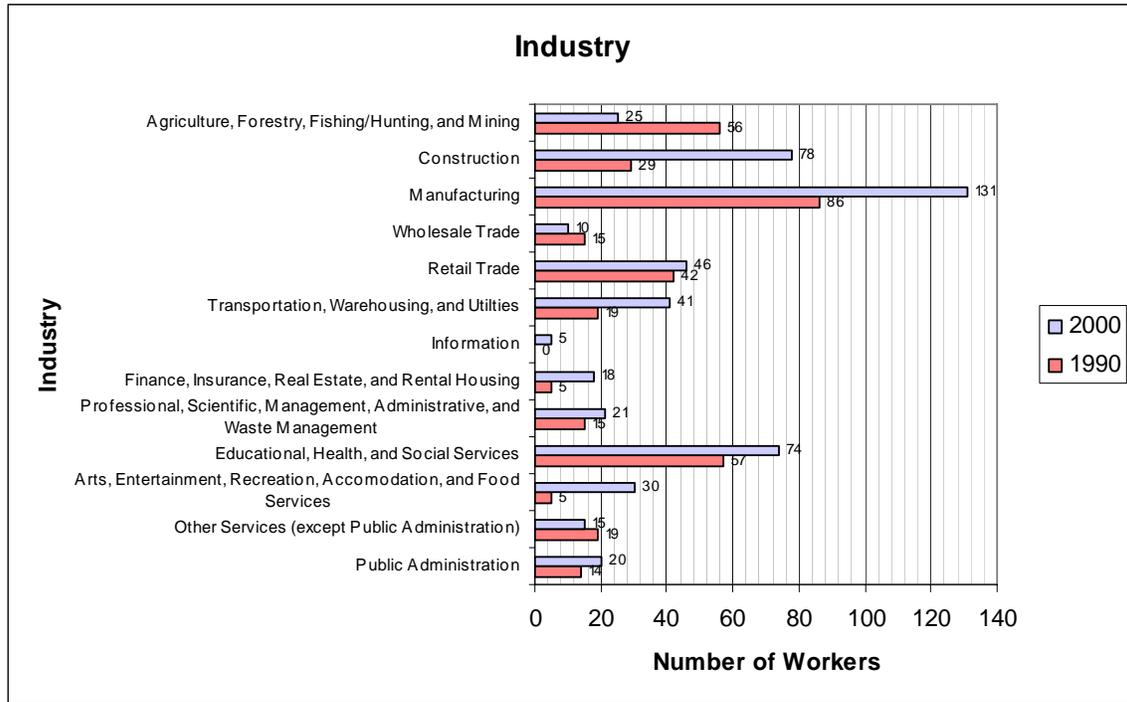
Production/transportation/and materials moving, sales/office and management/professional/ and related occupations have experienced the biggest increase in workers between 1990 to 2000. This may indicate that a growing number of residents are commuting to jobs outside of the Town of Apple River.

Figure 2-3 – Occupation of Workforce Population



Industry refers to what industry each occupation is in. Like occupations, it does not indicate where these industries are located. The biggest industry in 2000 is manufacturing but construction has experienced the largest gain in numbers between 1990-2000 (see Table 2-4). The information industry has the fewest workers with five in 2000. The agriculture, forestry, fishing/hunting, and mining industries have had the most significant decrease in workers.

Figure 2-4 – Occupation by Industry



The Department of Workforce Development updated the Polk County Workforce Profile in December, 2006. Figure 2-5 shows prominent occupations in prominent industries in Polk County. Among these occupations, the food services/drinking places and food/beverage stores offer the lowest wages due to the minimal educational requirements for workers and sometimes seasonal nature of the work.

Figure 2-6 shows average annual wages by industry in Polk County. The leisure and hospitality service is the lowest paid industry in Polk County as well as in Wisconsin. The highest paid industry in Polk County is manufacturing. In general, wages in all industries in Polk County are below the State averages.

Figure 2-5 - Prominent Occupations in Prominent Industries in Polk County

Prominent occupations in prominent industries in Polk County	
Educational services	Fabricated metal product manufacturing
Elementary School Teachers, Not Special Education Secondary School Teachers, Not Special & Voc. Education Teacher Assistants Middle School Teachers, Not Special & Voc. Education Janitors & Cleaners, Not Maids & Housekeeping Cleaners	Team Assemblers Machinists Cutting, Punching, Press Mach. Setters/Ops/Tenders, Mtl/Plst Welders, Cutters, Solderers, & Brazers 1st-line Sprvs/Mngrs-Production & Operating Workers
Food services & drinking places	Ambulatory health care services
Combined Food Prep. & Servers, Incl. Fast Food Waiters & Waitresses Bartenders 1st-line Sprvs/Mngrs-Food Prep. & Servers Cooks, Restaurant	Registered Nurses Receptionists & Information Clerks Dental Assistants Dental Hygienists Medical Assistants
Hospitals	Plastics & rubber products manufacturing
Registered Nurses Nursing Aides, Orderlies, & Attendants Healthcare Support Workers, All Other Licensed Practical & Licensed Voc. Nurses Secretaries, Not Legal, Medical, & Executive	Mold/Coremak'g/Cast Mach. Setters/Ops/Tenders, Mtl/Plst Team Assemblers Extruding/Drawing Machine Setters/Ops/Tenders, Mtl/Plst 1st-line Sprvs/Mngrs-Production & Operating Workers Packers & Packagers, Hand
Transportation equipment manufacturing	Food & beverage stores
Team Assemblers Welders, Cutters, Solderers, & Brazers Cutting, Punching, Press Mach. Setters/Ops/Tenders, Mtl/Plst Machinists 1st-line Sprvs/Mngrs-Production & Operating Workers	Cashiers Stock Clerks & Order Fillers Packers & Packagers, Hand Combined Food Prep. & Servers, Incl. Fast Food Food Prep. Workers
Nursing & residential care facilities	Specialty trade contractors
Nursing Aides, Orderlies, & Attendants Home Health Aides Personal & Home Care Aides Registered Nurses Licensed Practical & Licensed Voc. Nurses	Electricians Carpenters Plumbers, Pipefitters, & Steamfitters Construction Laborers Heating, AC, & Refrigeration Mechanics & Installers

Source: DWD, Bureau of Workforce Information and Office of Economic Advisors, Wisconsin Industry-occupation matrix

Figure 2-6 – Average Annual Wage by Industry in Polk County

	Average Annual Wage by Industry Division in 2005		Percent of Wisconsin	1-year % change
	Wisconsin	Polk County		
All industries	\$ 35,503	\$ 27,691	78.0%	-0.2%
Natural resources	\$ 27,765	\$ 26,210	94.4%	5.2%
Construction	\$ 42,891	\$ 33,314	77.7%	2.1%
Manufacturing	\$ 44,430	\$ 36,272	81.6%	-0.3%
Trade, transportation & utilities	\$ 31,088	\$ 23,843	76.7%	1.5%
Information	\$ 43,439	\$ 23,825	54.8%	-27.8%
Financial activities	\$ 46,267	\$ 32,552	70.4%	1.5%
Professional & Business Services	\$ 40,462	\$ 23,056	57.0%	-15.3%
Education & Health	\$ 37,228	\$ 29,471	79.2%	3.6%
Leisure & Hospitality	\$ 12,468	\$ 9,419	75.5%	2.3%
Other services	\$ 20,604	\$ 18,797	91.2%	Not avail.
Public Administration	\$ 37,244	\$ 25,336	68.0%	5.6%

Source: WI DWD, Bureau of Workforce Information, Quarterly Census of Employment & Wages

Demographic Summary

Demographic trends for the Town of Apple River show that the Town's population is steadily growing and that almost all age groups have increased in number. Many new residents are commuting to jobs outside the Town and an increasing number are traveling into the Twin Cities area. Incomes and educational attainment levels have risen between 1990 and 2000 and have kept pace with Polk County and State levels. Manufacturing, construction, and educational/health/and social services industries are predominant while the top occupations are related to management, production, and sales.

CHAPTER 3

Housing

Introduction

Housing in the Town of Apple River is significant for several reasons. It is typically one of the largest expenditures in a person's life. Housing and the land it occupies generates significant tax revenue and the desire to develop land for housing can have visible effects on the Town's land use patterns. The types of housing available within a community can attract people into the community.

The housing chapter analyzes various housing characteristics in order to identify housing needs in the future. Land use issues related to housing will be addressed in the Land Use chapter.

Structural Characteristics

The type of heating fuel used in homes can indicate potential energy expenditures within a Town and reveal trends in heating systems related to new construction. Most homes are heated by bottled/tank/LP gas (see Table 3-1).

Six households indicated they are using utility gas which could indicate they are located in the northwest corner of the Town near Balsam Lake where utility gas is available. Almost 15% of housing units use wood as its source of heating fuel which could mean many housing units are used for cabins or more people are using outdoor wood burners.

Table 3-1 – Types of House Heating Fuel

Fuel Type	Number	Percent
Utility Gas	6	1.5%
Bottled, Tank, or LP Gas	267	64.6%
Electricity	30	7.3%
Fuel Oil, Kerosene, Etc.	50	12.1%
Coal or Coke	0	0.0%
Wood	60	14.5%
Solar Energy	0	0.0%
Other Fuel	0	0.0%
No Fuel	0	0.0%
Total	413	100.0%

Source: 2000 U.S. Census Bureau

Table 3-2 shows all homes in the Town of Apple River are single family type units, with over 90% being single family homes, 9% being mobile homes, and less than 1% are attached homes (Twin Homes). There are no multiple-family dwelling units in the Town.

A 1-Unit, detached structure is a separate building that has open spaces on all sides. A 1-Unit, attached structure is separated from other structures by dividing walls that extend from ground to roof.

Table 3-2 – Housing Units in a Structures

Units	Number	Percent
Total Housing Units	657	100.0%
1 Unit, detached	596	90.7%
1 Unit, attached	2	0.3%
2 Units	0	0.0%
3 or 4 Units	0	0.0%
5 to 9 Units	0	0.0%
10 to 19 Units	0	0.0%
20 or more Units	0	0.0%
Mobile Home	59	9.0%
Boat, RV, Van, etc	0	0.0%

Source: 2000 U.S. Census Bureau, 2000-2001 Polk County, 2002-2007 Town building permits.

The need for multi-family and other types of housing is currently met by the City of Balsam Lake and the City of Turtle Lake. It is likely that a majority of new housing over the next 20 years will be single family housing.

The Town of Apple River Community Survey presented questions related to housing. In general, residents were open to housing options other than single family homes, did not see a need for subsidized housing, did not want to see their development of a mobile home park or having mobile homes scattered throughout the Township, wanted property owners to maintain clean properties, wanted a minimum lot size established to retain the rural character of the area, and indicated a preference towards smaller lot sizes in the residential areas.

Age Characteristics

Table 3-3 shows the year a home in the Town of Apple River was constructed. Almost two-thirds of the housing stock was constructed before 1980. An aging housing stock could indicate a need to replace septic systems, siding, furnaces, windows, or other repairs but does not indicate if improvements have been made over time.

Table 3-3 – Year Structure Constructed

Year Built	Homes	Percent
Total	657	100.0%
1999 to March 2000	98	14.9%
1995 to 1998	52	7.9%
1990 to 1994	60	9.1%
1980 to 1989	55	8.4%
1970 to 1979	119	18.1%
1960 to 1969	98	14.9%
1940 to 1959	81	12.3%
1939 or earlier	94	14.3%

Source: 2000 U.S. Census Bureau, 2000-2001 Polk County, 2002-2007 Town building permits.

Home Values

Table 3-4 reveals that the median owner-occupied housing value has doubled between 1990 and 2000. The increases can be attributed to normal appreciation, demand for homes in the area, or the construction of larger homes by new residents. The recent decline in the housing market may slow the appreciation in home values in the future.

Table 3-4 – Median Owner-Occupied Housing Value

1990	2000	% Change
\$50,900	\$101,400	99.2%

Source: US Census Bureau 1990, 2000

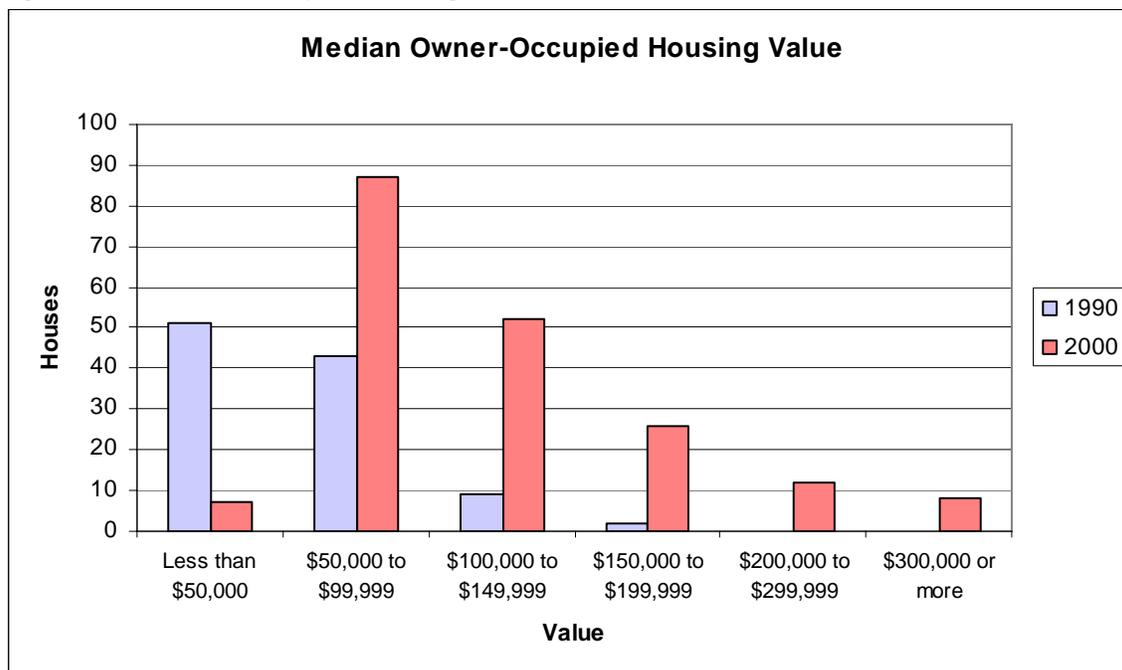
Table 3-5 and Figure 3-1 show that a majority of housing in 2000 is valued between \$50,000 and \$99,999. This is a sharp contrast to 1990, when a majority of housing was valued at less than \$50,000. There has been a notable increase in home values over \$200,000.

Table 3-5 – Owner-Occupied Housing Value

Value	1990	2000	Numerical Change	% Change
Less than \$50,000	51	7	-44	-86.3%
\$50,000 to \$99,999	43	87	44	102.3%
\$100,000 to \$149,999	9	52	43	477.8%
\$150,000 to \$199,999	2	26	24	1200.0%
\$200,000 to \$299,999	0	12	12	-
\$300,000 or more	0	8	8	-

Source: US Census Bureau 1990, 2000

Figure 3-1 – Owner- Occupied Housing Value



Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is considered owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

In 2000, the majority of housing in the Town of Apple River was owner-occupied (93.1%). This compares to Polk County (80.2%) and the State of Wisconsin (68.4%). This number and percentage for the Town grew considerably over 1990. The percentage of renter-occupied units as a whole decreased from 1990 to 2000.

Table 3-6 – Occupied Housing Units

	1990	% of Total	2000	% of Total	Numerical Change	% Change
Owner-Occupied Housing Units	254	83.6%	389	93.1%	135	53.1%
Renter-Occupied Housing Units	50	16.4%	29	6.9%	-21	-42.0%
Total	304	100.0%	418	100.0%	114	37.5%

Source: 1990 and 2000 U.S. Census

Table 3-7 shows that a considerable amount of the housing units in the Town of Apple River are vacant though the percentage has decreased between 1990 and 2000. This means that homes are either for sale, for rent, or are used for seasonal, recreational, or occasional use. In 2000, 91.3% of all vacant housing was used for seasonal, recreational, or occasional use.

Table 3-7 – Total Housing Units - Town of Apple River

	1990	% of Total	2000	% of Total	Numerical Change	% Change
Occupied Housing Units	304	53.3%	418	66.9%	114	27.3%
Vacant Housing Units	266	46.7%	207	33.1%	-59	-28.5%
Total	570	100.0%	625	100.0%	55	8.8%

Source: 1990 and 2000 U.S. Census

Housing Affordability Analysis

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs. Costs associated with renting can vary significantly compared to homeownership. Renters do not have to directly pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Table 3-8 reveals that almost 70% of residents owning homes pay less than 30% of their household income for housing costs. The monthly owner costs are calculated from the mortgage payment, real estate taxes, home owners insurance, utilities, fuels, mobile home costs, and condominium fees.

Table 3-8 – Monthly Housing Costs-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	61	31.8%
15 to 19%	30	15.6%
20 to 24%	29	15.1%
25 to 29%	13	6.8%
30 to 34%	14	7.3%
35% or more	45	23.4%
Not computed	0	0.0%
Total	192	100.0%

Source: US Census Bureau 2000

Costs associated with renting can vary significantly compared to homeownership. Renters do not have to directly pay property taxes, insurance costs are less, and utility costs may be included with the rent.

Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels if these are paid for by the renter or for the renter by someone else (*Table 3-9*). Approximately 56% of the households that rent are paying less than 30% of their income on housing.

Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprise the category "Not computed." The total number of households that reported they rented their home is minimal.

Table 3-9 – Gross Rent-Percentage of Household Income

Year 1999	Number	Percent
Less than 15%	5	31.3%
15 to 19%	0	0.0%
20 to 24%	4	25.0%
25 to 29%	0	0.0%
30 to 34%	0	0.0%
35% or more	0	0.0%
Not Computed	7	43.8%
Total	16	100.0%

Source: US Census Bureau 2000

Housing Assistance Programs and Agencies

The ability to afford or maintain housing can be challenging for some residents. There are several county, state, and federal programs and agencies that assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs.

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

The Rural Development Program provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA)

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

West CAP

West CAP is a non-profit corporation that works in partnership with local communities to plan and develop good quality, affordable housing for low and moderate-income families and individuals.

Movin' Out

Movin' Out is a housing organization that provides assistance, housing counseling, information, and gap financing for rehabilitation and purchase to Wisconsin households with a member with a permanent disability.

Habitat for Humanity

Habitat for Humanity is a nonprofit organization that builds homes for low-income families.

Community Development Block Grants (CDBG)

The CDBG program provides grants to local governments for housing rehabilitation programs for low- and moderate-income households.

Low Income Energy Assistance Program (LIEAP)

The LIEAP program provides payments to utility companies or individuals to help pay for home heating costs in the winter.

Housing Cost Reduction Initiative (HCRI)

This state program provides funding to local public and non-profit agencies to reduce housing costs for low- and moderate-income households.

Future Housing Needs

Table 3-10 shows household forecasts based on population projections for the Town of Apple River. If accurate, there will be approximately 40 new households every five years. Housing for these new households will likely be provided by new home construction and existing seasonal homes being converted into year-round homes.

Table 3-10 –Housing Forecasts - Town of Apple River

Year	2000	2005	2010	2015	2020	2025
Population	1,067	1,149	1,230	1,301	1,366	1,425
Persons Per Household	2.55	2.51	2.44	2.38	2.33	2.30
Total Occupied Housing Units	418	458	505	547	586	620
Additional Units Needed	-	40	47	42	39	34

Source: WI Dept of Administration: Population and Housing Projections

The amount of land potentially needed for new households can be calculated by multiplying the housing forecasts by the minimum lot size required in the various zoning districts. Table 3-11 illustrates the potential land needed based on various minimum lot sizes.

Table 3-11 – Land Acreages Needed

Minimum Lot Size	Additional Households / 5 Years	Total Land Needed
1 acre	40	40 acres
2 acres	40	80 acres
5 acres	40	200 acres
35 acres	40	1,400 acres

Source: WI Department of Administration: Population and Housing Projections, Cedar Corporation

Housing Development Issues

In the Town of Apple River Community Survey, 70.4% of the people who responded to the survey indicated that the character of the Town should be preserved as rural. Contractors, architects, and homeowners can blend new construction in with the environment by curving driveways, designing around the existing landscapes, and choosing colors that blend in with the natural surroundings. Other aspects of housing such as lawns/landscaping, energy efficiency, and enforcement of existing codes can also help maintain the rural character of Apple River.

Development options such as conservations subdivision or “clustering” can be used to preserve important natural areas while providing the same number of housing units for larger developments. Typically, these types of developments require community septic systems. A conservation subdivision may be a reasonable option in the Balsam Lake area of the Township if connecting to Village of Balsam Lake sanitary sewer is a viable option.

Goals, Objectives, Programs, Policies, and Actions

Goal 1: Support residential development that preserves the Town's natural landscape and natural resources.

Objectives

1. Reduce the visual impact of new residential development.
2. Minimize the permanent reduction of natural resources.

Programs, Policies, and Actions:

1. Create an educational pamphlet that shows ways to visually buffer homes by choosing colors, placement of driveways, maintaining natural vegetation, etc. and hand them out with building permits.
2. Create a Town Subdivision Ordinance that specifies design standards for new development.
3. Consider development options such as conservation subdivisions that preserve natural areas by clustering housing in smaller areas.

Goal 2: Promote the use of new technologies in new construction.

Objectives

1. Build energy efficient buildings.
2. Protect against water contamination from failing septic systems.

Programs, Policies, and Actions:

1. Create an educational pamphlet that shows ways to improve the energy efficiency of new buildings through techniques such as passive solar design and geothermal heating and cooling.
2. Encourage Polk County to consider new technologies for improved septic systems.

Goal 3: Maintain proactive policies to address future housing needs and trends.

Objectives

1. Support a variety of housing to meet resident's current and future needs.

Programs, Policies, and Actions:

1. Keep up to date on housing trends and review related ordinances to allow future housing concepts that are beneficial to the Town and County.
2. Support a variety of residential lot sizes within new developments.

CHAPTER 4

Transportation

Introduction

Having access to a quality transportation system is essential to residents in the Town of Apple River. An excellent road network makes the Town a desirable place to live because it allows residents to have access to other communities, commodities, and job opportunities while allowing them to live in Apple River. High traffic areas, such as highways, provide good locations for industry and businesses. Trail systems can provide non-motorized recreational opportunities for people throughout the area and add to the livability and attractiveness of the Town of Apple River.

The Transportation element will inventory and evaluate local modes of transportation and identify possibilities for the future development and improvements.

Functional Road Classification and Jurisdiction

Roads and highways provide different levels of service. Highways provide for the movement of through traffic while streets provide access to property. Most public roads in Wisconsin are classified according to their function and jurisdiction. A functional classification system groups roads and highways according to the character of service that they provide. It also helps determine eligibility for federal aid. Classifications are divided into urban and rural categories, based on population. The Town of Apple River falls under the rural functional classification system.

The Wisconsin Department of Transportation uses population figures, land uses, spacing between classified roads, and average daily traffic counts to determine the functional classification. Classifications are updated every 10 years after census information becomes available. The Town can request a review of their classifications but would be required to collect the data needed.

Functional Road Classification System (Rural <5000 Population)

Principal Arterials: Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into:

- Interstate highways.
- Other principal arterials.

Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

Minor Collectors: Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher

function roads. All developed areas should be within a reasonable distance of a collector road.

Local Roads: Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Map 4-1 shows the road classification and jurisdiction of roads in the Town of Apple River. United States Highway (U.S.H.) 8 is classified as a principal arterial and State Trunk Highway (S.T.H.) 46 is classified as a minor arterial. County Trunk Highway (C.T.H.) H, north of U.S.H. 8, and C.T.H. I are classified as major collectors, while C.T.H. D and C.T.H. E are classified as minor collectors, as well as C.T.H. H, south of U.S.H. 8. The remaining roads in the Town of Apple River are considered local roads under the jurisdiction of the Town. The arterials and collectors provide efficient north/south and east/west transportation corridors.

Commuter Patterns

The road network in and surrounding the Town of Apple River is a major factor in the Town's commuting habits. The Town is serviced by U.S.H. 8, S.T.H. 46, and County Trunk Highways H, I, D, and E.

Driving is the most common mode of transportation for residents who commute to work. Table 4-1 shows that 75% of residents drive alone, 14% carpool, and less than 2% walk to work. Eight percent work at home, which could indicate residents engaged in farming, home based businesses, or telecommute to jobs in other areas.

Table 4-1 – Commuting to Work 16 Years and Over: Town of Apple River

	2000	Percent
Total	505	100.0%
Car, truck, or van - drove alone	380	75.2%
Car, truck, or van - carpooled	74	14.7%
Walked	10	2.0%
Public Transportation	0	0.0%
Worked at home	41	8.1%

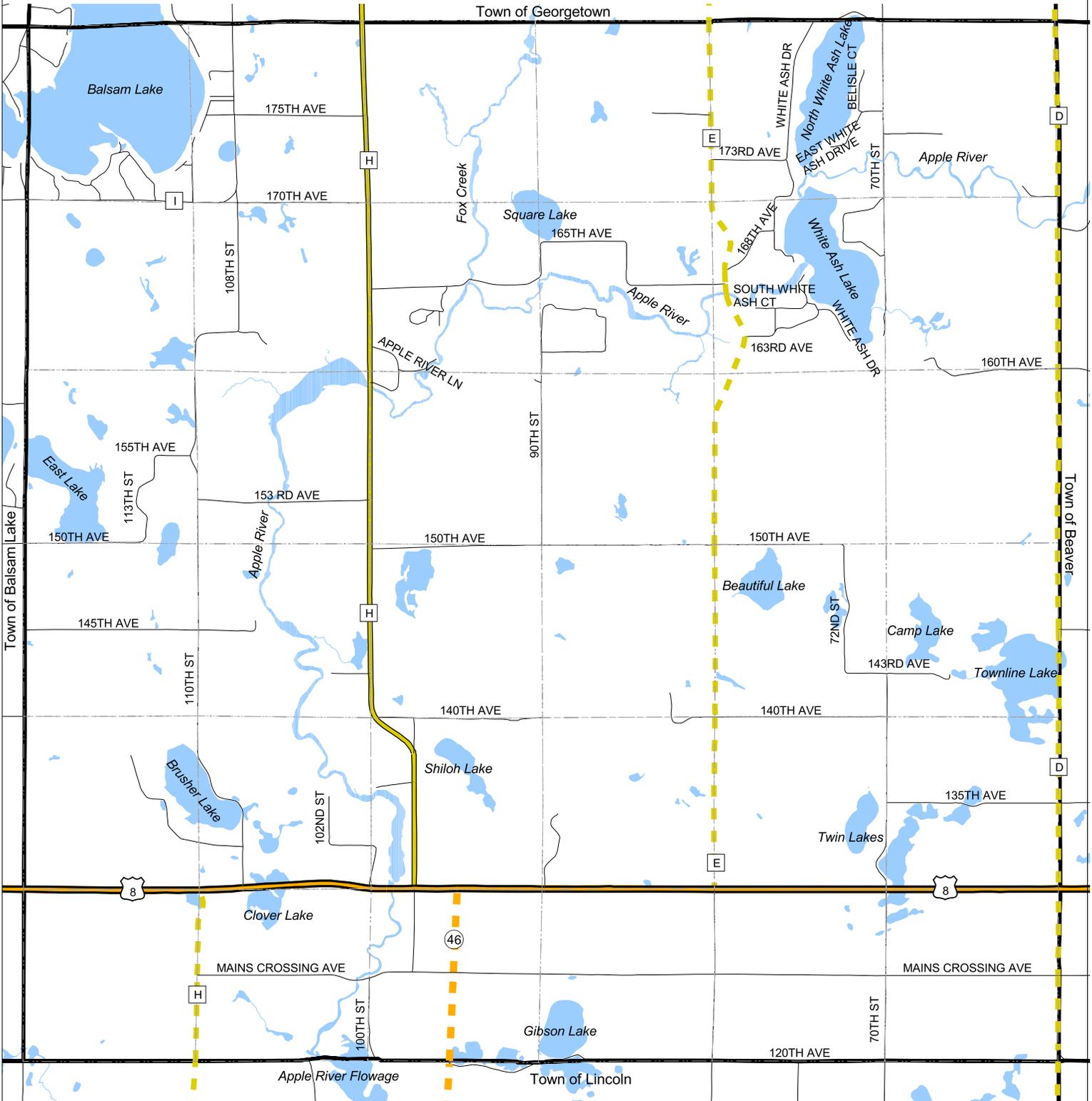
Source: 2000 U.S. Census

FUNCTIONAL ROAD CLASS

Map 4-1

Town of Apple River

Polk County, Wisconsin



Road Classification (Jurisdiction)

-  Principal Arterial (State)
-  Minor Arterial (State)
-  Major Collector (County)
-  Minor Collector (County)
-  Local (Local)

-  Town Boundary
-  Lakes and Rivers

0.5 0 0.5 1 Miles



Cedar
corporation

Source: WDOT June 1999

Table 4-2 indicates that almost 65% of residents that commute, work in Polk County while about 20% are commuting to jobs out of state, most likely in Minnesota.

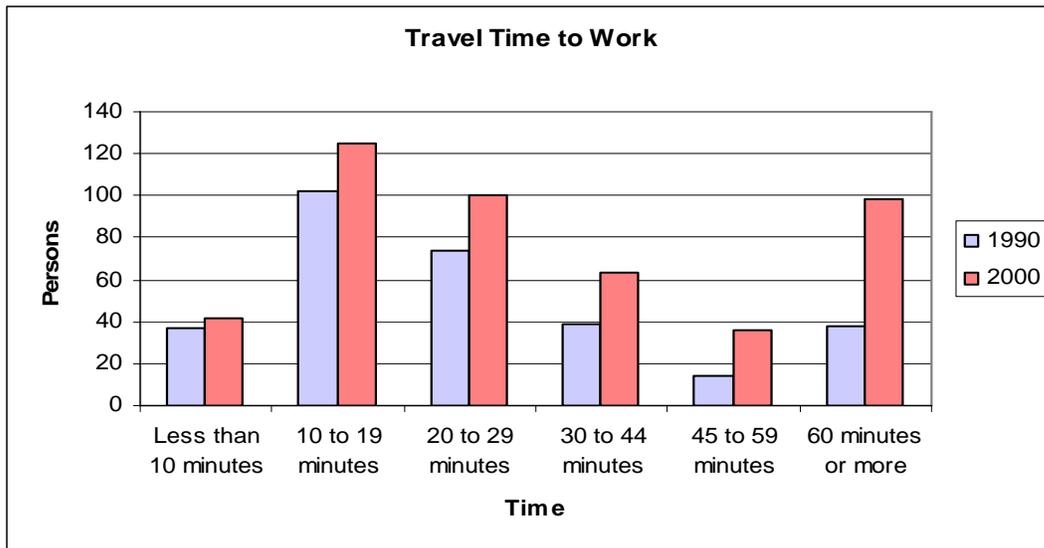
Table 4-2 – Place of Work 16 Years and Over - State and County Level

	2000	%
Total	505	100.0%
Worked in state of residence:	402	79.6%
Worked in county of residence	326	64.6%
Worked outside county of residence	76	15.0%
Worked outside state of residence	103	20.4%

There are no Wisconsin Department of Transportation regulated van and carpool lots located in Polk County. The development of a lot in the area may benefit both residents of the Town and surrounding area.

Figure 4-1 indicates that more residents are driving farther to work. In general, the overall number of residents traveling 10 minutes or more has increased. In 2000, the number of people commuting 45 minutes or more has experienced the largest increase as a percentage. This increase may indicate that many residents are commuting to jobs in western Wisconsin or the Twin Cities Metropolitan area.

Figure 4-1 – Commuting Time to Work

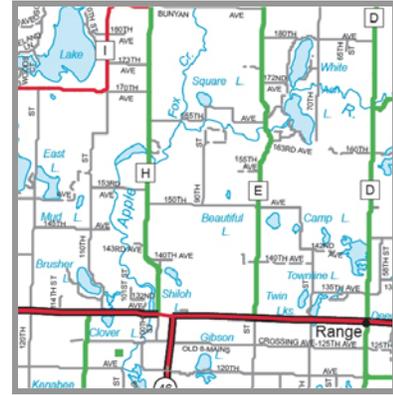


Transportation Facilities for Disabled

The Polk County Aging Program provides services for the elderly and disabled in the Town of Apple River. Residents can call and arrange rides to area clinics and hospitals for appointments. This service is offered Monday through Thursday, with scheduling options for other days of the week. Additionally, volunteer services are provided for elderly and disabled residents needing assistance to medical appointments out side of the County.

Bicycle/Pedestrian Trails

Apple River does not have any developed trails for walking, hiking, or bicycling. The Wisconsin Department of Transportation and the Bicycle Federation of Wisconsin created the adjacent map which indicates bicycle conditions throughout the State. The gray lines indicate Town roads and are not individually evaluated. The green lines indicate best conditions for bicycling, red lines indicate high traffic volumes and undesirable conditions, the red lines with black boundaries indicate highways where bicycling is generally prohibited. This map can be used as a starting point for future bicycle route planning.



The Adventure Cycling Association has designated 38,158 miles of prime cycling routes in the U.S. These routes follow some of the most quiet, scenic roads and bike trails in the North America. The North Lakes Route goes through the Town of Apple River and follows C.T.H. E and 80th Street. There are no official markers along this route but bicycle traffic is noticeable during the summer.

Rail Service

There is no rail service in the Town of Apple River. The closest rail spur is located in the Village of Dresser, approximately 15 miles away.

Passenger rail service is available from Amtrak in St. Paul, Minnesota. There is no potential for the development of passenger rail service within the Town at this time though the Town supports the development of public forms of transportation in the area.

Air Transportation

The Minneapolis-St. Paul International Airport provides major commercial air service for western Wisconsin and Town of Apple River residents. The airport consists of the Humphrey and Lindberg Terminals. This airport will continue to be the main provider of passenger and commercial service in the area.

The Amery Municipal Airport is the closest public use airport in the area, located to the south at the edge of the City of Amery. Amery Municipal Airport is approximately 50 miles northeast of Minneapolis-St. Paul.

The airport has one runway. Runway 18-36 is 4,001'x75' north/south runway with an asphalt surface, which can accommodate a variety of aircraft, including small jets. The airport also has onsite aviation fuels available 24 hours a day.

The next closest is the L O Simenstad Municipal Airport in Osceola, which has one asphalt and one turf runway. The airport provides 24 hour service.

Truck Transportation

Currently, there are no truck terminals in the Town of Apple River.

All Terrain Vehicles (ATVs)

All Town Roads are designated All Terrain Vehicle/Utility Terrain Vehicle (ATV/UTV) routes in the town.

Other Modes of Transportation

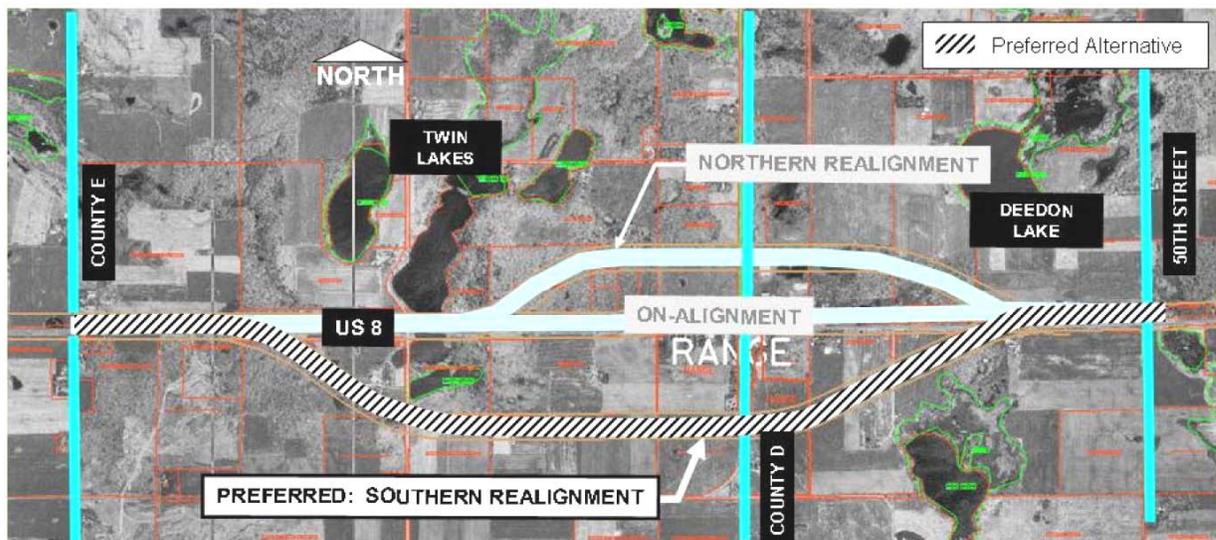
The Town of Apple River does not have any other transit services or facilities and it is unlikely that others will be developed in the next 20 years.

State, Regional, and Local Plans

In 2006, the Wisconsin Department of Transportation (WDOT) examined 40 miles of U.S.H. 8 from S.T.H. 35 North in Polk County to U.S.H. 53 in Barron County. The corridor passes through the Town of Apple River and the unincorporated village of Range. The WDOT prepared an Environmental Impact Statement (EIS) to identify the preferred corridor for eventual construction of a multilane facility that meets future transportation and safety needs.

Figure 4-2 shows the WDOT's Preferred Alternative for the Range Southern Realignment. The Preferred Alternative avoids impacts to the Twin Lakes area and results in fewer residential and business relocations than the Range On-alignment Alternative. This route is also recommended because it does not require any structures. Proposed roads would provide access to the Range area.

Figure 4-2 – U.S.H. 8 Realignment



Source: Wisconsin Department of Transportation.

Road Maintenance Planning

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this are by using the Pavement Surface Evaluation and Rating or PASER program and devising long-range public works plans. The Town of Apple River does both.

Pavement ratings can be used for planning maintenance and budgets for local roadways. Since 2001, municipalities and counties have been required to assess the physical pavement condition of their local roads using the PASER program. PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning.

The Town also develops a Five-Year Road Plan that lists possible projects as well as their estimated costs. This list is continually updated.

Potential Funding Sources and Organizations

Costs for transportation, whether road maintenance or trail development, can be expensive or cost prohibitive. In the Town of Apple River Community Survey, almost 62% of residents indicated that a major goal should be the maintenance and improvement of roads but almost 53% said they were not willing to pay higher taxes to fund better roads and road maintenance.

Local multi-modal transportation projects can be funded through different sources. Some sources can be used to reduce costs. The most common sources that are or could be used are:

- State Shared Revenue (road funding)
- Local General Funds (road funding)
- Community Development Block Grants (road funding)
- DNR Stewardship Grants (trail funding)
- Town Road Improvement Program TRIP- D (road funding)
- DOT Transportation Economic Assistance (road, rail, harbor, airport funding)
- Enhancement Grants (bicycle and pedestrian infrastructure funding)
- Private Foundations (trail funding)
- Corporate Foundations (trail funding)
- Local Volunteer Groups (trail development)
- Local Organizations (Boy/Girl Scouts) (trail development)

The Town may want to evaluate long term road maintenance costs to determine if local roads should be paved or remain gravel. Frequency of maintenance, budgets, and traffic should be considered.

Goals, Objectives, Programs, Policies, and Actions

Goal 1: Support the development of alternative modes of transportation and related infrastructure improvements.

Objectives

1. Support the private development of alternative modes of transportation.
2. Encourage ways to reduce vehicle traffic in the area.

Programs, Policies, and Actions:

1. Encourage Polk County to add paved shoulders along County Trunk Highways when designated for reconstruction.
2. Identify a location for a ride share lot in the area.
3. Support the development of public transportation such as bus or passenger rail that will allow people to commute in an efficient manner.
4. Encourage and work with Polk County to develop a bicycle route plan.

Goal 2: Provide infrastructure maintenance in a fiscally responsible manner.

Objectives

1. Minimize the financial impact to residents.

Programs, Policies, and Actions:

1. Apply for State grants that can be used to offset maintenance costs.
2. Review new subdivision site plans to look for ways of reducing the amount of roads needed.
3. Continue to evaluate and update the Town's Five-Year Road Plan.
4. Consider special assessments as a way to reduce road maintenance costs.
5. Encourage the use of concepts such as Conservation Subdivisions that cluster housing and reduce road lengths.
6. Do not build Town funded roads unless it improves emergency services or the efficiency of road maintenance.
7. Evaluate long term maintenance costs of asphalt and gravel roads.

CHAPTER 5

Utilities and Community Facilities

Introduction

The provision of adequate public utilities and facilities is essential for the operation and development of any community. It is important that adequate services and facilities be available to meet the needs of citizens, businesses, and local government. At the same time, cost is a major factor in the availability of these services.

Towns do not typically have municipal type utilities and facilities are limited and sometimes shared with neighboring communities. This chapter will inventory and assess the future needs of utilities and community facilities in the Town of Apple River.

Private On-Site Wastewater Treatment Systems (POWTS)

All wastewater treatment needs in the Town of Apple River are served by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks.

The Polk County Zoning office issues permits for holding tanks or septic systems in the Town of Apple River. Septic systems need to be inspected at least once every three years and holding tanks require a service contract between the holding tank owner and pumper.

Proper maintenance of these systems is important because failing systems can have a negative impact on groundwater and surface water quality.

Water Supply

The water supply for residential, agricultural, and commercial needs in the Town of Apple River is supplied by private wells. Groundwater is stored in underground aquifers and is drawn out through a well. This water supply is recharged through rainfall and snow melt.

Groundwater protection is important because contamination can be very expensive to mitigate. The Wisconsin Department of Natural Resources must be notified before the construction of any new well.

Stormwater Management

The Town of Apple River does not maintain a stormwater system. Stormwater is generally handled by ditches, swales, and culverts. Stormwater management is an important issue, especially with the amount of water resources in the Town. Increased amounts of impervious surfaces can have an impact on the quality and quantity of stormwater runoff which can cause sediment and contaminants to surface and groundwater. Agricultural practices can also lead to erosion and contamination through the overuse of pesticides and herbicides.

Polk County has a stormwater management and erosion control ordinance that is used to prevent and control the adverse effects of stormwater runoff. Erosion control and or stormwater management is required for most actions that disturb land in relation to development. The Town supports working with Polk County to find common sense solutions to stormwater management.

Solid Waste Disposal & Recycling Facilities

Residents of the Town of Apple River contract individual garbage collection for solid waste disposal and some recycling services. Recycling services are not provided in the Town. The nearest recycling locations are the Town of Georgetown Town Hall and Town of Lincoln Town Hall. In the City of Amery, a drop off site is located in the parking lot of the Cattail Trail and is accessible 24 hours a day, 7 days a week. Other recycling centers are located in Turtle Lake and Balsam Lake.

Polk County conducts an Ag and Household Clean Sweep every year that allows residents to get rid of hazardous chemicals.

In the Town of Apple River Community Survey, almost 40% of respondents indicated the Town should do more to handle solid waste while just over 39% indicated they were undecided about that issue. In the past, the Town conducted a Town clean up day where residents could bring in items to the Town Hall. There has been expressed interest in continuing this program.

Parks and Recreation

There are many opportunities for recreation in the Town of Apple River. The Polk County Parks Department manages all public parks and trail systems within the Town and County.

Currently, the State of Wisconsin owns three properties and Polk County owns two properties in Apple River (*see Map 5-1*). The Apple River Park is located south of U.S.H 8 and west of S.T.H. 46 on Mains Crossing Ave. and is managed by Polk County. The park is approximately 18 acres and features camping, fishing, hiking trails, picnic area with grills, playground, shelter with electric, and restrooms.

There are two campgrounds located in Apple River, the first, is along the Apple River southwest of Square Lake. This is a private campground. The second is in the Apple River Park.

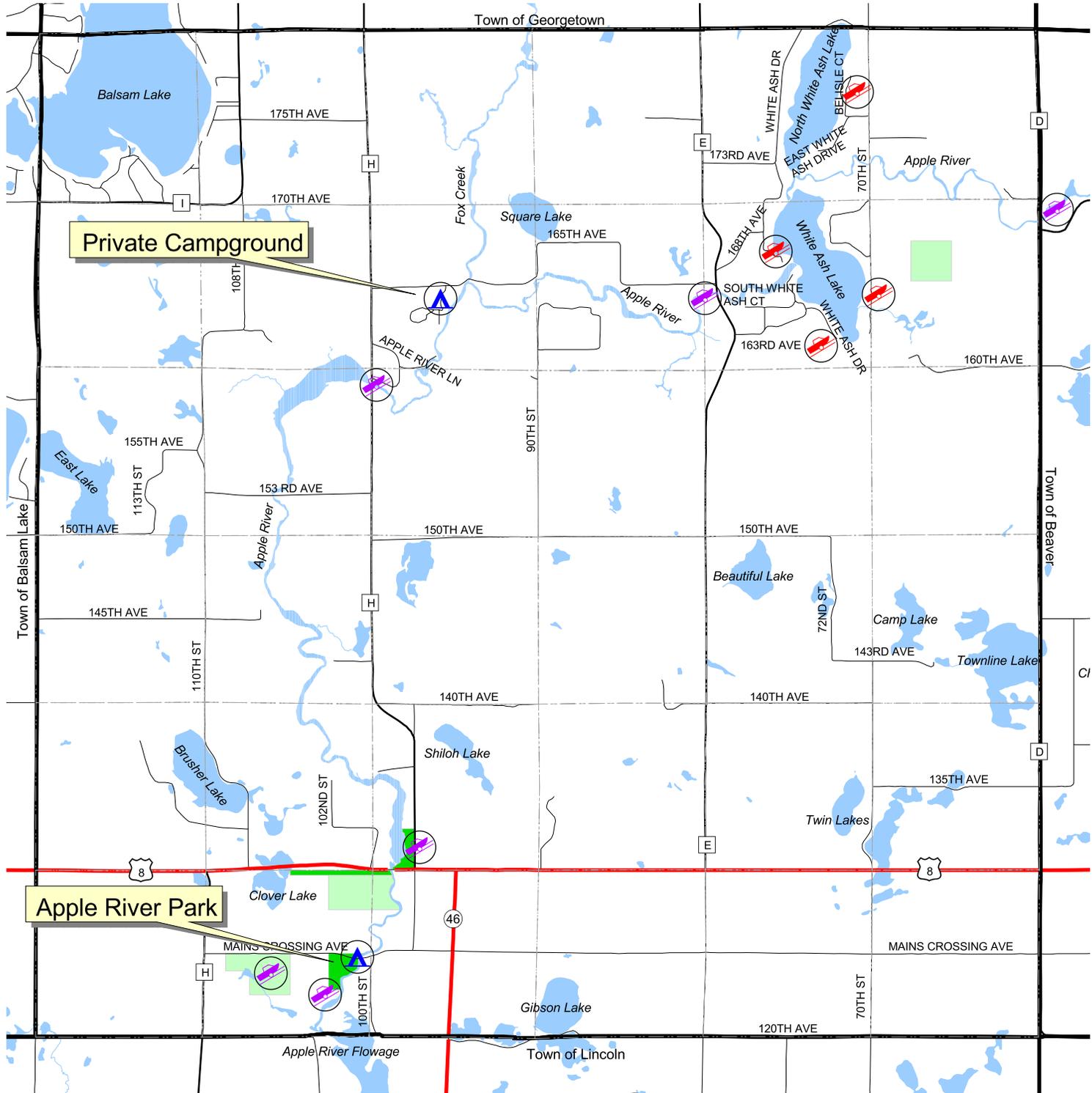
Additionally, there are nine boat launch ramps/carry in boat accesses within the Town (*see Map 5-1*).

There are also approximately fifteen miles of snowmobile trails throughout the Town which are managed by Polk County.

PARKS & RECREATION

Town of Apple River

Polk County Wisconsin



Town Boundary
 Lakes and Rivers

Roads
 Local
 County
 State & U.S. Highway

Boat Launch
 Carry In
 Campgrounds

Polk County owned land
 State owned land



Telecommunications Facilities and Transmission Lines

The availability of infrastructure such as high-speed internet service or cell phone service is an important factor for attracting new business and residents who may want to telecommute. Many businesses count on reliable services such as high-speed internet in order to be competitive and operate efficiently. Residents, especially those moving from an urban area, are used to amenities such as high-speed internet service.

Polk County regulates the size and location of telecommunication towers, antennas, and related facilities as well as minimizing the adverse visual effects of these towers. Currently, there are no telecommunication towers in Apple River.

In the Town of Apple River Community Survey, over 47% of respondents indicated that communication towers should be encouraged while almost 25% indicated they disagreed with that statement.

Phone, internet, and cable television services are provided by local and national telecommunication companies though the level of service varies.

Transmission lines in Western Wisconsin are provided by Xcel Energy and Dairyland Power Cooperative. There is one transmission line that runs along the southeast corner of the Town and one sub-station in this area.

Health Care Facilities

There are no health care facilities located in the Town of Apple River. The nearest health care facilities are the Amery Regional Medical Center in Amery, Turtle Lake Medical Center in Turtle Lake, and the St. Croix Regional Medical Center in St. Croix Falls which also runs the Unity Clinic in Balsam Lake.

Child Care Facilities

There are no licensed child care facilities in the Town of Apple River. Child care needs will likely be met by local residents offering child care in their homes or in facilities located in communities where residents work.

Town Hall

The Town sold approximately 20 acres of Town owned land in order to partially fund the new Town Hall that was built adjacent to the existing Fire Hall located in Range on U.S.H. 8.



The former Apple River Town Hall is located on 0.25 acres of property at the intersection of Mains Crossing Ave. and 80th Street (see Map 5-2). The Town Hall is located close to Mains Crossing Avenue and parking is limited.

The Town Hall was built in approximately 1900 and is 24'x32' in size. In the Town of Apple River Community Survey, almost 62% of respondents felt the Town did not need a larger, more modern Town Hall/community gathering place.

The former Town Hall lacks indoor plumbing, running water, and storage space. The structure is not ADA compliant and has a poor heating system. The building has a significant lean to the east due to a tornado in 1953. The new Town Hall was approved at a special Town Board meeting in September 2007 by a vote of 33-14.

Police

Police protection in the Town of Apple River is provided by the Polk County Sheriff's Department. All 911 calls are answered by the Polk County Communications Center which then dispatches appropriate emergency services. The Town is located within the Southeast Emergency Service (ES) Zone of Polk County.

Fire Rescue and Emergency Medical Services



The Town of Apple River is serviced by its own volunteer fire department, the Apple River Fire Department, which was founded in 1957. The department is staffed by firefighters, first responders, and explorers. The Apple River Fire Department currently has two fire engines, one brush truck, two tankers, and a mini pumper/rescue vehicle which supports the two engine trucks. Additional Fire and Rescue Services are provided through mutual aid from surrounding fire departments.

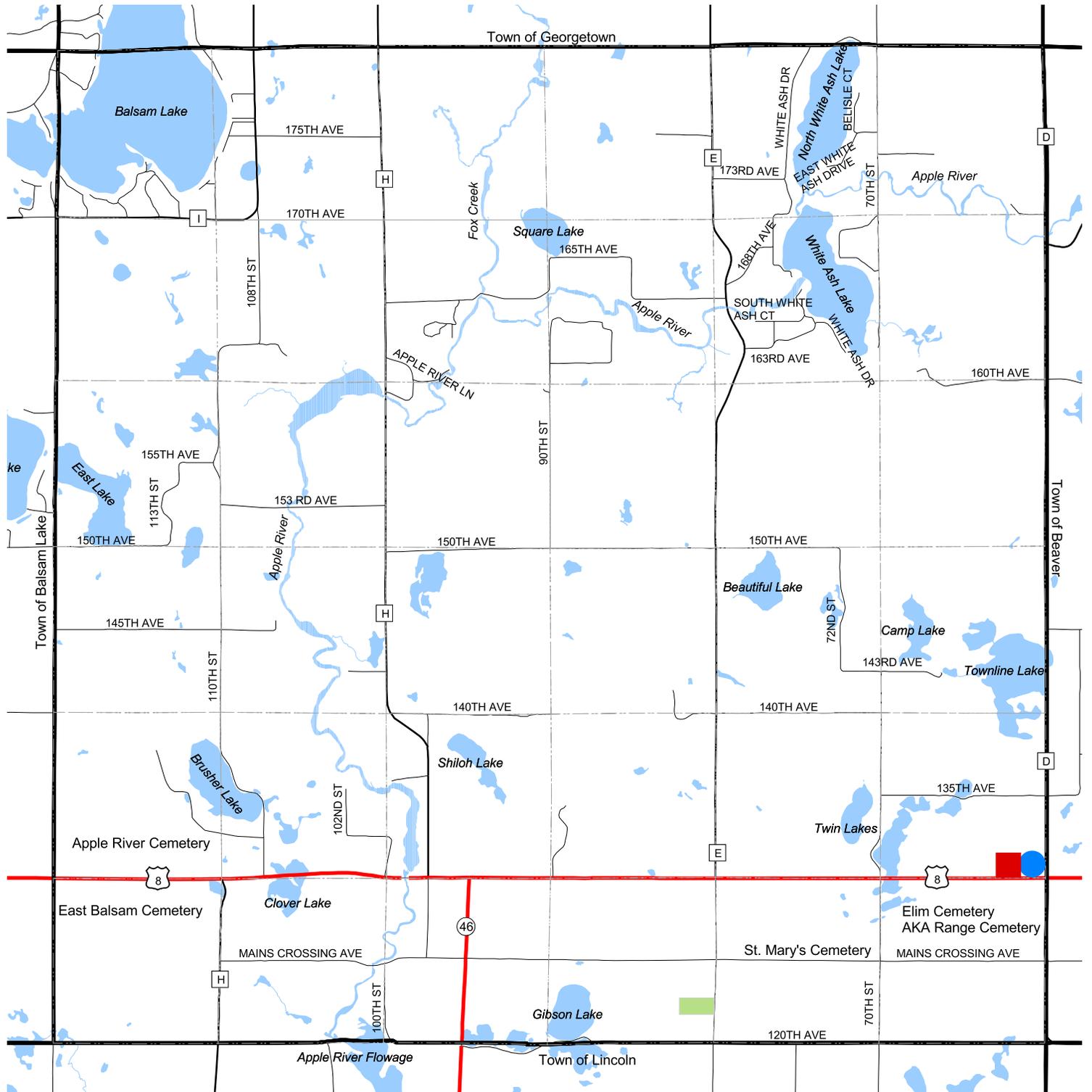
Local emergency services are provided by the Apple River 1st Responders and Amery Area EMS. Coordinating fire protection with neighboring communities can have a positive effect on home insurance rates.

PUBLIC FACILITIES

Map 5-2

Town of Apple River

Polk County Wisconsin



 Town Boundary
 Lakes and Rivers

Roads
 Local
 County
 State & U.S. Highway

 Fire Hall
 Town Hall
 Town Owned Land
 Cemeteries



0.5 0 0.5 1 Miles

Source: Polk County

Libraries

The nearest libraries serving Apple River residents are the Balsam Lake Public Library and the Amery Public Library. These libraries provide a variety of materials and programs to Town residents. Residents can use the Polk County Library Federation which allows them to borrow books through the mail.

Schools

The Town of Apple River has had many schools over its history. Today, students in the Town attend either the Amery School District or the Unity School District (*see Map 5-3*). The Amery School District has separate facilities for Elementary, Intermediate, Middle, and High School while the Unity School District provides all education in one facility.

Cemeteries

There are four cemeteries located in the Town of Apple River (*see Map 5-2*). The western-most cemetery is owned by the Town.

Goals, Objectives, Programs, Policies, and Actions

Goal 1: Maintain existing facilities and utilities to adequately serve Apple River residents in a fiscally responsible manner.

Objectives

1. Provide basic facility and utility needs for Town residents.

Programs, Policies, and Actions:

1. Continue to work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to the Town's residents and that complement the Town's Fire Department and First Responders services.
2. Revisit the Town clean up day where residents can bring in items for disposal for a reduced cost in order to help maintain orderly properties and reduce illegal dumping.
3. Encourage the use and development of facilities in neighboring communities.
4. Support telecommunications facilities that would better enable residents to establish home based businesses if the towers do not detract from the rural aesthetics of the Town.
5. Explore opportunities to share additional services or equipment needed in the future with surrounding communities.

CHAPTER 6

Cultural, Agricultural, and Natural Resources

Introduction

A review and inventory of the cultural, agricultural, and natural resources in the Town of Apple River will provide a general overview of the resources that help define the character of the Town. By identifying and analyzing these features, development can be guided to the most appropriate locations, thus protecting these valuable resources while identifying potential locations for responsible growth.

Town History

The earliest history of the Town of Apple River can be found starting in the late 1870's when Swedish settlers moved into the area to seek land for homesteading. The area was first part of the Town of Balsam Lake but was granted a petition to organize into the Town of Apple River on June 22, 1876. Many of the first settlers made a living in the logging industry. Pine logs were cut and sent down the Apple River to sawmills in Stillwater.

Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in mid-1970 to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants.

A search of the AHI database shows that there are two properties in the Town of Apple River (see *Table 6-1*). The both buildings exist but the gas station/service station is in poor shape.

Table 6-1: Architecture and History Inventory

AHI #	County	Township	Location	Resources Type
112280	Polk	Apple River	T34 R16 W S36	Gas Station/Service Station
123441	Polk	Apple River	T34 R16 W S28	Hotel/Motel

Source: Wisconsin State Historical Society

Being on the AHI registry conveys no special restrictions on the property or special status. The inventory has not been updated to show structures that have been demolished, moved, or given new addresses over time. The AHI registry should be used as a resource for any local research into the creation of historical districts or the historical designation of homes, structures, sites, or images.

Archeological Sites

The Wisconsin Historical Society (WHS) maintains a database of known archaeological sites and historical buildings. There may be other sites in the Town not yet identified or reported.

A search of the Wisconsin Historical Society (WHS) database reveals seven archeological sites within the Town of Apple River (see Table 6-2). The location is general in nature to discourage human disturbance.

Table 6-2: Archaeological Sites: Town of Apple River

Site #/ Burial Code	Site Name	Site Type	Township Range Section
BPK-0014	Apple River Cemetery	Cemetery/Burial	T34, R16 W S30
BPK-0015	East Balsam Cemetery	Cemetery/Burial	T34, R16 W S31
BPK-0062	St. Mary's Cemetery	Cemetery/Burial	T34, R16 W S35
BPK-0063	Elim Cemetery (AKA Range Cemetery)	Cemetery/Burial	T34, R16 W S36
PK-0158	Isolated Find #1	Isolated finds: Prehistoric	T34, R16 W S30
PK-0159	Isolated Find #2	Isolated finds: Late Woodland	T34, R16 W S30
PK-0189	Yoak	Farmstead	T34, R16 W S32

Source: Wisconsin State Historical Society

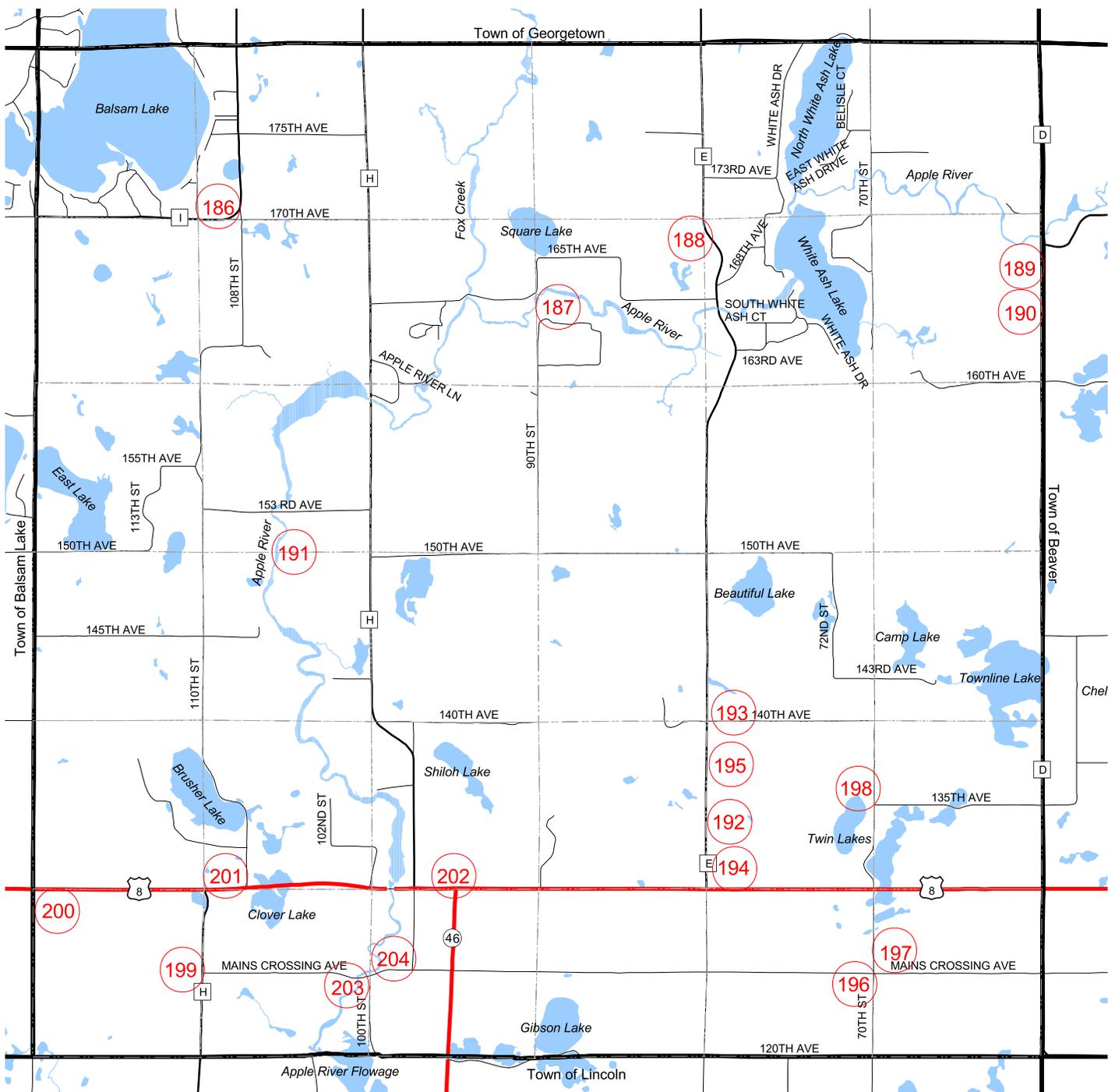
There are current laws and statutes in place that protect these sites. Federal projects need to ensure that their projects, such as a highway, do not adversely affect archeological sites (Section 106). In Wisconsin, state projects (Sec.44.40), political subdivisions (Sec.44.43), burial sites (Sec.157.70), rock art sites (Sec.943.01), public lands (Archaeological Resource Protection Act of 1979), and state lands (Sec.44.47) are all protected.

Map 6-1 shows historic markers in Apple River. The numbers on the map correspond with the numbers on the Polk County Wisconsin Road Map with Directory of Historical Sites. The map was produced in 1980 by the Polk County Historical Society. The Society marked its first site in Polk County in 1938 and is very active in accumulating and promoting Polk County history. The Society also published *Recollections of 1876: Polk County's First Written History*, by Timothy L. Ericson, in 1980. The accumulated information is a great beginning to further historical information gathering that could be continued by interested residents.

CULTURAL & HISTORICAL RESOURCES

Town of Apple River

Polk County, Wisconsin



- 186: East Balsam School 1985-1953
- 187: White Ash Logging Dam 1873-1877
- 188: School *Existed in 1914
- 189: Riverside School 1900-1926
- 190: Happy Hollow School 1926-1943
- 191: Little Burnt Dam 1873-1877
- 192: Apple River School 1877-1915
- 193: Apple River Park School 1915-1961
- 194: Apple River Post Office 1877-1908
- 195: Caroline Markee Century Farm 1979
- 196: Apple River No.2 School 1879-1895

- 197: St. Mary's Catholic Church 1885-1969
- 198: Apple River No.2 School 1895-1915
- 199: Balsam Lutheran Church Founded 1872
- 200: Shiloh School 1877-1957
- 201: Shiloh Post Office 1873-1888
- 202: Ridlers Mill 1905
- 203: Mains River Crossing Before 1877
- 204: Apple River Valley School 1916-1957
- 205: Enor S. Lundgren Century Farm 1868



0.5 0 0.5 1 Miles

Source: Polk County Historical Society

Agricultural Resources

Agriculture is still an important aspect of Polk County's landscape and economy. Agriculture statistics are not available at the Town level though we can compare County trends to Apple River. The most recent agricultural census data (2007) will be available in 2009.

Table 6-3 shows how the number of farms has fluctuated since 1987. The total number of farms has ultimately increased but the average farm size has decreased. The increase in the number of farms is a likely due to a greater number of small/specialty farms or hobby farms developing.

The Town of Apple River Community Survey shows that residents feel the rural character of the Town and farmland should be preserved and protected.

Table 6-3: Polk County Agriculture Census

	1987	1992	2002
Farms (number)	1,467	1,324	1,659
Land in farms (acres)	315,416	282,405	292,860
Average size of farm (acres)	215	213	177

Source: USDA, National Agricultural Statistics Service

The value of farmland has increased dramatically since 1987 (see Table 6-4). The estimated value of farms in Polk County has tripled between 1987 and 2002. The increased value provides additional tax dollars to the Town.

Table 6-4: Estimated Value of Farms (Land & Buildings)

Estimated Value of Land & Buildings (dollars)	1987	1992	2002
Average per Farm	\$142,756	\$164,402	\$381,997
Average per Acre	\$687	\$811	\$2,150

Source: USDA, National Agricultural Statistics Service

Table 6-5 reveals that the majority of farms in Polk County have been 50 to 499 acres in size. Very few farms exist on less than 9 acres and greater than 1,000 acres, although both categories have increased since 1987.

Table 6-5: Farm Size

Farms by Size (acres)	1987	1992	2002
1 to 9 acres	36	34	55
10 to 49 acres	201	159	421
50 to 179 acres	543	531	744
180 to 499 acres	579	494	312
500 to 999 acres	90	94	90
1,000 acres or more	18	12	37

Source: USDA, National Agricultural Statistics Service

Land Cover

Map 6-2 shows agricultural land cover in the Town of Apple River in 1999. The Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND) was formed in 1993 to develop digital geographic data for the state. The data was created by using satellite imagery to identify vegetative cover.

Map 6-2 divides agricultural land cover in Apple River into three main categories.

- Corn
- Forage Crops: includes Alfalfa, Hay and Hay Mix.
- Other Row Crops: includes Peas, Potatoes, Snap Beans, Soybeans, and Others.

Though the current land cover may be different due to crop rotation or lands being taken out of the Conservation Reserve Program to grow crops, the map shows the impact agriculture has on the Town's land use practices.

Prime Farmland

Map 6-3 shows prime farmland in the Town of Apple River. The U.S. Department of Agriculture describes prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, and fiber and is available for these uses. A majority of Apple River consists of soils classified as prime. Erosion and the use for residential, commercial, or industrial development pose the biggest threats to farmland.

Soil Suitability for Dwellings with Basements

Soil properties and characteristics are a major influence in the land use activities that can occur on a given soil type. Soils are grouped into classifications based on their respective properties. It is important to assess the various types of properties that occur within the soils of the Town of Apple River to identify the optimum locations for development and preservation.

The Natural Resource Conservation Service (NRCS) has developed a limitations rating system for the various soil characteristics discussed in this chapter. Below are the descriptions of those limitations:

No to Slight Limitations: Soil properties and site features generally are favorable for the indicated use and the limitations are easy to overcome.

Somewhat to Moderate Limitations: Soil properties are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.

Severe Limitations: Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance is required. In the case of severe limitations, questions regarding the economic and environmental feasibility of such development should be seriously considered.

An important element of soils is their suitability for dwellings with basements (see *Map 6-4*). The soil properties that affect a soil's suitability are slope, depth to bedrock, moisture, and the content of rocks. These characteristics, when factored together, illustrate which areas will have limitations as well as the degree of limitations. A soil limitation on a person's property does not necessarily mean a basement cannot be built, but rather there may be an increased cost of construction.

Soil Suitability for Septic Tank Absorption Fields

Apple River is a rural community and does not have municipal water or sanitary districts so the main sources of water are wells and the primary methods of sanitary disposal are septic systems. Drainage or absorption fields are connected to the end of the septic tank and allow for the septic effluent to be distributed to the soil over a large area. Soil acts as the filter for the septic systems and if the soils are not suitable for absorption fields, they could contaminate the groundwater. The main properties of soil that affect the soil's suitability for absorption are soil permeability, soil depth to bedrock, soil depth to the water table, and susceptibility to flooding.

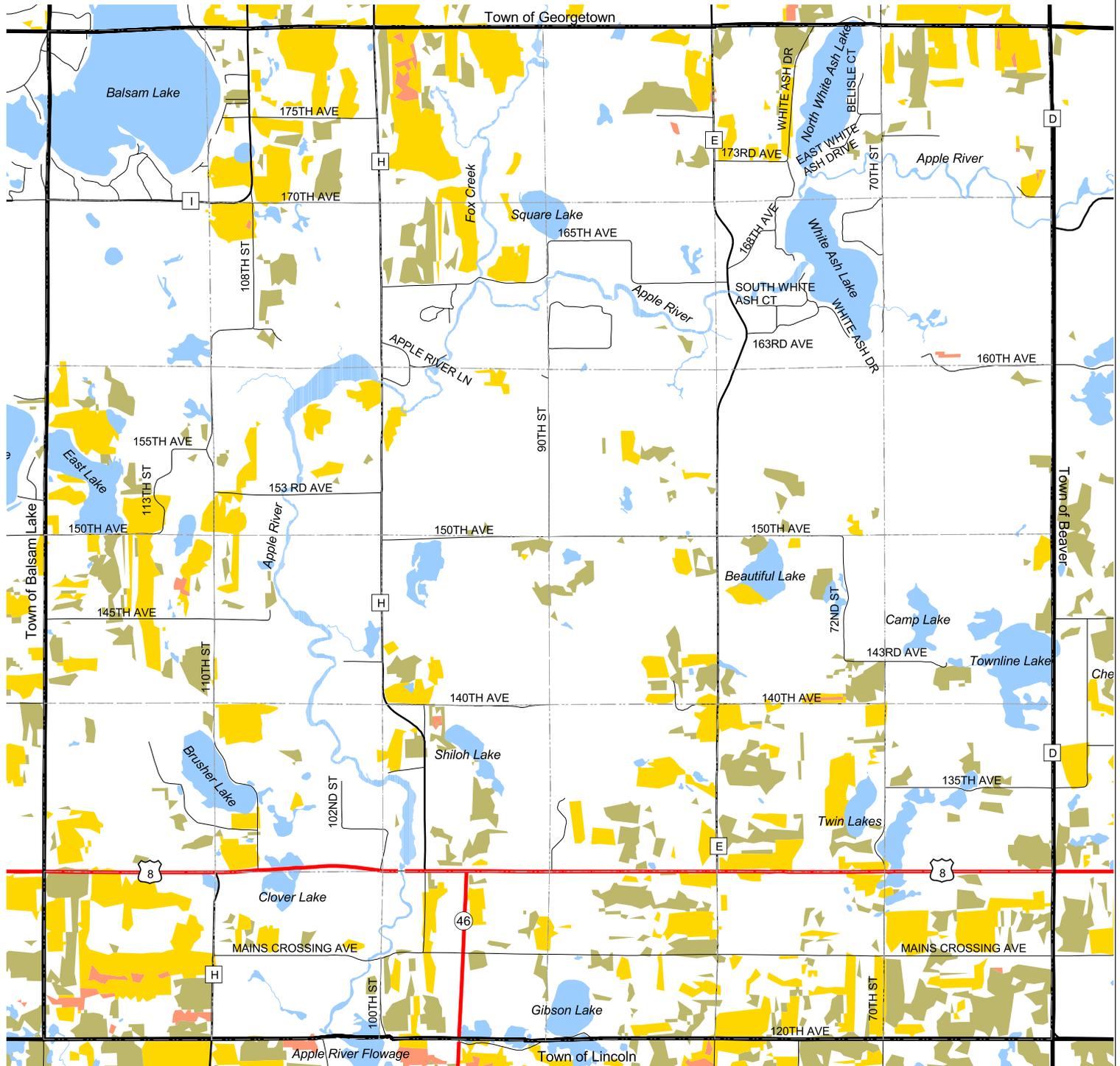
The NRCS interpret the various soil types and determine their ability to act as functioning absorption fields by looking at soils ability to maintain a properly functioning septic system but also the soils attenuation ability.

The majority of Polk County has severe limitations for septic tank absorption fields (see *Map 6-5*). Apple River is no different. This does not mean septic tanks cannot be built on soils with severe limitations however; residents should be aware of those areas and make sure their septic systems are designed and maintained properly to protect wells and groundwater. Modern technology can still be used so that septic systems function properly in soils with severe limitations without adversely affecting the groundwater.

LAND COVER 1999: AG LAND

Town of Apple River

Polk County, Wisconsin



 Town Boundary
 Sections
 Lakes & Rivers

 Roads
 Local
 County
 Highways

Ag Land
 Corn
 Forage Crops
 Other Row Crops



Cedar
corporation

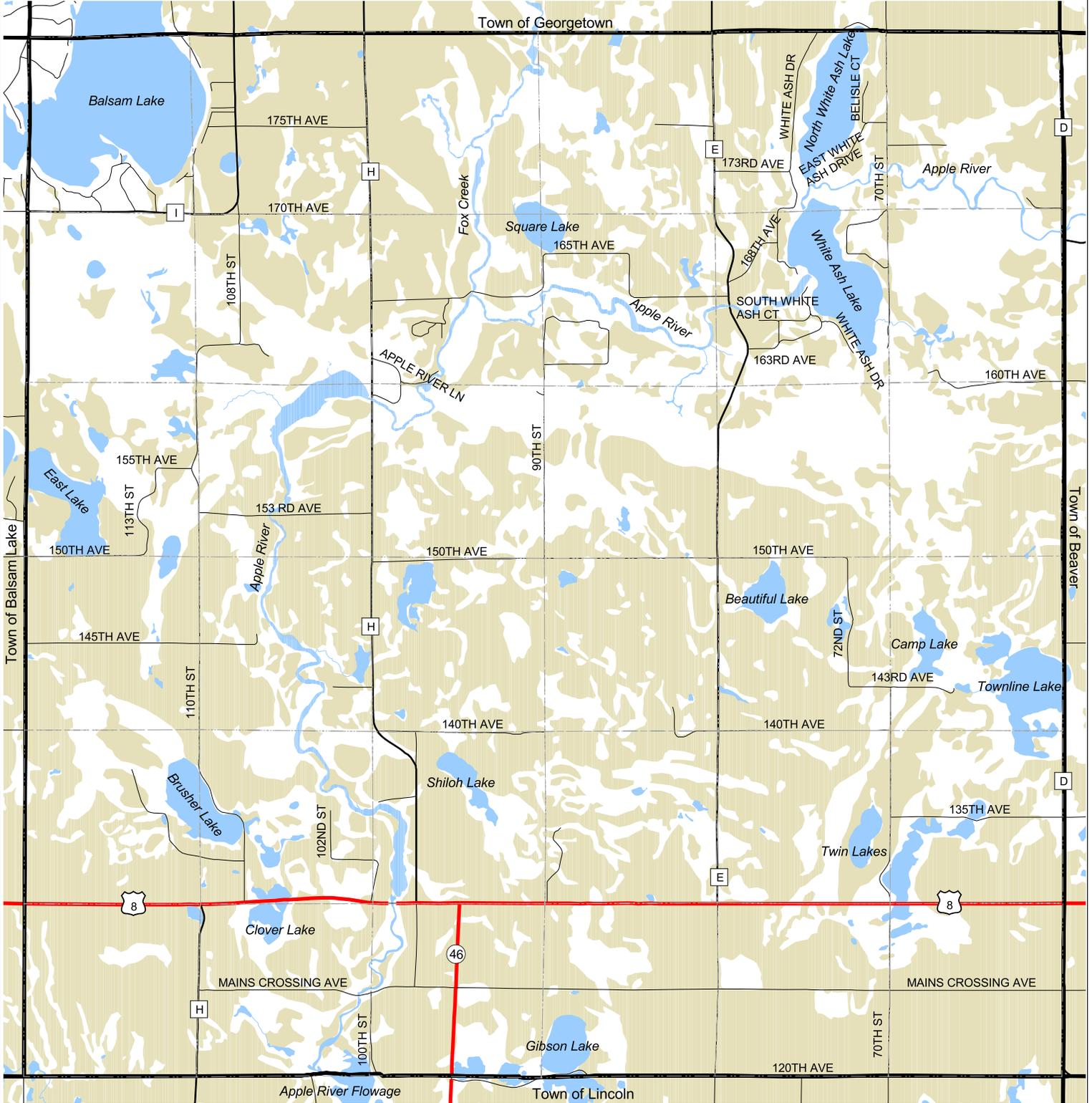
0.5 0 0.5 1 Miles

Source: WISLAND 1999

PRIME FARMLAND

Town of Apple River

Polk County, Wisconsin



-  Town Boundary
-  Sections
-  Lakes & Rivers

-  Local Roads
-  County Roads
-  Highways

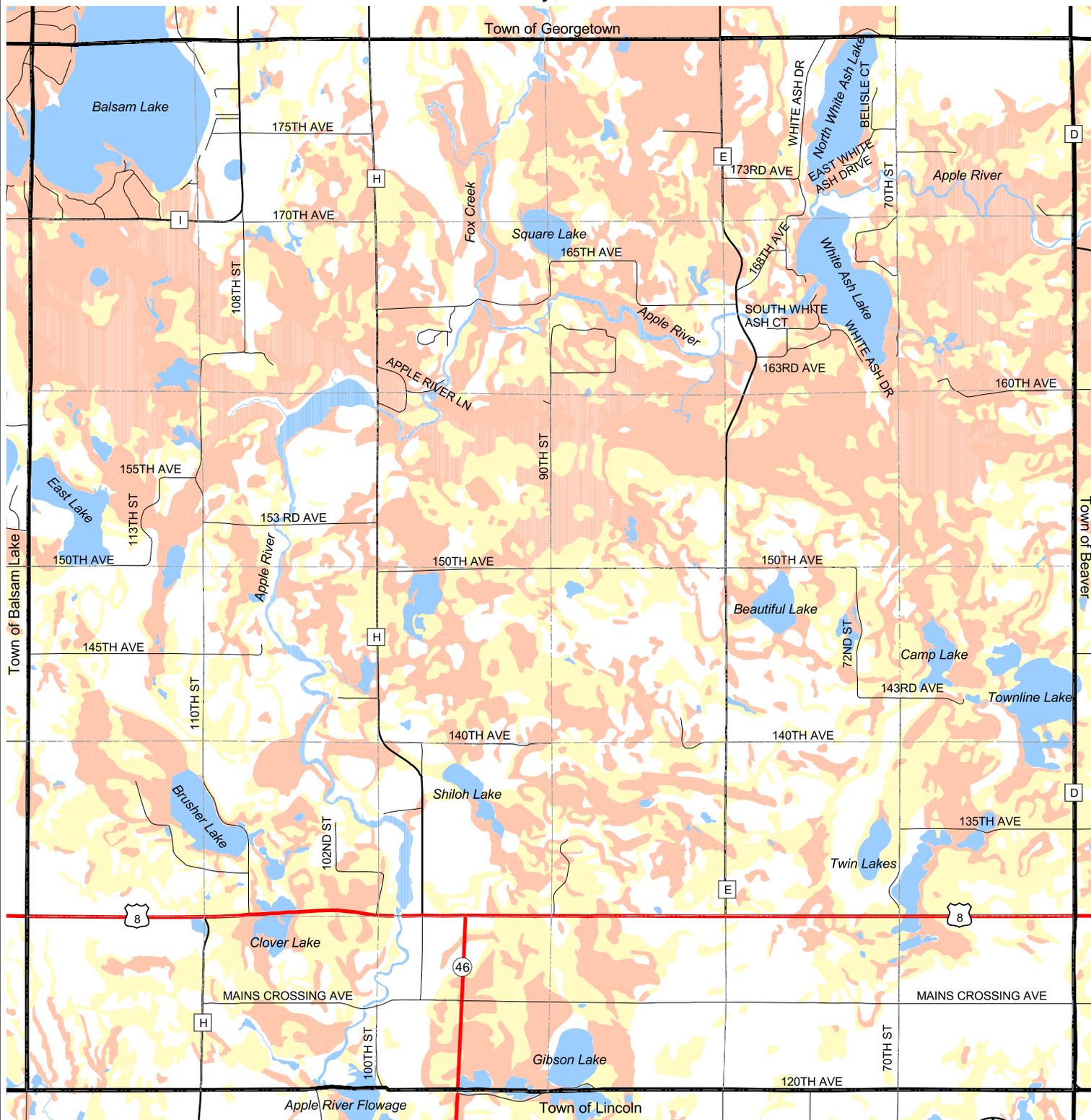
-  Soils
-  Prime Farmland



LIMITATIONS: DWELLINGS WITH BASEMENTS

Map 6-4

Town of Apple River
Polk County, Wisconsin



- Town Boundary
- Sections
- Lakes & Rivers

- Local
- County
- Highways

- Somewhat Limited
- Very Limited



0.5 0 0.5 1 Miles

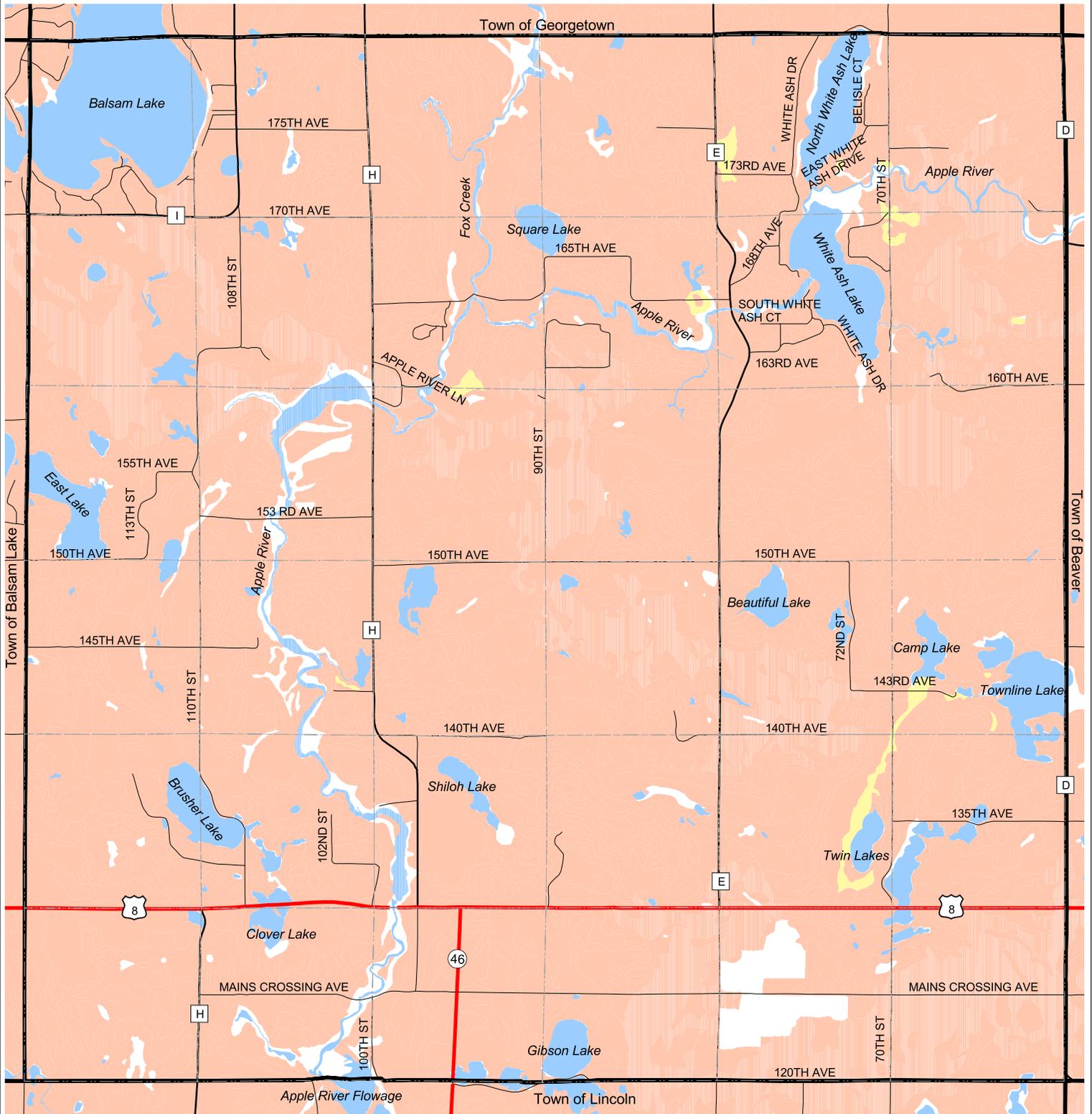
Source: USDA Soil Conservation Service

LIMITATIONS: SEPTIC SYSTEMS

Map 6-5

Town of Apple River

Polk County, Wisconsin



-  Town Boundary
-  Sections
-  Lakes & Rivers

-  Local Roads
-  County Highways
-  Highways

- Soils**
-  Somewhat Limited
-  Very Limited



0.5 0 0.5 1 Miles

Source: USDA Soil Conservation Service

Soil Attenuation

Soil attenuation is defined as the soil's ability to absorb contaminants (see *Map 6-6*). Soils have the ability to attenuate contaminants through a series of complex physical, chemical, and biological processes. Attenuation allows the soil to store needed plant nutrients, restrict the movement of metals, and remove harmful bacteria. Soils that have a high attenuation potential are better at protecting the groundwater from possible contaminants. In order to protect groundwater, development should be limited in areas where soils have poor attenuation.

The Town of Apple River is comprised of multiple soil types, with the primary three soil types being Antigo Silt Loam (AtB), Rifle Muck (Rf), and Amery Complex (AoD). The general characteristic of the soils tend to be a silt loam to a gravely sandy loam. The northern portion of the Town is primarily covered by Rf soils, which are peat to mucky peat; this area is made up of wetlands and surface waters.

Stream Corridors and Surface Water

The Town of Apple River is located in a geographical area covered in wetlands, lakes/ponds, rivers, and creeks (see *Map 6-7*). The community survey indicated that residents would like to see the Apple River and its adjoining lands kept in its natural state. It is not only aesthetically important to maintain waterways in their natural state, but it is also vital for the ecosystem to maintain a healthy environment by limiting or stopping the loss of habitat and the loss of native plant and wildlife species. Stream corridors and surface waters are environmentally sensitive areas.

Surface waters and stream corridors provide habitat for a wide variety of animals and plants which also serves to attract tourism and recreational users. Protection of these water resources is critical to maintaining the water quality, and diversity of wildlife, which attracts people to these resources.

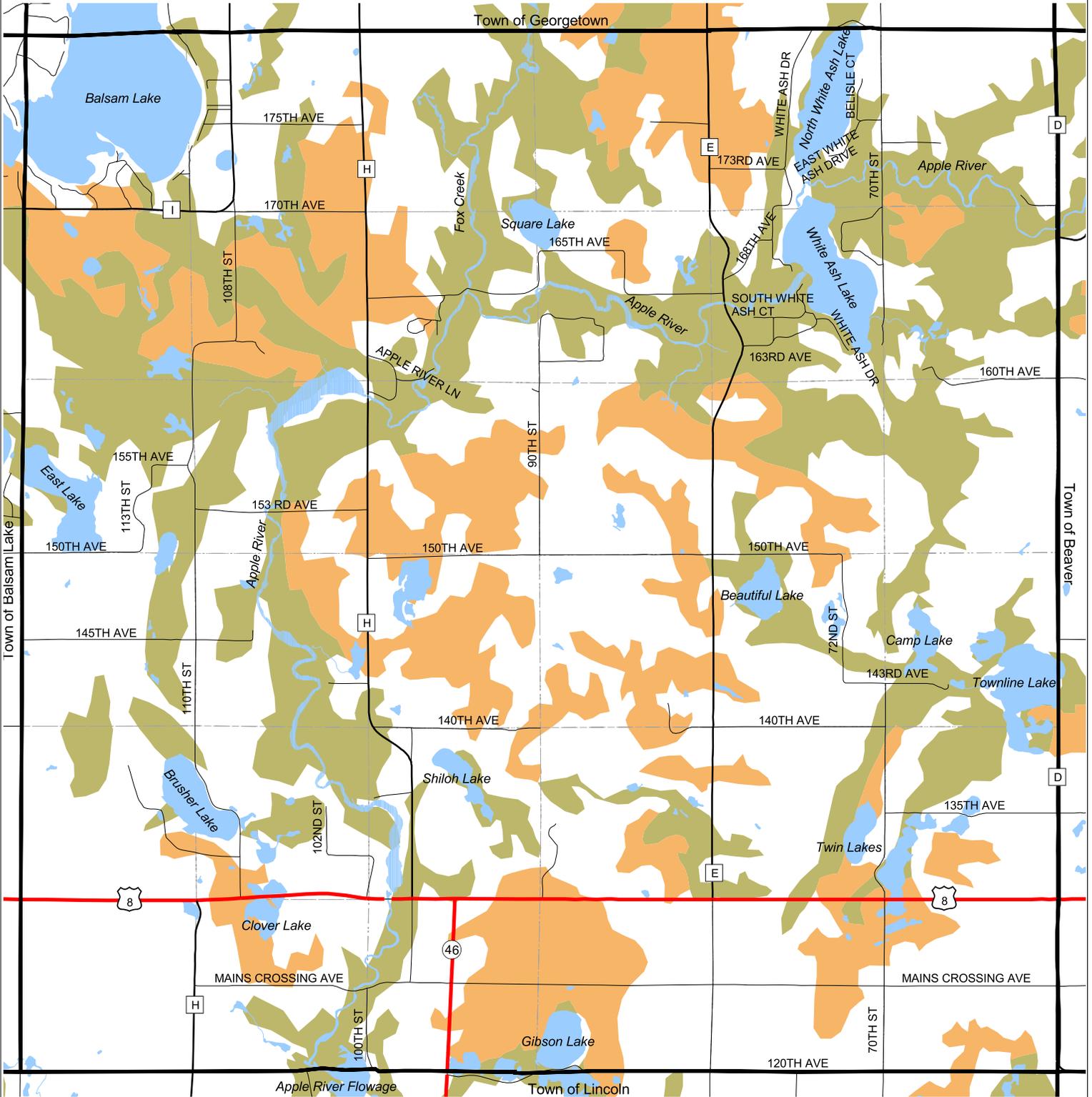
Threats to these water resources are typically sedimentation and pollution, both point and non point, that is related to the disturbance of the land cover due to urban/rural development and agricultural practices.

Development within the watersheds that directs runoff into local lakes and rivers or their tributaries should be completed in a way that minimizes the impact on the natural system, and addresses potential pollution problems through the use of best management practices. Best Management Practices (BMP) designed to control stormwater runoff rates, volumes, and discharge quality can be used to protect water resources in developed areas and include shoreland buffers, erosion control, and the preservation of natural environmental corridors.

SOIL ATTENUATION

Town of Apple River

Polk County, Wisconsin



 Town Boundary
 Sections
 Lakes & Rivers

 Local
 County
 Highways

 Least
 Marginal



0.5 0 0.5 1 Miles

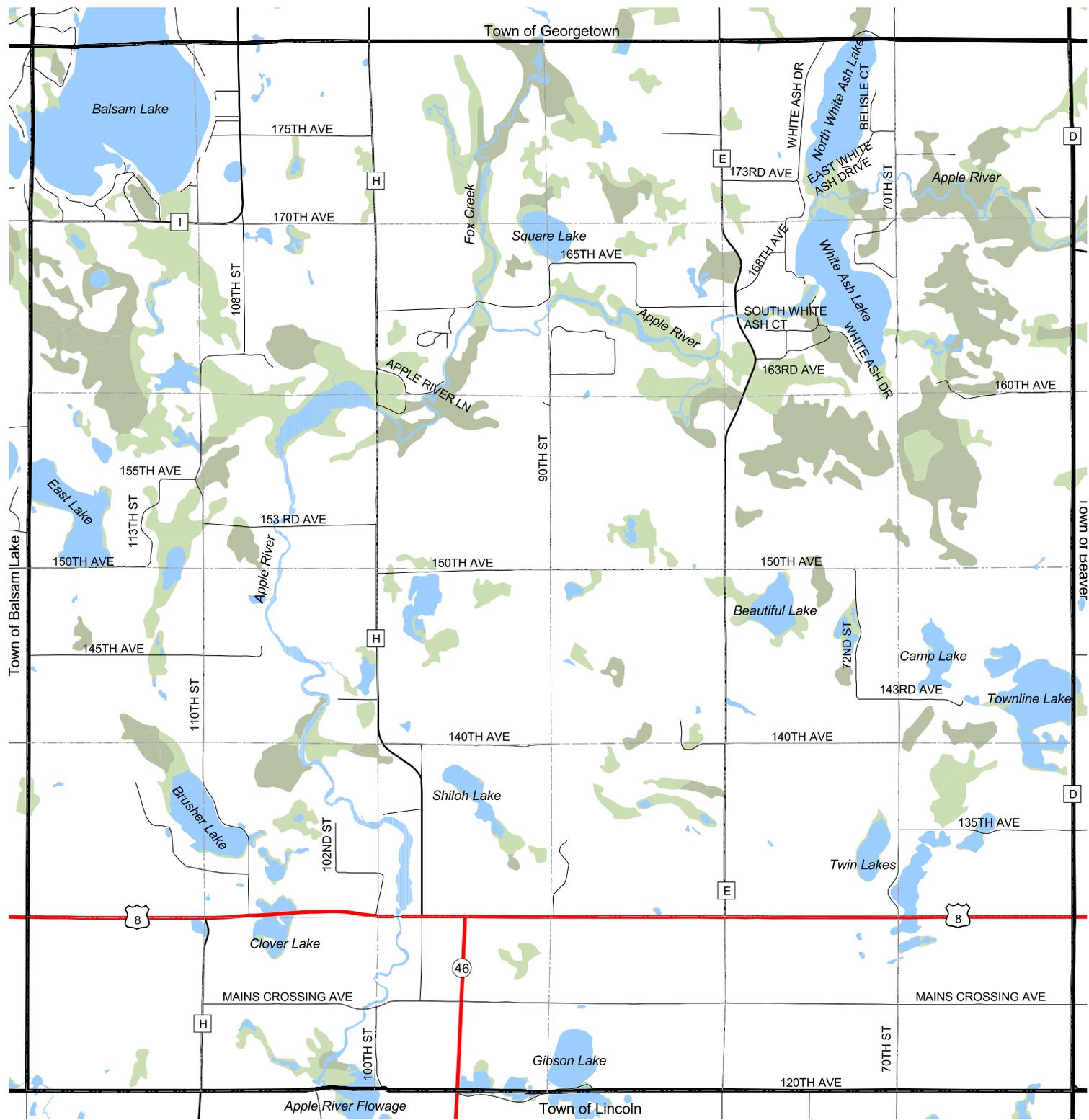
Source: Polk County Soils

WATER RESOURCES / WETLANDS

Map 6-7

Town of Apple River

Polk County, Wisconsin



 Town Boundary
 Sections

 Local Roads
 County Roads
 Highways

Water Resources / Wetlands
 Lakes & Rivers
 Forested Wetlands
 Wetlands



Source: Tiger Data, Polk County

Wetlands

Wetlands in the Town of Apple River can be found mainly in the northern half of the Town (see *Map 6-8*). Additional wetland areas can be found sporadically located throughout the southern portion of the Town.

Wetlands act as natural filters, removing sediments and contaminants from water. Wetlands regulate water levels by containing water during periods of excessive rain or snow melt. These unique environments are host to a wide variety of plant and animal communities, including some threatened and endangered species. Wetlands serve as rest areas for migratory waterfowl during the fall and spring months, and serve as sources of groundwater recharge and flood control.

In the past decade, strict regulations on disturbing wetlands has slowed the loss of habitat and made conversion to other uses too expensive and impractical. Wetlands, particularly disturbance of wetlands, are regulated by the Army Corp of Engineers, Wisconsin Department of Natural Resources, and Polk County.

Shorelands

Shorelands are vital components to the relationship between the land and the water. Shoreland areas serve as environmental buffer zones, serving to catch potential pollutants and filter runoff before it enters the waterway. These buffer zones also provide habitat for a wide range of plant and animal species and, in many cases, are considered environmentally sensitive areas. Shoreland areas are also very attractive as housing and second home sites.

Polk County has ordinances in place regulating shoreland development. Shoreland buffer areas extend out 1,000 feet from lakes and ponds and 300 feet from rivers and streams. The County's Shoreland Protection Zoning Ordinance addresses lot sizes, the use of septic tanks, the use of fertilizers, removal of natural shoreland cover, building setbacks, etc.

Groundwater

Groundwater is one of the most taken for granted and important natural resources. If adversely affected, it has the potential to have serious impacts on human health and wellbeing. Drinking water in the Town is sourced from groundwater and obtained through wells. If the groundwater becomes contaminated, there are few alternative sources of potable water for local residents. The biggest threat to groundwater is typically the application of pesticides and herbicides on crops, fertilizers, and failing septic systems. In Apple River, groundwater is found 50' or less below the surface.

Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. Because of dangers posed during a flood event, most structural development within a floodway is not allowed. Development within the floodfringe is generally accepted, provided adequate flood proofing measures are taken.

Map 6-9 shows floodplains in the Town of Apple River. Most of these areas are adjacent to Balsam Lake, the Apple River, and some of the lakes that adjoin the Apple River.

Forested Land

Many larger tracts of forested land are found on areas unsuitable for farming, owned by the WDNR, Polk County, and on privately held land (see *Map 6-9*). Large tracts of forested land are found throughout the Town.

Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. These areas also offer erosion control for river banks and steep slopes. A contiguous forest is extremely important as fragmented forests can result in the disruption of habitat and can lead to problems between wildlife and humans.

Parks/Open Space

The Town of Apple River does not have its own designated park or open space. The Community Facilities and Utilities chapter highlights lands owned by the Polk County and the State of Wisconsin.

Threatened or Endangered Species

Map 6-10 shows areas with known rare species and natural communities. These areas are also referred to as threatened or endangered species.

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or a significant portion of its range. A “threatened” species is one that is likely to become endangered in the foreseeable future. These species are protected because of their scientific, educational, aesthetic, and ecological importance. A “special concern” species is one which has some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species before they become threatened or endangered.

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin. These sites are broad in nature and provide a general location for rare, threatened, or endangered species as well as high-quality natural communities. The areas shown on the map are general in nature in order to discourage human disturbance.

Table 6-6 either identifies each species that is Endangered, Threatened, or a Special Concern. Six species and one natural habitat exist in the Town, education and management practices can help protect these species and habitats from extinction within the Town.

Table 6-6: Environmentally Sensitive Plants, Birds, Fish, and Habitats in the Town of Apple River

Scientific Name	Common Name	Group	* Concern
<i>Haliaeetus leucocephalus</i>	Bald Eagle	Bird	SC
<i>Etheostoma microperca</i>	Least Darter	Fish	SC
<i>Fundulus diaphanus</i>	Banded Killifish	Fish	SC
<i>Platanthera dilatata</i>	Leafy White Orchid	Plant	SC
<i>Pandion haliaetus</i>	Osprey	Bird	THR
<i>Cypripedium parviflorum var. makasin</i>	Northern Yellow Lady's-Slipper	Plant	SC
Northern Dry-mesic Forest Community		Habitat	N/A

* Endangered (END), Threatened (THR), Special Concern (SC)

Source: Wisconsin Department of Natural Resources

Steep Slopes

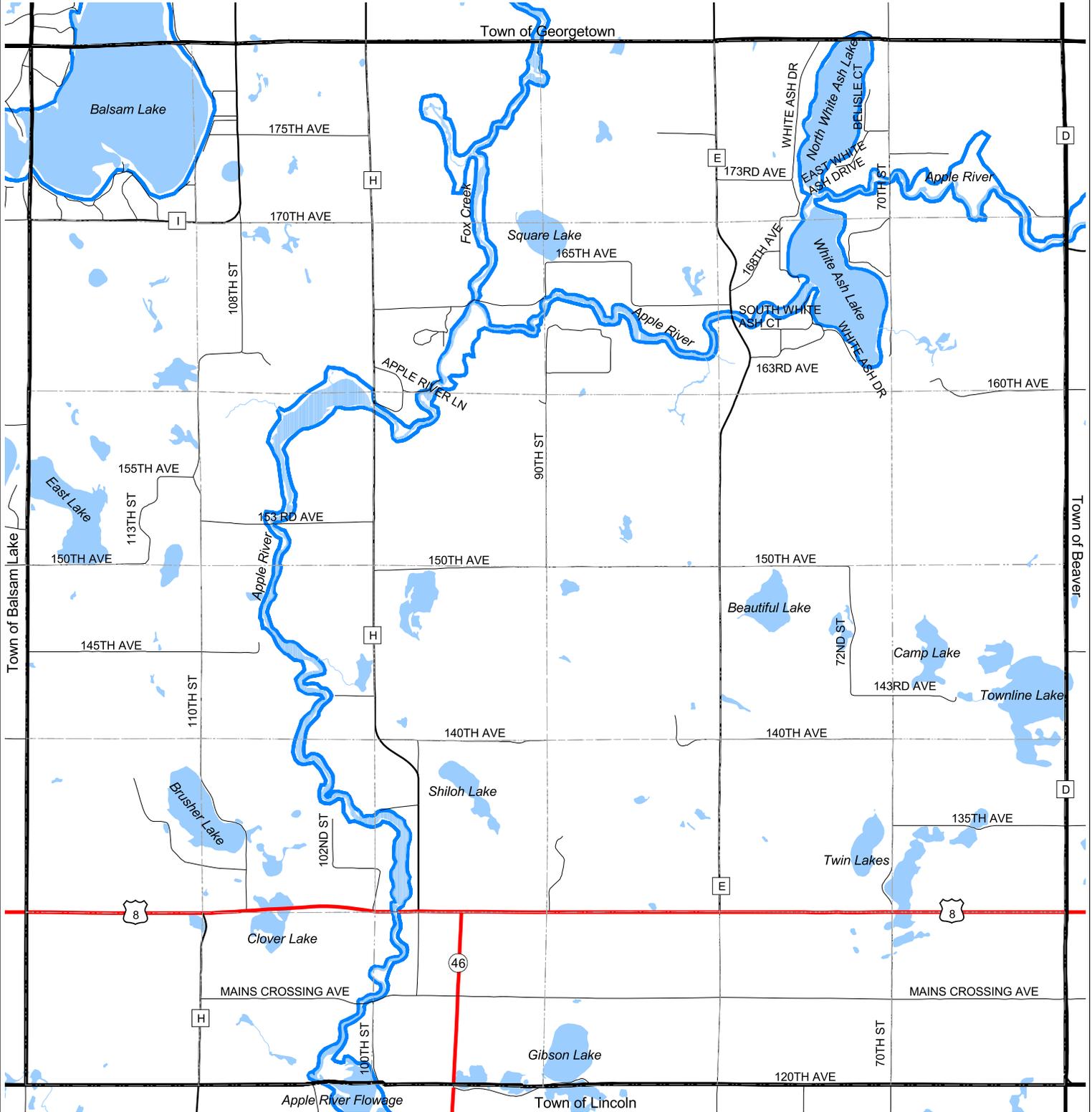
The definition for steep slopes comes from the United States Department of Agriculture Soil Conservation Service and is described as land having a slope of 12% or greater. Steep slopes are particularly vulnerable to erosion and require special management to prevent erosion from occurring. Erosion can lead to impairment of waterways and damage to habitat. Steep sloped areas are found throughout the Town (see *Map 6-11*).

Maintaining the natural environment present on steep slopes can provide the necessary management to limit erosion. Restricting development, particularly development that clears these sensitive areas, can be implemented to limit erosion.

FLOODPLAINS

Town of Apple River

Polk County, Wisconsin



 Town Boundary
 Sections
 Lakes & Rivers

 Roads
 Local
 County
 Highways

Water Resources
 Floodplains

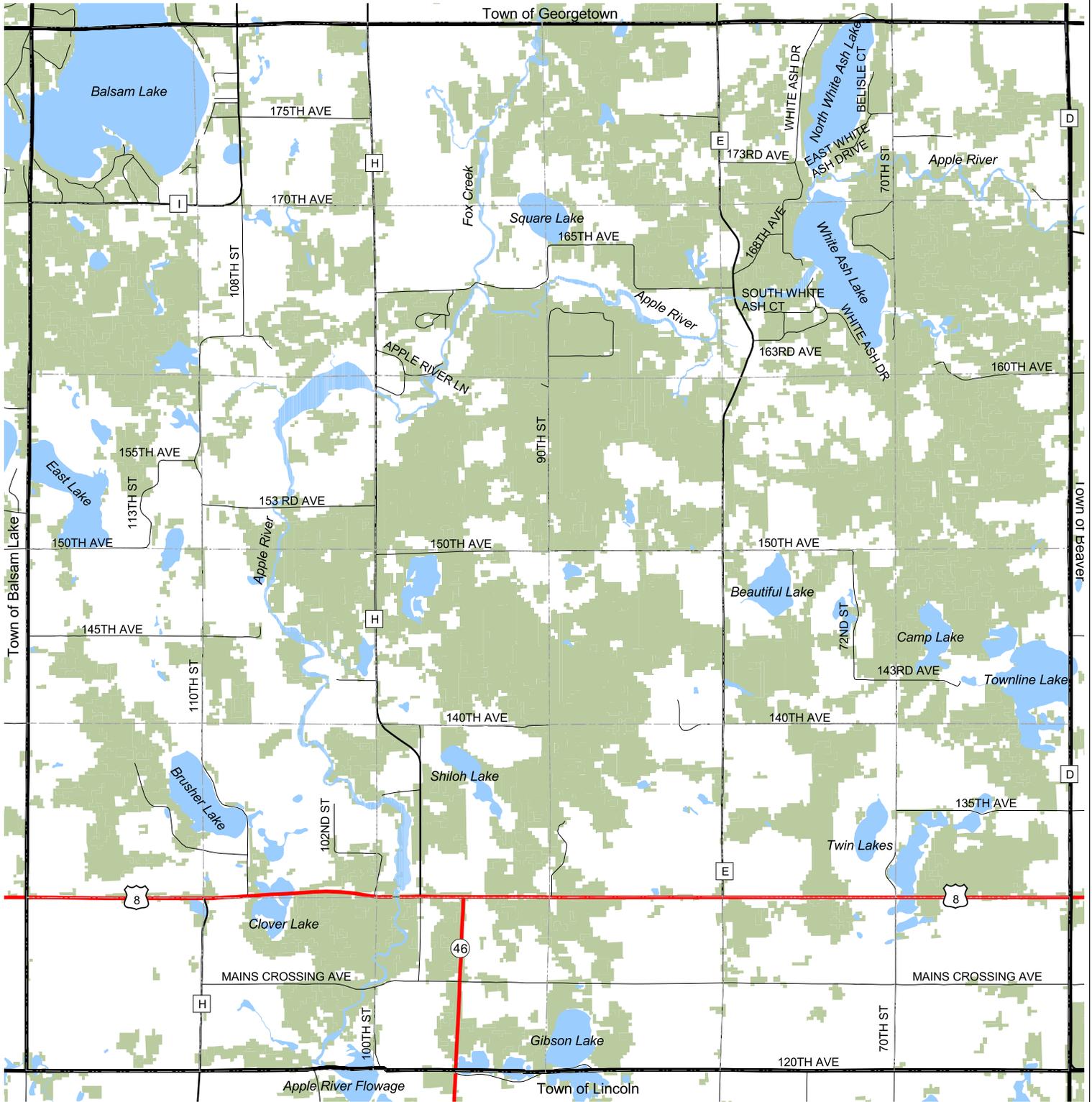


0.5 0 0.5 1 Miles

FORESTED LAND

Town of Apple River

Polk County, Wisconsin



Town Boundary
 Sections
 Lakes & Rivers

Roads Local
 County
 Highways

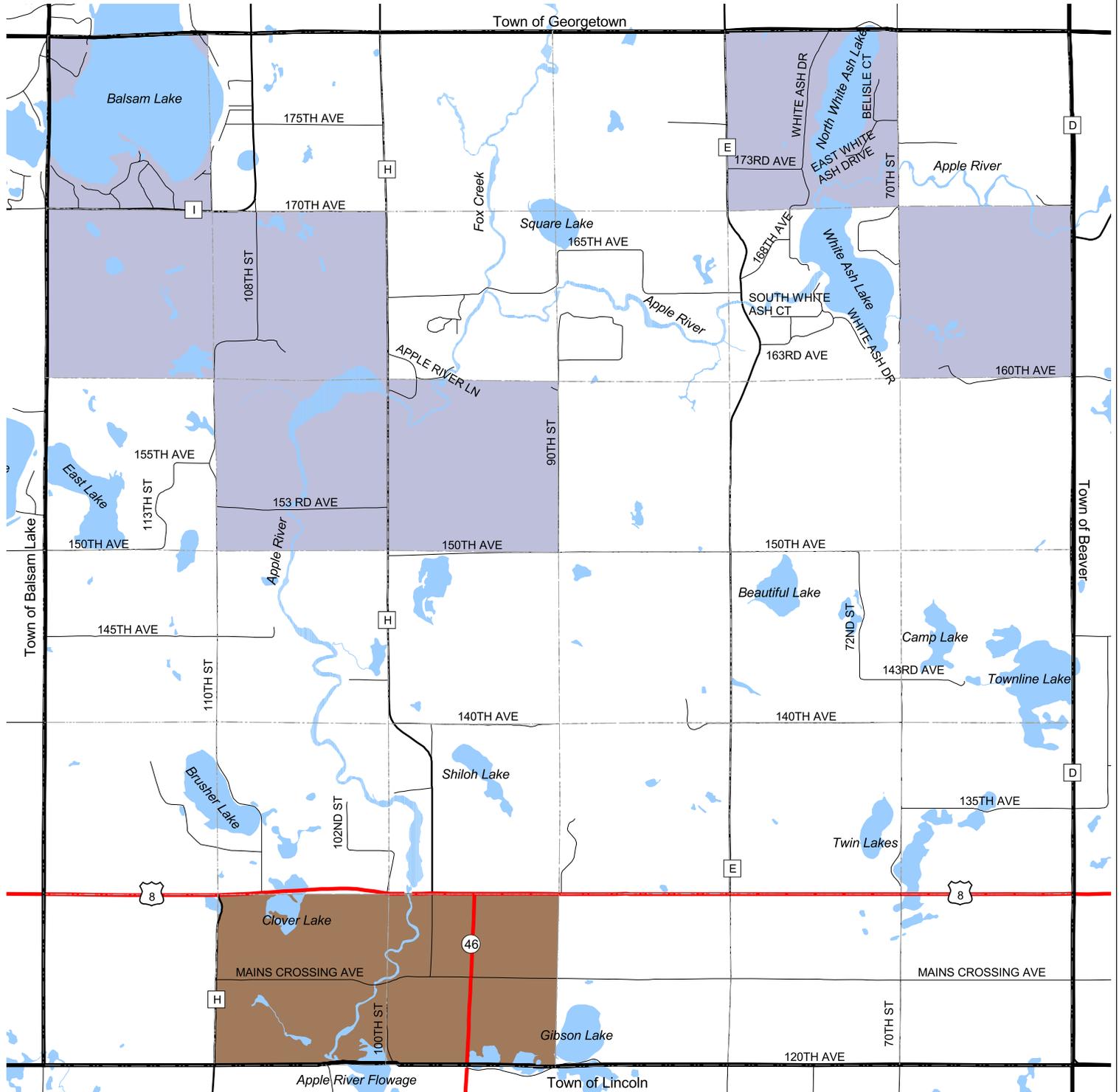
Land Cover
 Forested Land



RARE SPECIES & NATURAL COMMUNITIES

Map 6-10

Town of Apple River
Polk County, Wisconsin



 Town Boundary
 Sections
 Lakes & Rivers

 Local Roads
 County Highway
 Highway

Rare Species & Natural Communities

 Aquatic
 Terrestrial



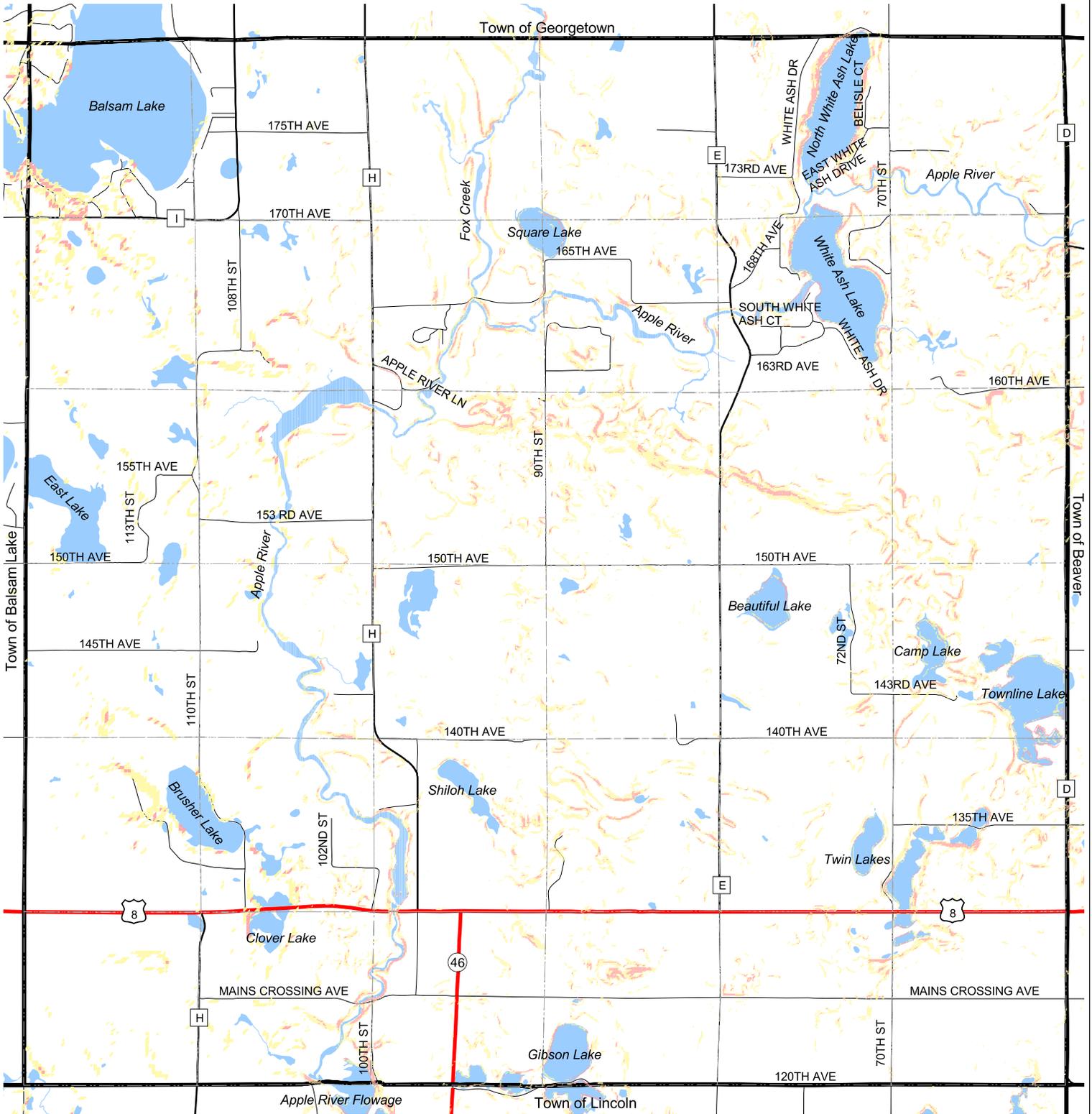
0.5 0 0.5 1 Miles

Source: WisDNR 2008

SLOPES

Town of Apple River

Polk County, Wisconsin



- Town Boundary
- Sections
- Lakes & Rivers

- Roads
- Local County
- Highways

- Slopes**
- 12% to 20%
- > 20%



Metallic/Non-metallic Mineral Resources

Metallic and Non-metallic mineral resources are naturally occurring sources of metal-bearing ore and non-metallic (rock or sand and gravel) materials, respectively (see *Map 6-12*). When economically viable, these materials may be removed through mining to process the raw materials into commercial or industrial products. Mining in Polk County is limited to sand and gravel pits, there are five (5) permitted sand and/or gravel pits/mines in the Town of Apple River.

Metallic mining is regulated by the Wisconsin Department of Natural Resources. Non-metallic mining is regulated by local counties and Polk County has ordinances in place regulating non-metallic mining and reclamation following completion of mining activities.

Environmental Corridors

Environmental corridors are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these corridors is vital to maintaining a diverse ecosystem. Areas typically included in environmental corridors are forests, lakes, streams, rivers, wetlands, steep slopes, and shoreland buffers.

Map 6-13 shows areas identified as environmental corridors in the Town of Apple River. The map represents primary environmental corridors consisting of water resources, wetlands, forested areas, floodplains, and slopes. The areas shown can include environmentally sensitive areas and important wildlife habitat.

Air Quality

The WDNR implements an air management program that is designed to maintain and improve Wisconsin's air quality in order to protect public health and the environment. The main tasks of the air management program are:

- Monitor the air for pollutants
- Inspect emission sources
- Provide compliance assistance to industry
- Initiate enforcement actions when necessary
- Operate a permit program
- Educate the public about air quality issues

Air quality is classified as good, moderate, unhealthy for sensitive groups, unhealthy, and very unhealthy. Advisories are issued when air quality reaches the unhealthy for sensitive groups level but can also be issued for the moderate level if on the high side.

Locally, residents can protect air quality by reducing the size of their lawns, use electric, rechargeable, or manual equipment instead of gas powered, plant slow growing grass, reduce driving trips and speeds, utilize landscaping to reduce heating and cooling costs for your home, and riding a bike or carpooling to work when possible.

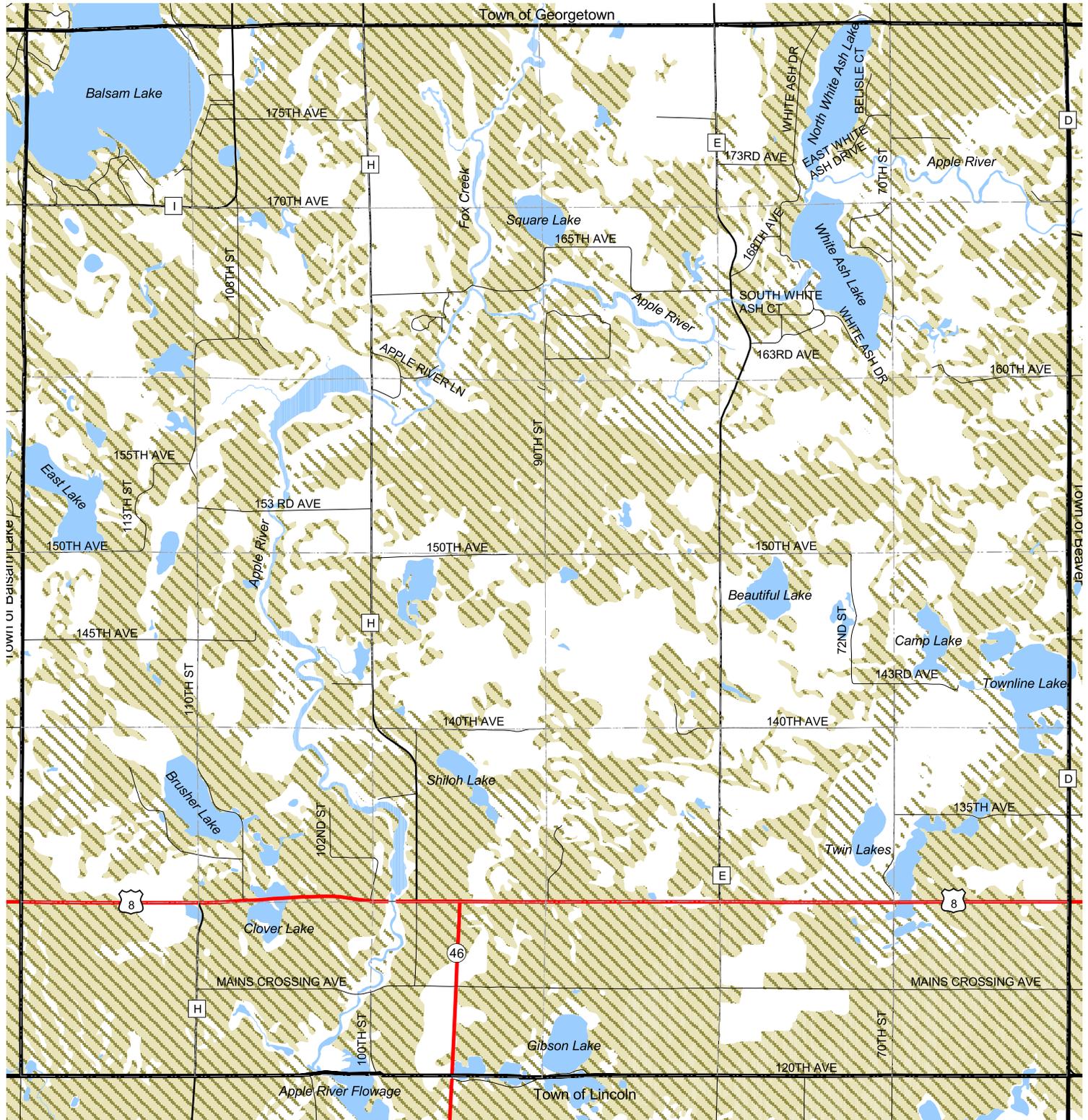
The increased use of outdoor wood burners has pressed some counties to regulate their use in regards to time of year and housing density because of smoke issues.

SAND AND GRAVEL DEPOSITS

Map 6-12

Town of Apple River

Polk County, Wisconsin



- Town Boundary
- Sections
- Lakes & Rivers

- Roads
- Local County Highways
- Highways

- Non-metallic Mining Deposits**
- Probable Sand
- Probable Gravel



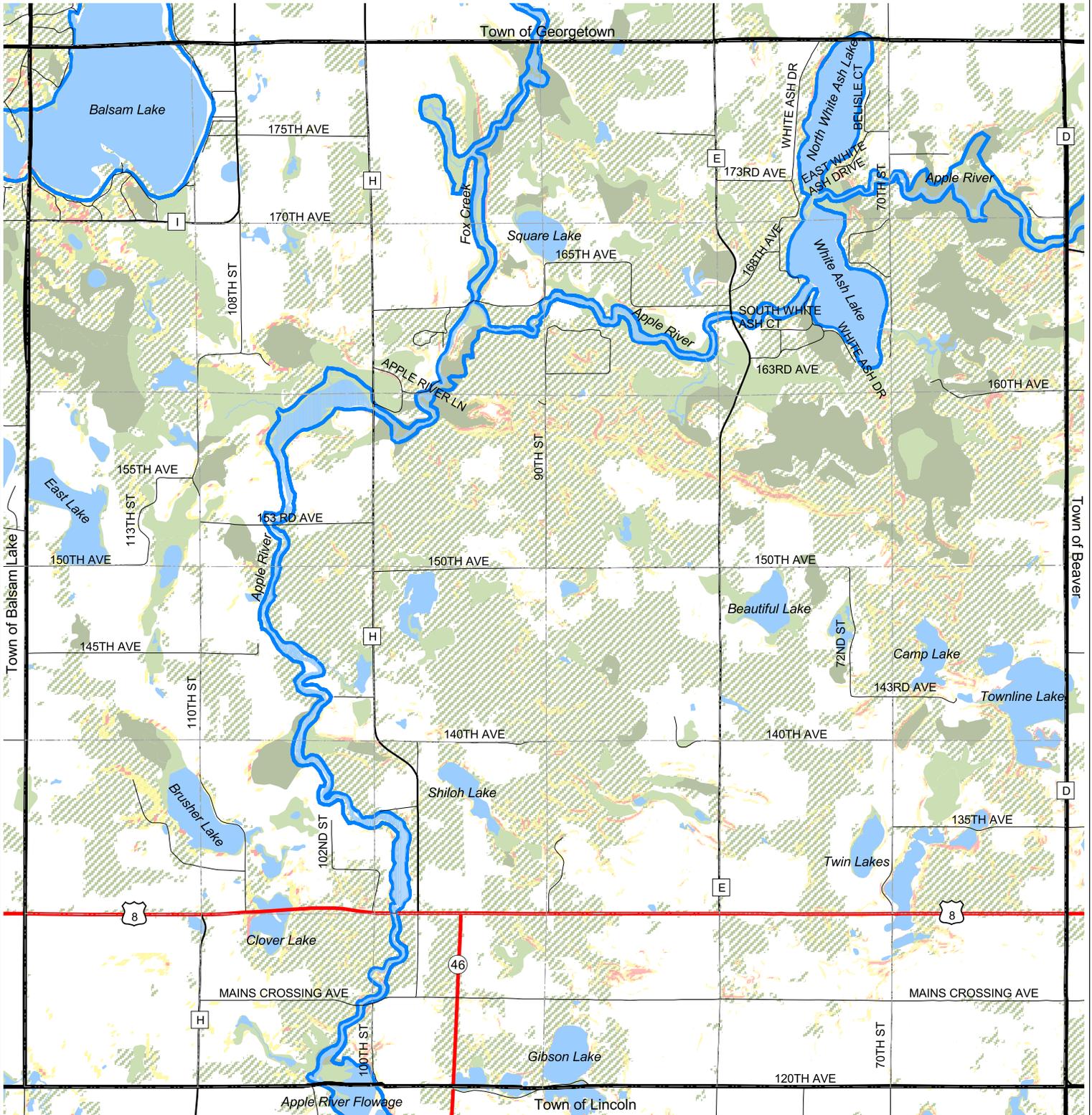
0.5 0 0.5 1 Miles

Source: NRCS Polk County Soil Data 2006

ENVIRONMENTAL CORRIDORS

Town of Apple River

Polk County, Wisconsin



- Town Boundary
- Lakes and Rivers
- Floodplains

- Local Roads
- County Roads
- State & U.S. Highways

- Forested Wetlands
- Wetlands
- Land Cover
- Forested Land

- Slopes 12% to 20%
- Slopes > 20%



Goals, Objectives, Programs, Policies, and Actions

Goal 1: Promote and preserve cultural and historical resources in the Town of Apple River.

Objectives

1. Identify the Town's historical resources.
2. Provide opportunities for residents to learn about the Town's history.

Programs, Policies, and Actions:

1. Support residents who feel they may have an archeological site or historical property on their land who want to contact the Wisconsin Historical Society to learn ways to preserve or register them.
2. Form a historical preservation committee that documents structures or items in the Town that they feel have historical importance. Photos can be taken and these locations mapped.
3. Collect old photos of life in Apple River and display them in the Town Hall.
4. Support the Polk Historical Society and assist in efforts to document the history of Apple River.
5. Support the Wisconsin Barn Preservation which is a joint venture between the University of Wisconsin-Extension, Wisconsin Trust for Historic Preservation, and the Wisconsin Historical Society with the goal of both addressing public concerns and drawing attention to the importance of preserving the elements of Wisconsin's rural countryside.
6. Collect interviews with older residents and have them talk about their experiences related to schooling, work, and life in Apple River. The interviews could be recorded or videotaped.

Goal 2: Preserve farming as a way of life in the Town of Apple River.

Objectives

1. Preserve farmland.
2. Support development that does not fragment farming land.
3. Avoid conflicts between farmland and residential areas.
4. Support the right to farm.

Programs, Policies, and Actions:

1. Support sustainable farming management practices that protect the Town's soils and reduce erosion.
2. Support concepts such as purchase of development rights or purchase of agricultural conservation easements, which allow farmland to remain undeveloped.
3. Support the development of agricultural based businesses.
4. Promote and guide residential growth that is compatible with agricultural and preserves the right to farm.

Goal 3: Preserve the Town's natural resources.

Objectives

1. Protect the Town's water resources (groundwater, lakes, streams, wetlands, etc.).
2. Protect valuable habitat (floodplains, shorelands, forests, environmental corridors, etc.).
3. Protect air quality.
4. Promote and preserve unique natural areas.

Programs, Policies, and Actions:

1. Use DNR, Polk County, and UW-Extension staff to conduct workshops or for educational purposes related to preserving the Town's natural resources.
2. Work with surrounding communities and Counties to manage stormwater runoff.
3. Encourage the use of West Wisconsin Land Trust or other groups to acquire or hold the easement to valuable land/habitat where feasible.
4. Promote development concepts such as Transfer of Development Rights and Conservations Subdivisions that protect farmland and other natural resources and conserve land.
5. Monitor the use of outdoor wood burners and potential problems in residential areas.
6. Designate buffer areas along streams, lakes, and rivers that would be desirable to be placed under a conservation easement. Work with land owners and organizations to preserve these areas.
7. Encourage the use of programs such as the Conservation Reserve Program (CRP), Environmental Quality Incentives Program (EQIP), Grasslands Reserve Program (GRP), etc. that provide incentives to help conserve valuable natural resources.
8. Partner with organizations such as Trout Unlimited, Ducks Unlimited, Apple River Association, White Ash Lake District, Polk County Sportsman Club, Balsam Lake District, Balsam Lake Association, Balsam Branch Association, and/or Pheasants Forever to preserve and restore wildlife habitat and protect the lakes and rivers.
9. Support development that blends in and utilizes the Town's natural resources in a positive way.

CHAPTER 7

Economic Development

Introduction

Like many rural Towns, Apple River has limited commercial or industrial activity. Most residents work in surrounding communities where commuting times are short and more jobs are located.

This chapter will assess the local economic the options and attitudes of economic development in the Town.

Survey Results

In the Town of Apple River Community Survey, a majority of residents who responded indicated that more gravel pits should not be allowed to operate and that retail/business/commercial/industrial growth should only be allowed in designated areas.

There was strong support for promoting tourism in the area as well as there being a need for good paying jobs.

Over 39% of surveys indicated that industrial growth should not be discouraged in order to preserve the rural character while over 34% disagreed with that statement.

Place of Employment Characteristics

There is a strong economic base in Polk County. Over 64% of workers living in Apple River are employed in the County. About 20% of workers are employed outside of Wisconsin, which shows the influence of the Twin Cities Metropolitan Area and the ease of commuting to jobs in that area (see *Table 7-1*). The nearest job opportunities for Apple River residents are in St. Croix Falls, Amery, Turtle Lake, and Balsam Lake.

Table 7-1 - Place of Work 16 Years and Over - State and County Level - Town of Apple River

	1990	2000	Numerical Change	% Change
Worked in state of residence:	320	402	82	25.6%
Worked in county of residence	279	326	47	16.8%
Worked outside county of residence	41	76	35	85.4%
Worked outside state of residence	40	103	63	157.5%
Total	360	505	145	40.3%

Source: 2000 U.S. Census

Commuter Characteristics

With so many workers employed in Polk County, it is not surprising that over half of commuters are traveling less than 29 minutes to work though the number of workers

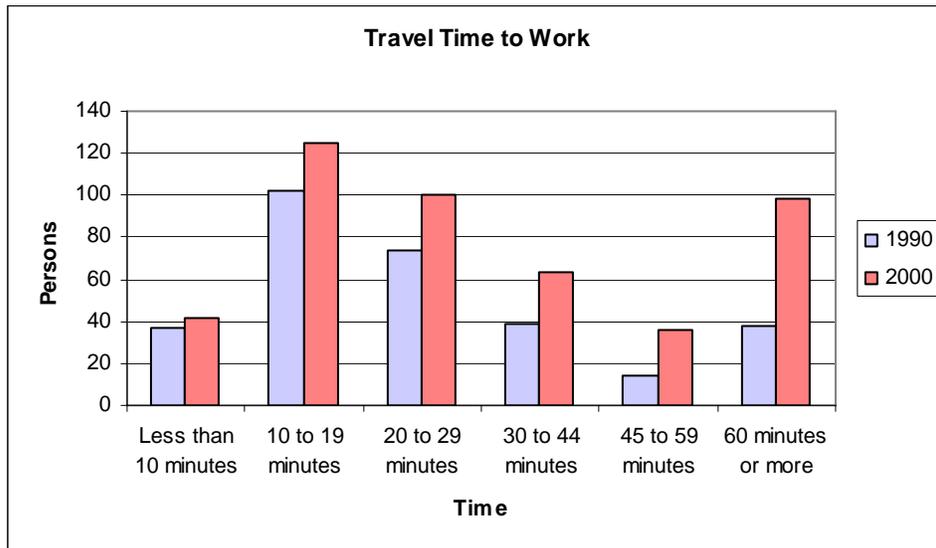
traveling farther distances has increased the most as a percentage (see Table 7-2 and Figure 7-1).

Table 7-2 - Travel Time to Work Workers Who did not Work at Home - Town of Apple River

Travel Time	1990	2000	Numerical Change	% Change
Total	304	464	160	52.6%
Less than 10 minutes	37	42	5	13.5%
10 to 19 minutes	102	125	23	22.5%
20 to 29 minutes	74	100	26	35.1%
30 to 44 minutes	39	63	24	61.5%
45 to 59 minutes	14	36	22	157.1%
60 minutes or more	38	98	60	157.9%

Source: 2000 U.S. Census

Figure 7-1 – Commuting Time to Work.



How Apple River residents commuted is very similar to most communities in western Wisconsin (see Table 7-3). Over 75% of commuters drove alone while only 14.7% carpooled. The Town indicated it supports the development of a carpool lot in the area to make carpooling easier for area residents. Ten residents stated they rode public transportation to work in 1990. This may have occurred when an employer in Minnesota (Anderson Windows?) briefly provided a bus to bring workers into Bayport.

Table 7-3 - Commuting to Work 16 Years and Over: Town of Apple River

	1990	2000	Numerical Change	% Change
Total	360	505	145	40.3%
Car, truck, or van - drove alone	241	380	139	57.7%
Car, truck, or van - carpoled	51	74	23	45.1%
Walked	2	10	8	400.0%
Public Transportation	10	0	-10	-100.0%
Worked at home	56	41	-15	-26.8%

Source: 2000 U.S. Census

Employment Characteristics

Figure 7-2 shows that the occupations with the highest amount of workers in 2000 were production/transportation/material moving followed by construction and management/professional/related occupations. Both occupations experienced large increases in number of workers since 1990. The sales/office occupation has also experienced a large increase in workers.

The farming/fishing/forestry industries have seen the biggest drop in workers since 1990. This decline follows a statewide trend. In general, most of these occupations are located outside of Apple River.

Figure 7-2 - Occupation of Workforce Population

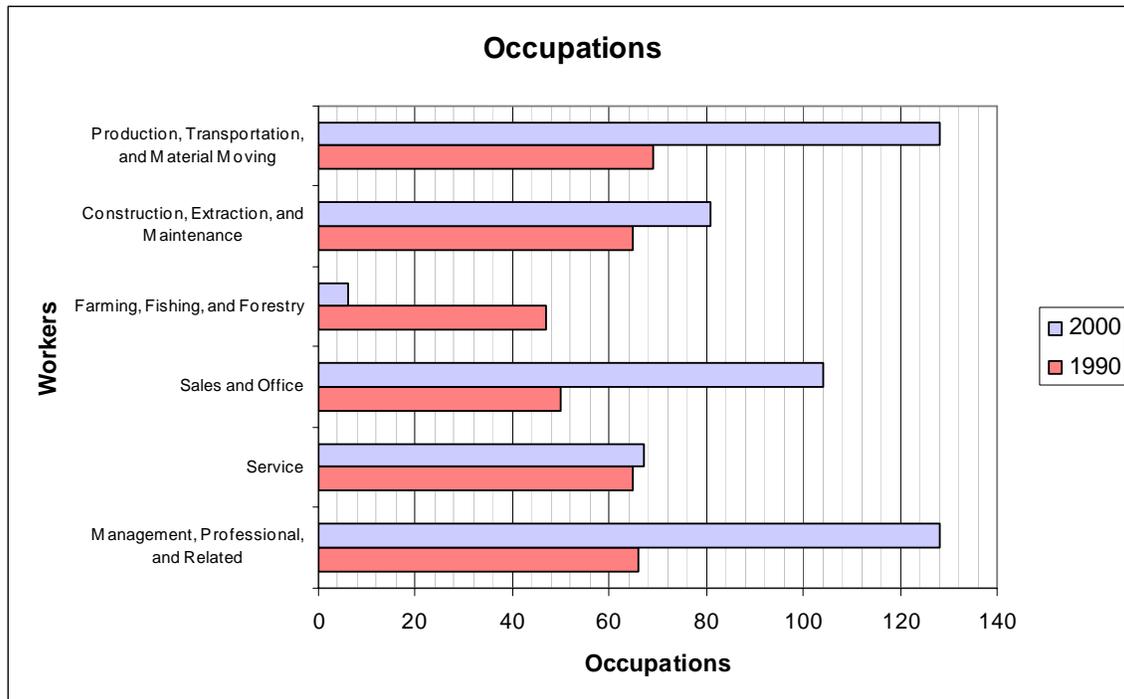
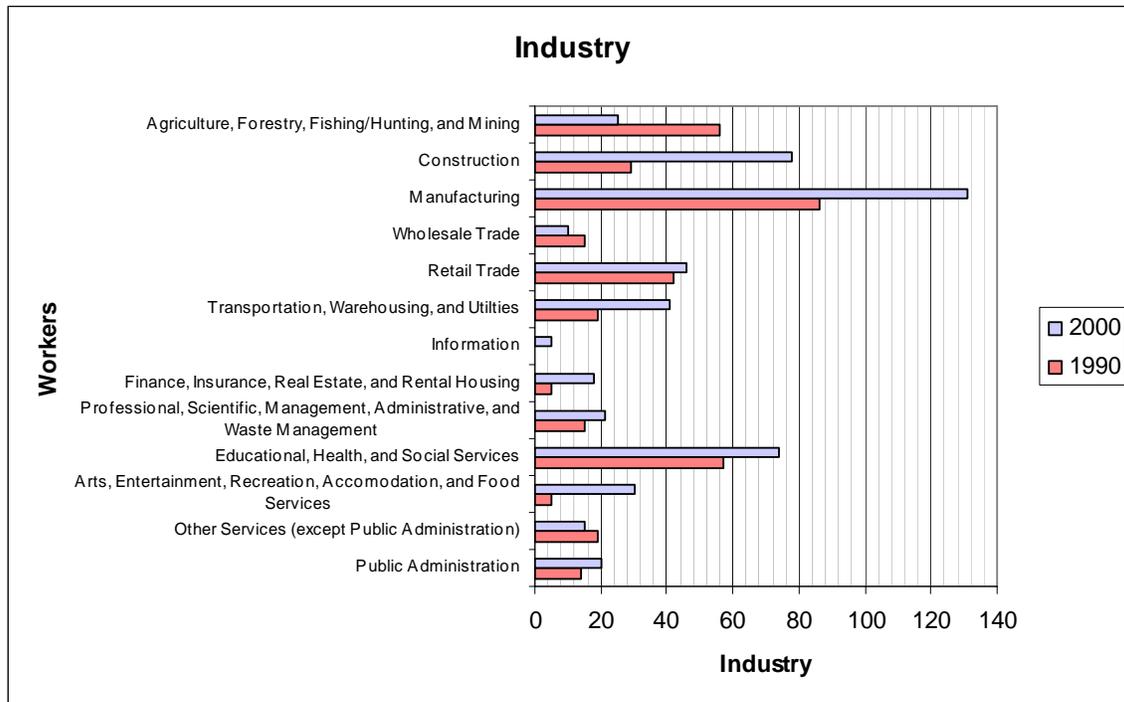


Figure 7-3 reveals that the manufacturing industry employs the highest number of working residents in the Town of Apple River followed by the education/health/social services industries. Similar to occupations, most of these industries listed in Figure 7-3 are not located in the Town.

Figure 7-3 - Occupation by Industry



Wages

Table 7-4 compares average wages by industry in Polk County with the State of Wisconsin. All industry wages in Polk County are below the State average with only the natural resources and other services being over 90% of the State average.

Table 7-4 - Average Annual Wage by Industry in Polk County

Average Annual Wage by Industry Division in 2005

	Average Annual Wage		Percent of Wisconsin	1-year % change
	Wisconsin	Polk County		
All industries	\$ 35,503	\$ 27,691	78.0%	-0.2%
Natural resources	\$ 27,765	\$ 26,210	94.4%	5.2%
Construction	\$ 42,891	\$ 33,314	77.7%	2.1%
Manufacturing	\$ 44,430	\$ 36,272	81.6%	-0.3%
Trade, transportation & utilities	\$ 31,088	\$ 23,843	76.7%	1.5%
Information	\$ 43,439	\$ 23,825	54.8%	-27.8%
Financial activities	\$ 46,267	\$ 32,552	70.4%	1.5%
Professional & Business Services	\$ 40,462	\$ 23,056	57.0%	-15.3%
Education & Health	\$ 37,228	\$ 29,471	79.2%	3.6%
Leisure & Hospitality	\$ 12,468	\$ 9,419	75.5%	2.3%
Other services	\$ 20,604	\$ 18,797	91.2%	Not avail.
Public Administration	\$ 37,244	\$ 25,336	68.0%	5.6%

Source: WI DWD, Bureau of Workforce Information, Quarterly Census of Employment & Wages

Inventory of Local Businesses and Employers

The Town of Apple River has limited commercial businesses because of its rural character and many businesses being located within a short distance in surrounding communities. Representative businesses in the Town include a convenience store, bars, private campground, restaurant, auto repair, bait store, gravel pit, and other home based businesses.

These businesses help address some of the basic needs of the Town's residents while others are focused towards people enjoying the surrounding natural resources.

Desired Businesses

The Town expects economic development will be market driven. Because of its rural nature, Apple River does not have an industrial park or the ability to offer incentives for businesses. There are County and State programs in existence that can help potential business owners and those will be addressed later in this chapter.

The Town supports businesses that fit the character of the area and meets the needs of residents. Some of the businesses the Town would support are additional home based businesses, landscaping/nurseries, smaller light industry, outdoor sports store, and a full service truck stop type business.

New Development Considerations

Types of land uses are sometimes incompatible with others. For example, a manufacturing facility may not be appropriate if homes are located across the street. When considering new business or industry in Apple River, these factors should be taken into consideration.

1. How much water will the business require?
2. How much traffic will the business generate?
3. Is the business compatible with surrounding land uses?
4. Will there be noise issues?
5. What will the new business look like?
6. How will the business affect any existing natural areas?
7. Does the business detract from the rural character of the Town?

For future commercial sites, the developer should consider placing the building on his/her site in a way that hides parking areas, preserves existing natural areas, utilizes landscaping, incorporates aesthetically pleasing signs, does not produce excessive light pollution, and leaves natural buffers that break up the view from roads and homes. If buffers are not present, they should be planted as part of the landscaping plan.

The Town of Apple River has passed a resolution that recommends that businesses and industries should only be located along State, U.S., and County highways.

Strengths and Weaknesses for the Retention and Attraction of Businesses

The strengths and weaknesses listed below represent local and regional factors that may help or hinder economic development in Apple River.

Strengths

1. Good transportation system with highways
2. Strong natural resources including lakes and rivers
3. Educated population

Weaknesses

1. Low population
2. Close proximity to other communities
3. Lack of utilities

Economic Development Programs

There are many available programs at all levels that aide in economic development. These programs can be used to provide expertise, financial aide, or incentives for developing businesses.

WDNR Remediation and Redevelopment Program

This program offers financial and liability tools to clean up and redevelop brownfields.

West Central Wisconsin Regional Planning Commission (WCWRPC)

The Commission is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all seven counties in the region.

Community and Enterprise Development Zones

The Wisconsin Community and Enterprise Development Zone Programs can help to expand businesses, start a new one, or relocate a current business to Wisconsin. The Community Development Zone Program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

Polk County Economic Development Corporation

The Polk County Economic Development Corporation encourages and helps economic development, retention, expansion, and capital investment.

Transportation Facilities Economic Assistance and Development (TEA-Grant) Program

The Transportation Economic Assistance (TEA) program provides 50% State grants to communities for road, rail, and airport projects. The goal of the TEA program is to attract and retain business firms in Wisconsin and thus create or retain jobs.

UW-Extension

The UW-Extension provides expertise in agriculture and related business while providing research and knowledge.

Forward Wisconsin

Forward Wisconsin provides marketing outside of the State and recruits businesses to come to Wisconsin.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce is the main agency in Wisconsin charged with fostering the retention and creation of new jobs, promote effective and efficient regulations, and promote economic business.

U.S. Small Business Administration

The Small Business Administration provides technical, financial, and managerial assistance for Americans to start or improve their businesses.

Tourism, Agriculture, and Forestry (TAF) Districts

Towns can create districts and offer incentives to be used for economic development and growth. The formation of a TAF district allows a Town to allocate money to be used as incentive. The money is returned to the Town in the form of increased tax revenue. When the increased tax revenue pays off the original incentive, the tax money goes to regular taxing entities.

Goals, Objectives, Programs, Policies, and Actions

Goal 1: Support economic activity and development that does not detract from the rural character and natural environment of Apple River.

Objectives

1. Maintain the Town's rural character.
2. Support the retention of existing businesses.

Programs, Policies, and Actions:

1. Support existing farms and their continued operation.
2. Encourage new business and industry to be designed and landscaped to reduce the visual impact.
3. Have new business and industry located on State, U.S., and County highways.
4. Ensure that businesses do not adversely affect the Town's natural resources and quality of life of residents.

CHAPTER 8

Intergovernmental Cooperation

Introduction

The Town of Apple River's relationship with adjacent municipalities, agencies, the County, and the State, can impact Town residents in terms of planning, available services, public facilities, and overall costs of providing these. For Towns, it is a challenge to provide a wide range of services to residents. Towns often contract with other governments or agencies to provide services such as road maintenance, code enforcement, or fire protection in order to reduce the cost of these services to residents.

The Intergovernmental Cooperation chapter will examine existing agreements and identify potential areas where future cooperation may be beneficial.

Existing Agreements

The Town of Apple River has a range of agreements with the local governments and agencies. These agreements are listed below:

- The Town has adopted the Polk County Zoning and utilizes the County for information on zoning changes, variances, and enforcement.
- Polk County Parks Department manages the Apple River Park.
- Police protection in the Town of Apple River is provided by the Polk County Sheriff's Department.
- Mutual aid agreements for emergency services with surrounding communities.
- Continued support of the White Ash Lake District, Polk County Sportsman Club, Balsam Lake District, Apple River Association, Balsam Lake Association, Balsam Branch Association, and other area organizations to help promote and preserve the area's natural resources and wildlife.

Existing or Potential Conflicts

There are no existing or potential conflicts identified at this time.

Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can help the Town of Apple River implement the Town's comprehensive plan. Many issues, such as natural resource protection, extend beyond political borders. Listed below are potential areas for cooperation the Town may wish to pursue:

- Work with the WDNR, neighboring towns, and residents to protect the areas water and natural resources.
- Continue to explore ways to improve police, fire, and emergency services.
- Coordinate with the Polk County Historical Society to document and preserve the Town's history.

- Continue to use the UW-Extension, West Central Wisconsin Regional Planning Commission, and Polk County as information resources.
- Coordinate and support local groups to protect the area's natural resources.

Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Town should hold joint meetings with neighboring governments and agencies to resolve future conflicts.

Intergovernmental Cooperation Goals, Objectives, and Programs, Policies, and Actions

Goal 1: Support intergovernmental cooperation with neighboring towns and government agencies to promote mutual understanding and problem solving.

Objectives

1. Work with governments on natural resource management and protection.
2. Provide quality police, fire, and emergency medical services to the Town's residents.
3. Reduce costs for services to taxpayers.

Programs, Policies, and Actions

1. Coordinate with the WDNR and local groups on natural resource management and protection issues.
2. Provide copies of the Town of Apple River Comprehensive Plan to surrounding Towns, Polk County, and West Central Wisconsin Regional Planning Commission to communicate the Town's overall vision for its future.
3. Work to resolve potential conflicts through joint meetings.
4. Establish Joint Committees to focus on specific/common issues.
5. Consider ways of sharing future equipment needs with surrounding communities to disperse costs.
6. Evaluate the sharing of the Clerk position with surrounding Towns to create a full time position while increasing efficiency.

CHAPTER 9

Land Use

Introduction

The purpose of the Land Use chapter is to promote orderly growth while balancing the needs of residents and property owners. As communities experience growth, development, and changes in the use of land, concern about the patterns of these activities arise. Land use planning inventories and maps existing land use patterns and helps analyze and understand the influences on these patterns. Once existing land uses patterns are understood, informed land use decisions can be made in the future.

Land use planning can help answer four questions:

1. Where is our community now?
2. Where is our community going?
3. Where does our community want to be in the future?
4. How can our community reach that desired future?

Planning and zoning have been a part of land use decision making in Wisconsin since the 1920's when statutes were enacted by the State Legislature. Cities, villages, towns, and counties can actively participate in planning and zoning activities based on the principles of the protection of the health, safety, and welfare for the public.

Planning is based on the premise that community interests and values should be balanced with individual rights. Land use planning recognizes a fine line between individual rights and community rights. While there is some sentiment that planning may infringe on an individual's property rights, it should also be noted that often property value is due in part to government paid amenities, laws, and regulations.

Based on predictions from the West Central Wisconsin Regional Planning Commission, Polk, St. Croix, and Pierce Counties can together expect a continued increase in population. Along with this expected population growth comes the realization that growth drives the need for new facilities such as roads and other services, affects the tax base of a community, affects property values which has both positive and negative connotations, and changes the social structure of a community.

The Land Use chapter is oriented towards management of growth. The strength of land use planning is based on its ability to balance growth with protective measures. Land use plans can assist in guiding growth to more easily developed, accessible, and desirable land, while delineating areas that need protection. A plan can also help protect economic investments by describing areas for specific types of development, thus ensuring that compatible types of development occur in one area and are buffered from conflicting types. A plan can make a community a more attractive place to live by providing realistic guidelines for future growth that allow for a variety of land uses.

The Land Use chapter is advisory in nature and could be used to lay the groundwork for the possible development of zoning and subdivision guidelines in the future. The

comprehensive plan, including individual chapters, can be amended by action of the local governing body. A plan review and update is expected on a regular basis.

The heart of this Land Use chapter is based on the identification of key issues: what to enhance within the Town and what to correct. These issues were identified by the citizens of the Town of Apple River at a citizen's discussion meeting held in March 1998. Following that meeting, committees were formed to work on goals, objectives, and a natural features map. The map, together with the goals and objectives, provided the basis for the creation of the planning districts and recommendations for a Generalized Future Land Use map.

Physical Setting

The Town of Apple River is located in western Wisconsin, in close proximity to the Twin Cities Metropolitan Area. The predominant land use within the Town is that of agriculture. The most notable natural areas within the Town are the Apple River, which runs in a northeasterly to southwesterly direction. A portion of Balsam Lake is located in the northwest corner of the Town. Upper and Lower White Ash Lakes are located in the east with several, but just as important, smaller lakes, are located throughout Apple River. Several woodland and pothole areas are scattered throughout the Town.

Land Use Classifications

The existing land use map was created by using the National Agriculture Imagery Program (NAIP) 2008 orthophoto, WISCLAND 1999 Land Cover Data, and Plan Commission input to determine what general activity is taking place on each parcel (see *Map 9-1*). Existing land uses are divided into seven generalized classifications. Below is a description of each of the classifications.

- **Residential:** All lands used for primary or secondary residential uses including single-family homes, mobile homes, single family rental units, multi-family units, and condominiums.
- **Commercial:** All lands used for commercial purposes. These include retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.
- **Industrial:** All lands used for industrial purposes. These can include manufacturing facilities, warehouses, mining, distribution centers, gravel pits, and similar industries.
- **Institutional:** All lands used for quasi-public and instituted uses such as churches, schools, municipal buildings, libraries, public utilities, and cemeteries.
- **Agricultural:** All lands used for agricultural or related purposes. Land used for crops, grazing, or orchards.

- **Natural Areas:** All lands that are wooded, contain wetlands, or have other topographic restrictions that have limited the development of that land. All lands owned by the Town, State, Federal government, or private entities for public use.
- **Transportation/Water:** All lands that are part of the road right-of-way or occupied by water.

Existing Land Use

An inventory of existing land uses shows that over half of all land in the Town is classified as a natural area (see Table 9-1). These areas are mainly wetlands and forested areas throughout Apple River. Agriculture makes up the second most common land use (26%) followed by residential (10.5%). Agriculture uses are typically found where few physical limitations exist. Many residential properties in Apple River are found near the many water resources.

There are few institutional, commercial, and industrial land uses in Apple River. Industrial properties are gravel pits and most commercial activity is found along U.S.H 8 near Range and the intersection of U.S.H. 8 and S.T.H. 46.

Table 9-1 - Existing Land Use Percentages

Land Use	Acres	Percent of Total
Agriculture	5997	26.0%
Commercial	60	0.3%
Industrial	282	1.2%
Institutional	40	0.2%
Natural Areas	12,045	52.3%
Residential	2,425	10.5%
Transportation/Water	2,196	9.5%
Total	23,045	100.00%

Population

As mentioned in the Issues and Opportunities chapter, the Town of Apple River had a slowly decreasing population between 1950 and 1970, then experienced a rapid increase in 1980 and again in 2000 (see Table 9-2). This population trend has been evident in much of Polk County. The most recent population growth can be attributed to people moving into Apple River because it offers the quality of life they desire while being close to a variety of job opportunities.

Table 9-2 – Historical Population

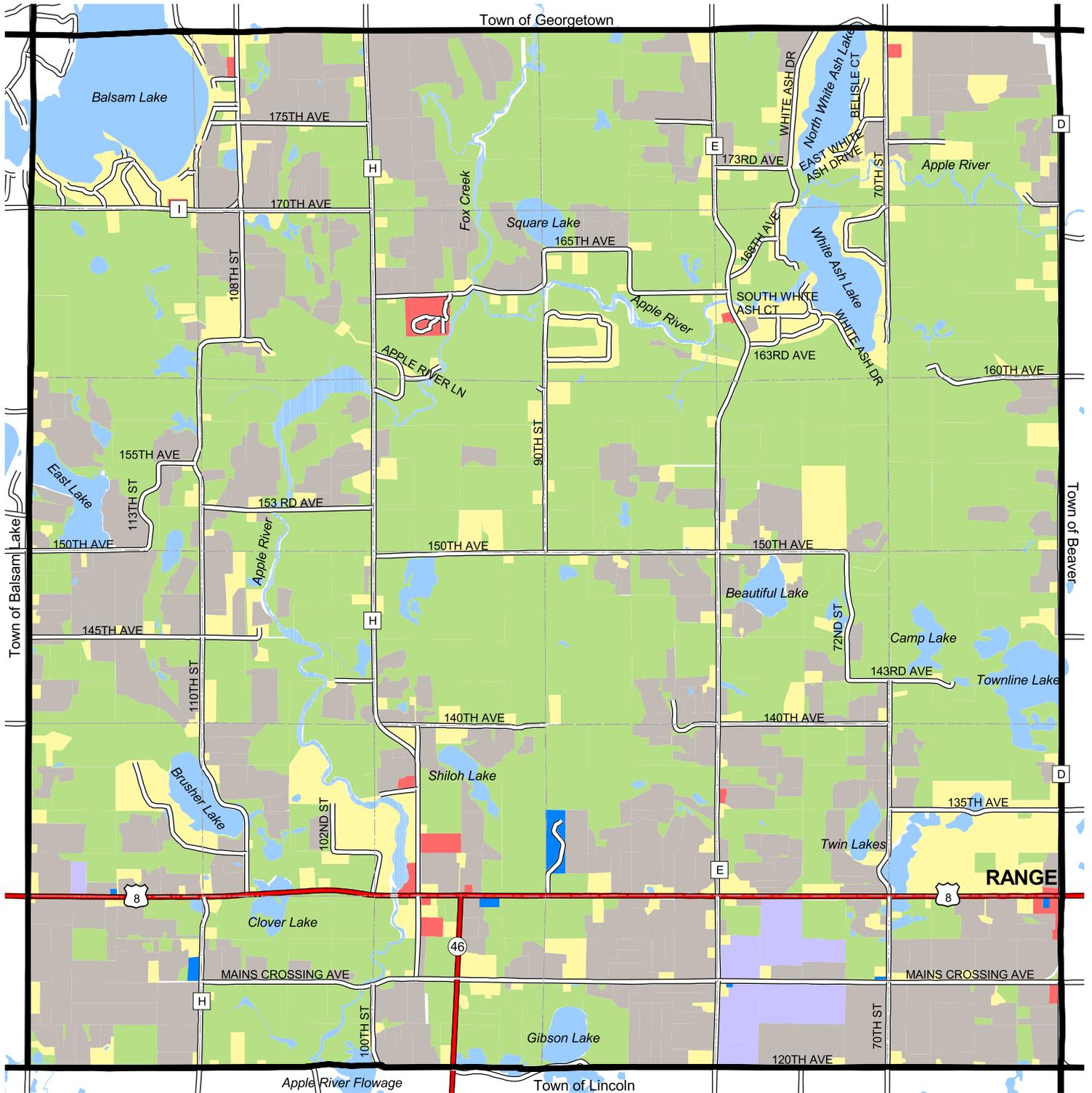
Year	1950	1960	1970	1980	1990	2000
Population	612	567	544	819	815	1,067
% Change	-	-7.4%	-4.1%	50.6%	-0.5%	30.9%

Source: West Central Wisconsin Regional Planning Commission

EXISTING LAND USE

Town of Apple River

Polk County, Wisconsin



- Town Boundary
- Section Lines
- Roads
- Local and County
- Highways
- Lakes & Rivers

Existing Land Use Classifications

- Residential
- Commercial
- Industrial
- Institutional
- Agriculture
- Natural Areas

0.5 0 0.5 1 Miles



Source: WISCLAND 1999 and 2008 NAIP Orthophotos

With population growth, the Town of Apple River is experiencing the transition from agriculture to increased residential land use. This means the number of traditional larger farm families is decreasing while an increasing number of smaller families move into the Town. This transition results in an upswing in the number of homes constructed.

As the Twin Cities Metropolitan Area expands, western Wisconsin becomes a more attractive alternative for rural living. Predictions of growth show an increase for those western Wisconsin Towns, influenced by a proposed new bridge across the St. Croix River at Stillwater and four lane improvements to S.T.H. 35. U.S.H. 8 also provides a main corridor through the area providing access to the Twin Cities.

Table 9-3 shows household forecasts based on population projections for the Town of Apple River. If accurate, there will be approximately 40 new households every five years. Housing for these new households will likely be provided by new home construction and existing seasonal homes being converted into year-round homes.

Table 9-3 – Housing Forecasts - Town of Apple River

Year	2000	2005	2010	2015	2020	2025	2030
Population	1,067	1,149	1,230	1,301	1,366	1,425	1,504
Persons Per Household	2.55	2.51	2.44	2.38	2.33	2.30	2.30
Total Occupied Housing Units	418	458	505	547	586	620	654
Additional Units Needed	-	40	47	42	39	34	34

Source: WI Dept of Administration: Population and Housing Projections

Land Supply, Demand, and Price Trends

Over the next twenty years, residential development will have the biggest effect on the Town's landscape. Apple River has ample land to accommodate any future development. Current demand for land for development is low. Generalized price trends can be determined by comparing the number of acres classified at residential using the real estate classification system and the value of that land. In 2002, residential classified land was assessed at \$9,670/acre not including improvements. In 2008, that figure jumped to \$22,015/acre, not including improvements. Some of the increase may be attributed to appreciation and an increase in the number of developed waterfront properties.

Future Land Use Needs

In the Town of Apple River, it is expected that there will be limited, if any, increase in commercial or industrial properties since residents have access to commercial goods and industrial jobs in nearby communities. New commercial businesses will likely be home-based or smaller businesses and require little land for development. Any industries will likely be agriculture or non-metallic mining related. The biggest demand for land will likely come in the form of residential development.

Table 9-4 shows projected land needs for residential, commercial, industrial, and agricultural growth. The projections were made by multiplying the projected population by the 2008 number of land use acres for each use shown in Table 9-2 and then dividing

that figure by the 2008 estimated population projection. By using this method, it is projected that by 2030, the Town will need an additional:

- 658 acres for residential development
- 15 acres for commercial development
- 64 acres for industrial development
- -737 acres for agriculture

Table 9-4 - Projected Land Use Needs in Acres

Year	*2008	2010	2015	2020	2025	2030	Total
Population	1182	1230	1,301	1,366	1,425	1,504	
Residential	2,425	2,522	2,667	2,800	2,921	3,083	
Acres Needed		97	146	133	121	162	658
Commercial	60	62	65	68	71	75	
Acres Needed		2	4	3	3	4	15
Industrial	282	283	299	314	328	346	
Acres Needed		1	16	15	14	18	64
Agricultural	5,997	5,898	5,733	5,581	5,444	5,260	
Acres Needed		-99	-165	-152	-137	-184	-737

Source: * Figures for 2008 are actual. Figure 2010 and beyond are projected.

These calculations assume all new development will happen on agricultural land though some development may occur on existing parcels already platted or zoned for residential, industrial, or commercial purposes.

Generalized Future Land Use

It is difficult to specify where future land uses should occur when there is more developable land available than the projected future demand. Map 9-2 shows generalized future land use based on existing land use patterns and zoning. In Apple River, a majority of land is zoned as Agriculture, which allows for residential development so, in theory, all of the land could be developed in the future.

General ideas concerning future land use in the Town of Apple River are:

1. Future commercial and industrial development is best suited along State, United States, and County Highways. The Town has a resolution in support of this. Considerations for future commercial and industrial development are the amount of traffic generated, hours of operation, noise, odors, surrounding existing land uses, and meeting the requirements of the Polk County Comprehensive Land Use Ordinance, and related Special Exception Use requirements where required.
2. Residential development will be scattered throughout the Town. Future residential development should emphasize completing it in a way that minimizes the impact on agricultural lands and the natural environment.

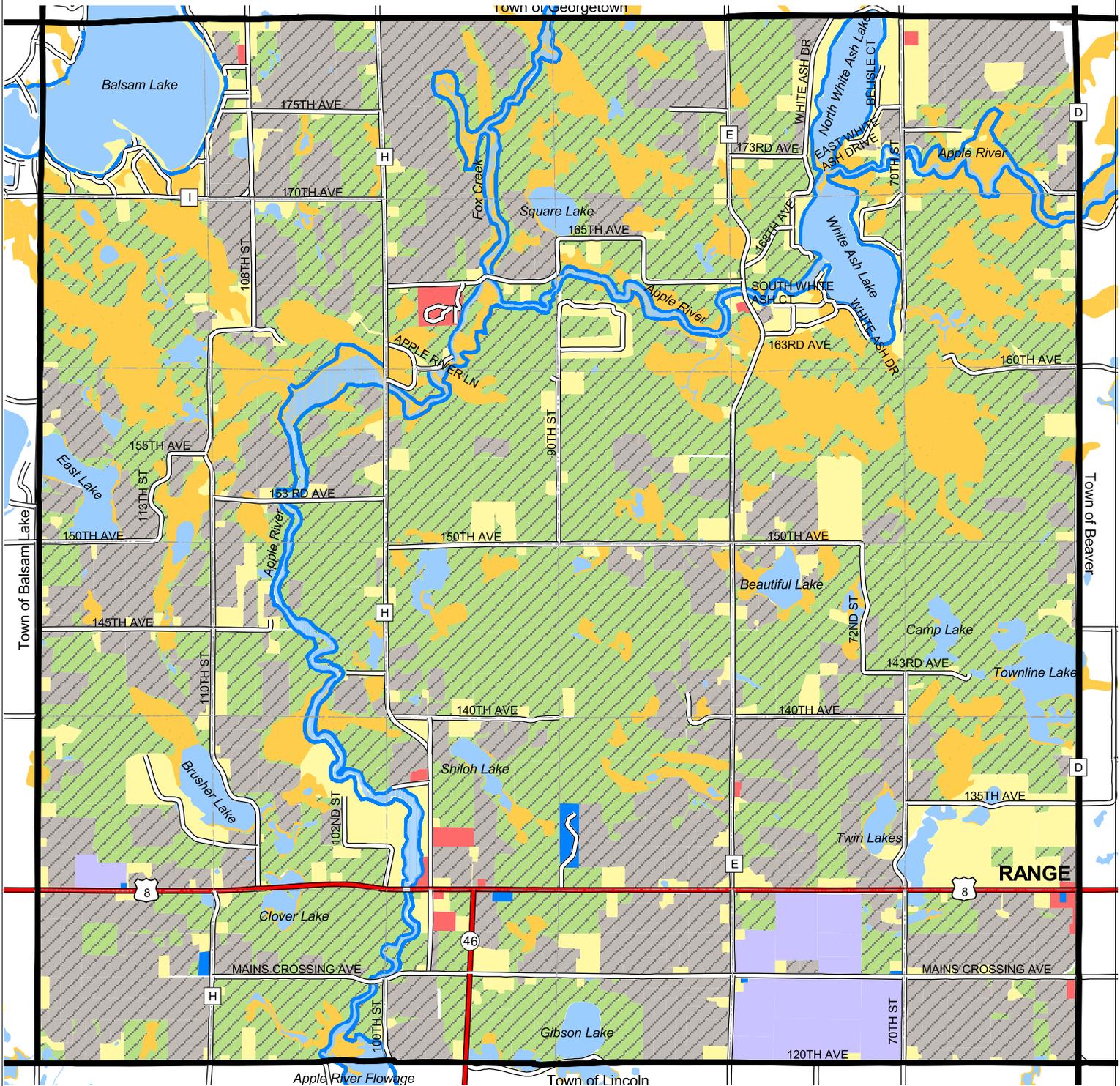
For residential, commercial, industrial land uses, higher densities would be appropriate adjacent to the unincorporated Village of Range.

GENERALIZED FUTURE LAND USE

Map 9-2

Town of Apple River

Polk County, Wisconsin



- Town Boundary
- Section Lines
- Roads
- Local and County
- Highways
- Lakes & Rivers

Generalized Future Land Use Classifications

- Residential
- Commercial
- Industrial
- Institutional
- Agriculture
- Natural Areas
- Mixed Residential, Agriculture, and Natural Areas

Limitations to Development

- Floodplains
- Wetlands



0.5 0 0.5 1 Miles

Source: Apple River Plan Commission

Town Vision: Land Use

The Town vision, which emerged from the citizen's discussion meeting, is one of slow growth and maintenance of the existing quality of life rather than one of growth and diversity of land use. Citizens clearly want to strengthen and preserve the qualities of the Town that support agriculture, natural resources, and rural residential character.

Conflicts Between Goals and Development Policies

The goals in this plan reflect the wishes of the majority of residents as expressed through a community meeting and open citizen workshops. The goals represent the ideas of the community. During discussion of actual planning areas and plan policies, it became apparent that a significant number of citizens did not believe that measures recommended to implement the goals were economically fair to some landowners within the Town. As a result, through compromise, development policies allow more residential development around the agricultural areas of the Town than was envisioned in the goals, as well as a preference for traditional subdivision development rather than open space or cluster design that landowners could voluntarily use.

Agriculture Areas

Purpose: Agricultural Areas are areas for preserving prime agricultural land in the Town of Apple River and protecting farming operations from encroaching non-farm development.

Planned Uses: Farm residences, farm and agricultural related activities, residential clusters.

Development Policies:

1. The primary policy is to direct non-farm development and the conversion of farmland to areas least suitable for agriculture.
2. Consider developing zoning measures, which give property owners the option to protect farmland, while allowing some development potential.
3. The Town should encourage conservation easements, purchase of development rights, and trusts, and the use of other financial incentive programs to protect farmland.

Apple River Corridor

Purpose: The Apple River Corridor is an area for protecting the scenic and natural features of the lands along the Apple River and ensuring that development of small tracts within the corridor does not conflict with the areas environmental qualities.

Planned Uses: Conservancy and natural areas, open space type recreation, maintenance of existing residential development, and limited new residential development according to local, county, state, and federal standards.

Development Policies:

1. Support continuing efforts to preserve the corridor through acquisition of land by private and public groups.
2. Consider adopting state and federal (Scenic Riverways) standards and applying them to future building in the corridor.
3. Maintain public access to the Apple River.
4. Allow low-intensity recreational uses in the corridor while restricting structural development.
5. Keep the Apple River a low-key attraction in the Town by minimizing development, particularly recreational development along its periphery.
6. Encourage Polk County Land and Water Resources to classify rivers and streams.

Woodland Areas

Purposes: Woodland areas are areas for providing for the continuation of farming activities while allowing other uses such as hobby farms, low-density residential development, and recreation, which fits within a rural setting.

Planned Uses: Farm residences, farm and agricultural related activities, and low-density residential development, and recreation.

Development Policies:

1. Develop densities for single lot and cluster development. Developer will need to provide plans for the Town Plan Commission Board to review and make recommendations to the Town Board for final approval.
2. Allow hobby farms and specialty farms along with some farm-market, commercial opportunities and buildings.
3. Allow for recreational opportunities, including stables, and golf courses.
4. Cluster housing and site development guidelines should emphasize screening of building and preservation of open space.

Marsh Areas

Purpose: Marsh areas are area for protecting the largest wetland areas in the Town of Apple River.

Planned Uses: Wildlife habitat, wetland preservation.

Development Policies:

1. Development of wetlands shall be prohibited.
2. Review setbacks for land uses along the edge of the marsh/wetland.
3. Any development along the edge of the marsh shall have site plan review to assure that drainage will not adversely affect the marsh.

Goals, Objectives, Programs, Policies, and Actions

Goal 1: Natural Resources: Preserve natural features in the Town of Apple River as a framework for environmental, health, recreation and overall quality of the Town as a great place to live.

Objectives

1. Conserve and promote the Town's natural resources.

Programs, Policies, and Actions

2. Prohibit the development of floodplains, wetland, and steep slopes (greater than 20%).
3. Implement design review and runoff control requirements for lake and river area development to prevent surface water degradation.
4. Establish land use guidelines, which will protect groundwater resources and prevent degradation of groundwater quality.
5. Protect the unique nature of the shoreline along the Apple River.
6. Emphasize careful placement of building sites, utilities, and roads rather than relying on engineering (e.g. filling and grading) to overcome any site limitations.
7. Maintain public access to the Apple River and area lakes.

Goal 2: Agriculture: Protect the continuation of farming and the rights of farmers as a basis of the Town's economy, life, and community. Recognize that farmland is not an infinite resource and should be conserved for future generations.

Objectives

1. Preserve the agriculture as a way of life.

Programs, Policies, and Actions

1. Identify prime farming areas and focus development elsewhere.
2. Maintain agricultural land in sufficient size tracts for viable farm operations.
3. Any non-farm development in agricultural area should use the minimum possible area.
4. Give top priority to existing farming operations when resolving land use conflicts with non-agriculture uses or proposals.
5. Support state and private programs to preserve farms and farmland, including transfer of development rights, purchase of development rights and assistance to help farmers sell their farm to other farmers.

Goal 3: Town Character and Landscape: Maintain the Town of Apple River's rural appearance through land use planning and design guidelines for development.

Objectives

1. Preserve the aesthetics of the Town.

Programs, Policies, and Actions

1. Maintain a high proportion of open land to developed land.
2. Avoid locations for development, which give the Town an unplanned or scattered appearance and maintain views, vistas, and connections between scenic features of the Town.

3. Develop Town oversight and review of subdivision design.
4. Open field development should incorporate landscaping and tree planting into site design.
5. Cluster development will be considered as an option to minimize the impact of housing.
6. Commercial development will be compact and attractive in location and appearance.

Goal 4: Economic Development: Focus economic development efforts toward neighboring urban areas such as Amery, Balsam Lake, and Turtle Lake as centers of economic growth and jobs, rather than within the Town of Apple River.

Objectives

1. Support managed commercial growth.

Programs, Policies, and Actions

1. Cooperate with surrounding communities on economic development.
2. Commercial activity serving local needs should be encouraged in surrounding communities, Range, and along the state and county highways.
3. Avoid unattractive commercial strip development along U.S.H. 8.

Goal 5: Residential: Accommodate limited residential development in a manner consistent with the rural landscape and agricultural economy of the Town of Apple River.

Objectives

1. Support residential growth that protects natural resources and the rural character of Apple River.

Programs, Policies, and Actions

1. Designate appropriate areas for quality residential development, including:
 - a. Subdivisions in areas where minimum lot sizes are desirable to reduce the loss of land and where residences can best be accommodated in Town.
 - b. Large lots where low density development is desirable and will not affect agriculture.
 - c. Hobby farms and larger tracts in fringe agriculture areas.
2. Assure development will not exceed ability or plans to provide services.
3. Development will have design standards for drainfield septic systems, surface water runoff, and road access and safety.

Goal 6: Town Services: Emphasize a safe and efficient level of rural services, which will minimize the need for more government and taxes.

Objectives

1. Minimize the cost of providing services to property owners.

Programs, Policies, and Actions

1. Locate and design new road access points to ensure the safety and capacity of existing routes and minimize the need for improvements.
2. Locate new development where it can best be served by existing facilities.
3. Evaluate fire service for the Town.

Goal 7: Plan Implementations: The Town should adopt fair implementation measures that maintain authority at the local level.

Objectives

1. Use implementation tools that residents support.

Programs, Policies, and Actions

1. Create a useful land use plan that reflects the Town's opinion and has support of Town residents.
2. Update Town zoning (if enacted) and subdivision guidelines to reflect future land use needs and reasonable standards for development.
3. Encourage public participation in periodic plan review.
4. Recognize that freedom related to land and property is best preserved in a rural environment.
5. Explore techniques in addition to zoning such as purchase of development rights and transfer of development rights as long term equitable methods to implement the plan.

Implementation Guidelines

Implementation of this chapter is best achieved through the action of individual landowners using their land in the way they see best. As long as the plan conforms to a majority viewpoint, most decisions by landowners will be in harmony with the Plan's goals. For the Town of Apple River, this means for example, that residents can collectively hope to see farmers continuing to farm, Range to stay a small rural center, land along the Apple River to continue as a natural preserve, and that our lake shores can be maintained in good quality.

For a plan to be more successful, it is necessary to reinforce the desirable land use patterns with zoning regulations to prevent actions, which are contrary to plan goals. Zoning identifies a set of land use options available to owners. The options for any particular site are not all encompassing, but they do provide some choices, which are met, for both individual desires, and community goals.

Zoning Ordinance

A major reason for the development of this plan is for consideration of writing the Town's own zoning ordinance because the current County ordinances no longer reflect the development realities of the Town, or in some cases, no longer reflects community priorities. Another purpose is to prepare for a subdivision ordinance to assure orderly design and development of residential areas in the town.

It is anticipated that the land use districts in this plan could become the zoning districts in a future ordinance. The zoning ordinance would be administered at the Town level.

Subdivision Ordinance

A subdivision ordinance sets design standards for lot layout, access, street utilities, and other improvements. This is to assure that Town services can be provided, that Town

residents are not left with extra costs due to poor quality development, and that neighboring landowners are not adversely affected by things such as stormwater runoff and the creation of unsafe intersections.

Recommendations for Site Plan Review

A site plan should be required for all proposed development in the Town of Apple River. This should be created as a separate Town ordinance.

The Town Board and Plan Commission should review site plans for consistency with plan policies, the zoning ordinance, comprehensive plan, and other applicable regulations. The site plan can serve as the basis for conditions which may be included as part of the zoning petition, building permit, or conditional use permit so that it can be an enforceable part of development approval.

A site plan should include the following information:

1. Property boundaries, lot lines and easements.
2. Existing uses for the parcel and surrounding land.
3. Location of roads and driveways, and areas of proposed cutting and falling of trees.
4. Location of structures and improvements.
5. Location of wells and septic tanks.
6. Location of wetlands, woodlands floodplains, slopes 12% to 20% and greater than 20%, and surface water.
7. Direction of surface drainage and the means to handle stormwater flows.

Alternative Development Concepts

Cluster Development

Zoning and subdivision ordinances can work in tandem to promote cluster design in which houses are grouped together so that part of the development site is left as open space. Cluster development can minimize the appearance of development in rural areas and potentially create a buffer area between houses and non-residential development.

Transfer of Development Rights (TDR)

Another offshoot of zoning which is recommended in this plan is developing transfer of development rights, which has several variations. Under this concept, the development potential of one parcel of land is transferred to a second parcel so that the first can remain open. This allows a landowner to realize the development value of a parcel without having to develop it.

The basic version of TDR is where the transfer takes place within a single property holding. Rather than develop all of a tract, some of the development potential is transferred to a different part of the tract at a higher density.

Another form is transfer of development rights to lands which are under the same ownership, but not adjacent. A landowner may choose to transfer development rights from a good field, for instance to another parcel he or she own some distance away. The field is then kept open, while the "receiving" tract gets a higher density. A more

complicated form is the transfer of rights from one owner to another. A developer may purchase development rights from a farmer, and then transfer them to a different parcel, which is zoned for development. There is often a bonus density. The land that sells its development rights is put in a conservation easement.

Purchase of Development Rights (PDR)

A non-zoning technique that appeals to many people is called Purchase of Development Rights. Some people believe that this is the only way to permanently protect development rights or conservation easements as a landowner sells development rights, thereby retaining the land, but without the option of future development. This technique is permanent. It forever removes the prospect of development in exchange for compensation.

The disadvantage of the technique is the cost and, because of its voluntary nature, can result in piecemeal development patterns, which do not meet plan goals.

This plan recommends that PDR be encouraged and that the Town should investigate funding options to initiate the purchase of development rights. However, such a program is a long-term effort and cannot take the place of zoning at the present time.

Density Based Development

Density based development creates a distinction between development density and minimum lot size. Usually, communities set a minimum lot size and that also becomes the density. For example, if a 40 acre parcel is zoned for a five acre minimum lot size, then the density for that parcel is eight lots.

With density based development, that same parcel may have a density of one home per five acres but the minimum lot size is two acres. Using this method, a 40 acre parcel is allowed potentially eight lots but, with a minimum lot size of two acres, the homes may occupy only 16 acres. This option provides the density specified under the existing zoning while using less land. The remainder of the parcel is considered fully developed.

Land Use Plan Amendments

The plan should be reviewed periodically to ensure that planning districts, maps, policies and implementation measures reflect current conditions and that the plan is achieving its intended goal. It is determined that text, maps, or some other feature of the plan is not satisfactory; an amendment to the plan may be needed.

Text Amendments

Amending the text may include:

1. Adding or changing a planning district to provide for a category of development that is not incorporated into the current set of districts.
2. Changing or adding a development policy.
3. Revising the plan to allow more intense development in planning districts in response to changing conditions and new information.

CHAPTER 10

Plan Implementation

Introduction

The Town of Apple River Comprehensive Plan must first be adopted before it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational materials, committees, area groups, local government, and ordinances.

The Plan Implementation chapter will consider the goals, objectives, policies, programs, and actions listed at the end of each chapter to pick and prioritize the policies, programs, and actions to be implemented. Potentially, budgets, time constraints, manpower, or changes of attitude may cause some of the recommendations to not be completed.

Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and municipal codes the Town of Apple River uses to regulate it. Non-regulatory tools can be actions the Town government, groups, or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and park maintenance.

Implementation Recommendations and Schedule

There are numerous policies, programs, and actions recommended throughout the Town of Apple River Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. This section should be used as a practical guide to prioritize and schedule implementation policies.

The timeframes used for the recommended actions are:

Short Term:	1-5 Years
Mid Term:	6-10 Years
Long Term:	11-20 Years
Ongoing:	Ongoing support/action

Short Term

Element	Recommended Action	Lead Group
Housing	1. Create an educational pamphlet that shows ways to visually buffer homes by choosing colors, placement of driveways, maintaining natural vegetations, etc. and hand them out with building permits and place it on the Town's website.	Plan Commission, Town Board
Housing, Land Use	2. Create a Town Subdivision Ordinance that specifies design standards for new development.	Plan Commission, Town Board
Housing	3. Create an educational pamphlet that describes ways to improve the energy efficiency of new buildings through techniques such as passive solar design and geothermal heating and cooling.	Plan Commission, Town Board
Transportation	4. Encourage and work with Polk County to develop a bicycle route plan.	Plan Commission, Town Board
Utilities and Community Facilities	5. Revisit the Town clean up day where residents can bring in items for disposal for a reduced cost in order to help maintain orderly properties and reduce illegal dumping.	Residents, Plan Commission, Town Board
Cultural, Agricultural, and Natural Resources	6. Collect old photos of life in Apple River and display them in the Town Hall	Residents, Plan Commission, Town Board

Mid Term

Element	Recommended Action	Potential Group(s)
Land Use	1. Encourage public participation in periodic plan review.	Residents, Plan Commission, Town Board

Long Term

Element	Recommended Action	Potential Group(s)
Land Use	1. Designate appropriate areas for quality residential development.	Plan Commission, Town Board

Ongoing

Element	Recommended Action	Potential Group(s)
Housing, Land Use	1. Consider development options, such as conservation subdivisions, that preserve natural areas by clustering homes in smaller areas.	Plan Commission, Town Board
Housing	2. Support a variety of residential lot sizes within new developments.	Plan Commission, Town Board
Transportation	3. Encourage Polk County to add paved shoulders along County Trunk Highways when designated for reconstruction.	Plan Commission, Town Board
Transportation	4. Apply for State grants that can be used to offset maintenance costs.	Town Board
Transportation	5. Review new subdivision site plans to look for ways of reducing the amount of roads needed.	Plan Commission, Town Board

Transportation	6. Continue to evaluate and update the Town's Five-Year Road Plan	Town Board
Transportation	7. Do not build Town funded roads unless it improves emergency services or the efficiency of road maintenance.	Plan Commission, Town Board
Transportation	8. Evaluate long term maintenance costs of asphalt and gravel roads.	Plan Commission, Town Board
Utilities and Community Facilities	9. Continue to work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to the Town's residents and that complement the Town's Fire Department and First Responders services.	Plan Commission, Town Board
Utilities and Community Facilities	10. Support telecommunications facilities that would better enable residents to establish home based businesses if the towers do not detract from the rural aesthetics of the Town.	Plan Commission, Town Board
Utilities and Community Facilities	11. Explore opportunities to share additional services or equipment needed in the future with surrounding communities.	Plan Commission, Town Board
Cultural, Agricultural, and Natural Resources	12. Support the Polk County Historical Society and assist in efforts to document the history of Apple River.	Residents, Plan Commission, Town Board
Cultural, Agricultural, and Natural Resources	13. Promote and guide residential growth that is compatible with agriculture and preserves the right to farm.	Plan Commission, Town Board
Economic Development, Land Use	14. Encourage new business and industry to be designed and landscaped to reduce the visual impact.	Plan Commission, Town Board
Economic Development	15. Have new business and industry located on State, U.S., and County highways.	Plan Commission, Town Board
Economic Development, Land Use	16. Ensure that businesses do not adversely affect the Town's natural resources and quality of life of residents.	Plan Commission, Town Board
Land Use	17. Emphasize careful placement of building sites, utilities, and roads rather than relying on engineering (e.g. filling and grading) to overcome any site limitations.	Plan Commission, Town Board
Land Use	18. Avoid locations for development, which give the Town an unplanned or scattered appearance and maintain views, vistas, and connections between scenic features of the Town.	Plan Commission, Town Board
Land Use	19. Avoid unattractive commercial strip development along U.S.H. 8.	Plan Commission, Town Board

The Implementation Recommendations and Schedule is only part of the Town's Comprehensive Plan. Future Plan Commission and Town Board members should understand the overall vision of the Plan and be aware of the goals, objectives, programs, policies, and actions recommended at the end of each chapter.

Roles and Responsibilities

Residents and Property Owners: The Town of Apple River encourages continuous input from its residents and property owners. This process does not end with the adoption of the Comprehensive Plan. Views change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

Plan Commission: The Town of Apple River Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Town Board. The Plan Commission will use the Comprehensive Plan as a guide for making decisions and will recommend revisions and updates as needed.

Town Board: In order for the Comprehensive Plan to be implemented, the Town Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by Town officials. As chief policy makers, the Board is also responsible for establishing and actively supporting a continuing planning program.

Plan Updates

Ongoing evaluation of the Town of Apple River Comprehensive Plan is important. The needs of the community today may be different in the future. Revisions and amendments to the Town's Comprehensive Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Town of Apple River Comprehensive Plan and its Implementation Chapter should be reviewed yearly by the Plan Commission to measure the progress of the plan and publish a quick "Comprehensive Plan Progress Report" – describing in a reader-friendly fashion the progress made on the short, mid, and long term goals, and the new goals set. By law, the Plan is required to be updated every 10 years.

Plan Consistency

There were no known inconsistencies identified in the adopted Plan. Any inconsistencies were addressed in the Plan through changes in the draft or through implementation recommendations.

Plan Implementation Goals, Objectives, Programs, Policies, and Actions

Goal 1: Maintain a relevant and an effective Comprehensive Plan for the Town of Apple River.

Objectives

1. Ensure the Plan is relevant and applied to the Town's potential options for achieving goals and changing needs.

Programs, Policies, and Actions

1. Have Plan Commission and Town Board review the Implementation Priorities and Schedule section annually to gauge implementation progress and report to the Town.
2. Have Plan Commission and Town Board Update the Implementation Priorities and Schedule annually to determine goals that are achieved and to consider new goals and timelines as needed.
3. Create list of local and area groups, organizations, and committees that can help implement the plan.
4. Revise and amend the Town of Apple River Comprehensive Plan as needed.
5. Create an annual "Comprehensive Plan Progress Report" that describes the progress made implementing the short, mid, and long term goals.

Element 6 Economic development												
2	More gravel pits should be allowed to operate	83	31.3%	49	18.5%	87	32.8%	28	10.6%	18	6.8%	265.9
14	More should be done to promote tourism	44	16.7%	42	16.0%	79	30.0%	62	23.6%	36	13.7%	263.9
17	More retail establishments should be encouraged	36	13.1%	37	13.5%	100	36.5%	57	20.8%	44	16.1%	274.8
18	Retail establishments should be allowed in only designated areas	20	7.4%	25	9.2%	58	21.4%	74	27.3%	94	34.7%	271.7
19	Growth of industry should be discouraged to preserve rural character	41	15.4%	64	24.0%	71	26.6%	39	14.6%	52	19.5%	267.8
20	Industrial development should be allowed only in designated areas	11	3.7%	40	13.6%	27	9.2%	83	28.2%	133	45.2%	294.5
21	A major need is more good-paying jobs	13	5.1%	11	4.3%	58	22.7%	71	27.7%	103	40.2%	256.6
22	More small and home-based businesses should be encouraged	10	3.6%	21	7.6%	98	35.6%	72	26.2%	74	26.9%	275.7
23	Small businesses should be allowed only in designated areas	49	18.4%	43	16.1%	89	33.3%	47	17.6%	39	14.6%	267.9
24	More business/commercial development should be encouraged	40	15.5%	39	15.1%	74	28.7%	69	26.7%	36	14.0%	258.9
25	Business/commercial growth should be allowed only in designated areas	13	5.0%	24	9.3%	49	18.9%	73	28.2%	100	38.6%	259.6
Element 7 Government Relationships												
29	The town should maintain its own fire department	41	15.4%	29	10.9%	75	28.1%	45	16.9%	77	28.8%	267.7
30	More advanced ambulance services are needed	40	15.4%	27	10.4%	112	43.1%	49	18.8%	32	12.3%	260.9
31	Better law enforcement to protect people and property is needed	34	12.9%	34	12.9%	101	38.3%	49	18.6%	46	17.4%	264.8
Element 8 Land Use												
3	More salvage or junkyards should be allowed to operate	135	51.1%	53	20.1%	52	19.7%	13	4.9%	11	4.2%	265
5	Land use regulations governing town development should be limited	35	13.2%	51	19.2%	66	24.9%	51	19.2%	62	23.4%	265.8
7	More should be done to discourage uncontrolled development	9	3.4%	20	7.6%	40	15.3%	65	24.8%	128	48.9%	262.5
11	Agricultural businesses should be encouraged	17	6.6%	21	8.1%	55	21.2%	79	30.5%	87	33.6%	259.7
13	There should be a limit on how many animals can be on a farm	55	20.8%	47	17.7%	55	20.8%	51	19.2%	57	21.5%	265.8
43	A farmer or landowner should be able to sell his/her land for any purpose	61	23.8%	37	14.5%	39	15.2%	56	21.9%	63	24.6%	256.8
		1273		1151		2380		1877		2396		
Totals												

RESOLUTION 2007-16

TOWN OF APPLE RIVER, POLK COUNTY, WISCONSIN

RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the Town of Apple River has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Town of Apple River believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the Agreement for Professional Services between the Town and Cedar Corporation, a consulting firm, includes written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Apple River hereby adopts the written procedures included in the Public Participation Plan meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this 14th day of JANUARY, 2008.

TOWN OF APPLE RIVER



Dan Carlson, Town Chair

ATTEST:



Ken Sample, Town Clerk

EXHIBIT A

PUBLIC PARTICIPATION PLAN

The following methods will be used, when practical, to foster public participation and input for the Town of Apple River Comprehensive Plan.

- **Opinion Surveys:** The Town of Apple River conducted a community survey in 2006. The results will be used in the comprehensive plan.
- **Website:** The Town will use Cedar Corporation's website to post information and drafts of the Comprehensive Plan. A link will be provided for comments. The comments will be sent to Cedar Corporation and a member of the Plan Commission.
- **Annual Town Meeting:** An update will be provided at the annual Town Meeting.
- **Monthly Town Board Meeting:** Updates will be given at monthly Town Board meetings.
- **Public Meetings:** The public is invited to attend all Plan Commission meetings.
- **Public Hearing:** A public hearing is a legal requirement of the Comprehensive Planning Law. It allows residents to express their views and offer comments before adoption of the comprehensive plan.

The Town of Apple River is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.