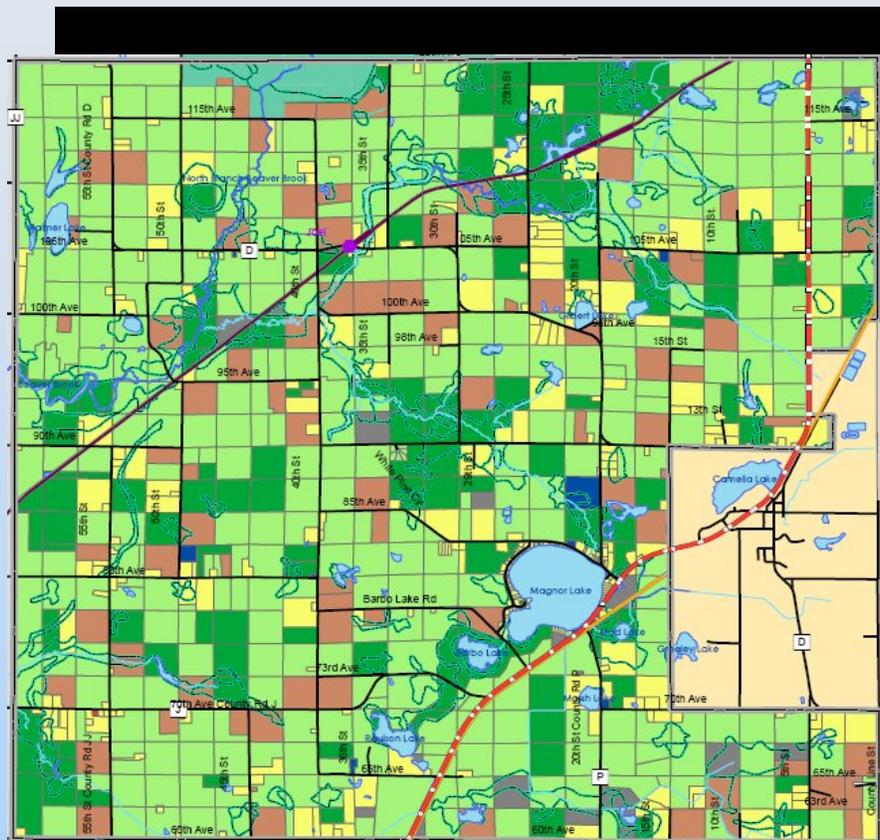


# Town of Clayton

*Polk County, WI*

## 2030 Comprehensive Plan

*Adopted May 2009*



**Prepared by:**

*Town of Clayton  
Plan Commission*

**Assisted by:**

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# ***Town of Clayton 2030 Comprehensive Plan***

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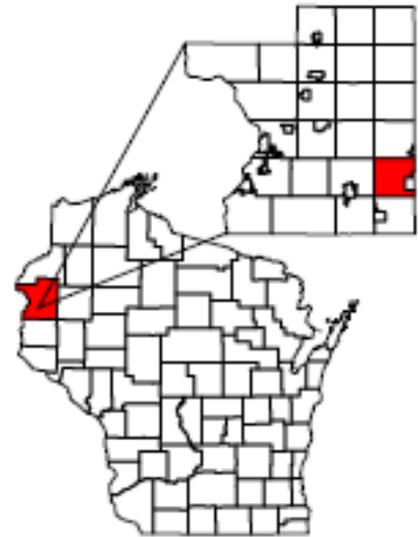
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## **INTRODUCTION**

### ***Location***

The Town of Clayton is located in the southeastern part of Polk County, Wisconsin. It lies in Township 33 N and Range 15 W and has a total area of 33.8 square miles according to the United States Census Bureau. The Town borders the Town of Lincoln to the west, the Town of Beaver to the north, the Town of Clear Lake to the south, the Village of Clayton and Barron County to the east. Within the Town there is the unincorporated village of Joel, the Joel Marsh Wildlife Area, the Cattail State Trail, as well as an abundance of lakes and rivers including Magnor Lake and the Beaver River.



### ***History***

As described in great detail in the “Historical Notes of the Town of Clayton, Wisconsin” by Carl E Anderson, the Town of Clayton has a diverse history. The following are some captions taken out of that story:

The first Homestead entries in what is now the Town of Clayton were made in the year 1865 by Peter Bauchea, who was half Indian, and John McKay, a Frenchman. Indian traders established a post at Hay Lake, later called Magnor Lake. The next settlers were Joseph Van Dyke, W.B. Warehouse and C.W. Tanner.

Early in the spring of 1870, C.W. Tanner, then living near Jamestown, New York, loaded his family and camping utensils [sic] into a covered wagon and started for the northern pineries [sic] of Wisconsin. On June 5 of the same year, he unloaded all of his belongings in Township 33, Range 15, Section 30 in Polk County. He built a log house near a brook called Bull Brook which ran through his eighty acres.

The Township of Clayton was organized April 4, 1875. The first Town Chairman was elected in the spring of 1876. The first town meeting was held in a log house on the east side of Hay Lake, (Magnor Lake) to elect officers and name the town. It was settled by ballot that it should be called “Clayton” after Capt. Clayton Rogers, “Who,” says S.M. DeGolier in a history of the town written in 1876 or thereabouts, “is the life of the town - a man who travels thirty miles every day and does more mental and physical work than any other two men in Polk County.

The railroad was built to Clayton Village in 1874. Prior to this, supplies were hauled from Stillwater or Osceola and for a couple of years, from the terminals of the railroad at New Richmond. Up until this time, mail was received at Lincoln Center, then called

Bear Trap. The first Post Office in Clayton Township was established at Hay Lake and August Frederick was the first Postmaster.

Before the spring of 1872, Magnor Lake, Barabo and Paulson Lakes were all one, and drained south into Hay Lake. It was called Hay Lake from the great Blue Joint hay marsh south of it. In the winter of 1872, Mr. Elm Greeley of Stillwater, Minnesota, had logged along Beaver Brook and landed about three million feet of pine lumber in logs along its banks. Since there was very little snow melt that spring, he needed a lot more water to float his logs down into Apple River. He took his crew of men up to Hay Lake and dug a ditch from its north bank into the little stream now called Nepadogen Creek which flows northwesterly into Beaver Brook. This drew the water level of Hay Lake down so low that it left three distinct lakes.

There have been three churches in Clayton Township. Only one, Immanuel Evangelical Lutheran Church, is still operating as the original parish. It was organized on February 29, 1888. The first church was built in 1892 at a total cost of \$700. A new church was erected in 1920, on the original site, which still stands. This church was organized entirely by Swedish immigrants. It was sometimes called the “Paulson Church” because so many of the early members were Paulsons. There were however, many others, as the southwest part of the township was largely settled by Swedes.

The “Township of Clayton, Wis. 1875-1975 Centennial” also provides a history of the Town of Clayton. The history of Joel and Richardson are based off stories in the Centennial.

## **Joel**

According to Clarence Thompson, the site of Joel used to be covered by mature, virgin white pine forest. Early settlers began moving to the area in the early 1880’s. Most of the settlers bought just forty acres of land and built a house. Most were lumberjacks, farmers, or trappers. The big lumber companies came in and bought up the good pine timber and built saw mills all through the area. They hauled the lumber down to Joel on small bunk cars with just one horse to pull them and loaded the lumber on to flat cars or into box cars.

The saw mill at Joel was built about 1886 when they built the Soo Line through. They called it Barker dam. They had from twenty to twenty-two feet of water above the dam. It made a big lake covering around 2000 to 3000 acres of land. Some of the best fishing around here and also good duck hunting – *Clarence Thompson*

Wallace Brackee Sr. remembers that Joel had a two room school, lumber yard, grain elevator, potato warehouse, stock yard, general store, saloon, post office, railroad depot, blacksmith shop, cheese factory and house, dance hall, four farm houses and barns, and one living house.

In Carl E. Anderson's historical notes, he states that in 1912, the farmers around Joel formed the Joel Cheese Company. It thrived [sic] well for many years, but in the 1930's the competition became too keen from the larger milk plants from surrounding towns. It closed in 1940.

### **Richardson**

Continuing with Carl E. Anderson's historical notes....Around the turn of the century, Richardson developed into an active center. The first store, with adjoining Post Office, was operated by N.P. Swanson. Later, a second store was built and operated by A.D. Ellis, who, after a few years, turned it over to his stepson, Richard Mooney.

The first Town Hall was located on the South shore of Magnor Lake. Richardson also had a schoolhouse, a hardware store, two boarding houses and stock yards. There were also large hay storage sheds which were located along the railroad tracks. These were owned by Butler Hulbert and Fritz Anderholm. They would buy hay from farmers in the community, bale it with large horse-operated balers and haul the hay into the sheds. By 1915, engine driven balers were being used. From there, the hay was shipped out by rail.

The creamery at Richardson was moved to Clayton and operated a few years. It was then sold to Stella Cheese Co., who specialized in making Italian Cheese. Blue Cheese was the specialty of the Clayton plant and for many years it was advertised as "The Blue Cheese Capitol of the World."

### **Development of the Comprehensive Plan**

The concept of a comprehensive plan came from Wisconsin's comprehensive planning and "smart growth" law signed by Governor Thompson in October 1999. Part of this law requires that all planning decisions made by Wisconsin municipalities be consistent with a comprehensive plan, which is to be created by January 1, 2010. After this point in time, approval of decisions must be based off of this plan. The plan is to be reviewed at least once every 10 years thereafter. Wisconsin Statutes define comprehensive planning as the following:

#### **66.1001 Comprehensive planning.** (note: previously, s. 66.0295)

##### **(1) DEFINITIONS.** In this section:

##### **(a) "Comprehensive plan" means:**

1. For a county, a development plan that is prepared or amended under s.59.69 (2) or (3).
2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23
3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10). (note: previously, s. 66.945(8), (9) or (10))

**(b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.**

According to State law, a comprehensive plan shall contain at least all of the following elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and community facilities
5. Agricultural, natural, and cultural resources
6. Economic development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

In order to add some, “teeth” to this plan, each element will include goals, objectives, and policies in order to allow for the implementation. For the purpose of this plan, these will be defined as the following:

**Goals:** General statements of desired outcomes of the community; broadly written but specific enough to be able to gauge progress

**Objectives:** More specific and subset of goals; providing measurable strategies

**Policies:** “Operational Actions” to meet goals and objectives; identify existing policies, and those requiring further approval

**Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies

- ❖ For purposes of this plan, the policies and programs are combined into “Implementation” for each element.

## ***Plan Purpose***

The intent of this plan is to allow municipalities to decide on their own how they want to develop for the next 20 years. Planning is a natural human characteristic; it helps achieve goals and objectives in an orderly fashion. Looking 20 years ahead allows the Town to deal with future problems today and make necessary corrections to change unwanted trends while maintaining positive ones. This plan is not meant to determine what an individual can or cannot do with their property, but to gain the collective support as to what is best for everyone, regardless of personal gain or loss. While this plan is considered a legal document, it is meant to be used as a guide for not only the Town, but also for business owners, residents, and community leaders.

## ***Year 2020 Comprehensive Land Use Plan***

In December of 1998, the Town of Clayton completed a Comprehensive Land Use Plan. While this plan has become outdated, it surely will not go to waste. The old plan

sufficiently captured the values and beliefs of citizens at the time. It includes detailed data and maps of existing land use at the time and desired future growth. This will allow for the Town to better calculate the changes that have occurred since then, both in development and opinions of residents. The plan also included a matrix of implementation strategies. The progress of these policies and programs will be reviewed and updated. The intent of the policies and programs will also be compared to up-to-date opinions and beliefs of residents. Finally, corrections and/or additions will be made to the implementation element.

During the development of the 1998 Town of Clayton Land Use Plan, the Town hosted an Issues Identification Workshop. The purpose of the meeting was to obtain from the participants their perceptions on the following question: *In your opinion, what do you feel are the most important land use management issues facing the Town of Clayton over the next two decades?* A total of 63 workshop participants registered for the session. The table below lists the ten most important land use management issues that were identified at the August 1997 meeting.

Rank	Number of Group Votes	Issues
1	27	Develop plan for Highway 63 to consider future traffic volumes, need for safe recreational use (parallel and crossing) and preservation of current property access.
2	23	Protection of natural resources (lakes, rivers, cropland, soil quality, wildlife, forest land).
3	21	Adequate protective services (police, fire, EMS), schools, utilities.
4	19	Provide for upkeep of current homes in the Town (avoid junkyards, stewardship of land appearance, pride in community, minimum housing standards).
5	15	How much land is needed for each land use type (lot size) maximum and minimum.
7 (tie)	14	Maintain right to farm.
7 (tie)	14	More communication back to the community about potential land uses (DOT, DNR, NSP, pipeline, flight paths).
9	12	Town of Clayton in charge of zoning.
10	10	Coexistence of industrial, agricultural, recreational, residential land uses (zoning).

### **Public Participation Plan**

The following list consists of public participation methods chosen by the Plan Commission to be considered throughout the creation of the Comprehensive Plan. These methods are designed to increase the public's awareness of planning and participation opportunities and help them become further involved in the process.

**Plan Commission Meetings:** The Town of Clayton Plan Commission will develop the Comprehensive Plan. The Plan Commission may invite key citizens for specific issues and not require them to remain active members throughout the process. The planning consultant, Stevens, facilitates the meetings, provides background research, and writes the document. The Plan Commission decides what is included in the plan and approves the contents of the final document with ultimate adoption authority lying with the Town Board. All Plan Commission meetings are open to the public.

**Public Notice:** Notices will be posted in numerous locations in the Town. These include the Town Hall, the Central Auto Body, the Magnor Lake Store, and the Clayton Post Office. Local radio station WPCA may also be utilized to make public notices.

**Direct Mail:** The Town may utilize a direct mailing to inform and update residents on the planning process. Because of costs, this mailing would likely be sent out along with additional Town mail.

**Newsletter:** The Town of Clayton would utilize the “Hometown Gazette” to inform the public if a press release was ever made. This newspaper is sent to residents of the Town every other month. This press release could possibly be an invitation to an open house or public workshop.

**Websites:** The Town is looking into the creation of a website. This website could be used to post agendas, minutes, additional information regarding the comprehensive planning process, possible survey results, and finally the adopted comprehensive plan.

**Open House/Public Workshop:** In addition to the regular Plan Commission meetings, the public will be invited to an open house or public workshop at various points in the planning process. These meetings could be during regular Plan Commission meetings or be scheduled on special dates meant to maximize attendance. These meetings can be used to summarize the progress on the plan and allow for public comment and/or directly involve the public in the development of the plan.

**Public Hearing:** A public hearing will be held in accordance with Wisconsin Statute 66.1001(4)(d) prior to the Town Board adopting the Comprehensive Plan. The hearing consists of a summary of why the project is being done, the alternative solutions identified, an assessment of the consequences and impacts of each solution, and reactions to the proposed course of action. An official, permanent record of the public hearing is established.

**Community Survey:** Early in the Comprehensive Planning Process, the Town of Clayton sent 519 community surveys to taxpayers in the Town. The survey had 40 questions relating to each element of the Comprehensive Plan. Of the surveys distributed, 175 were collected and tabulated, giving an overall response rate of 33.72%. The complete report of the final results of the Town of Clayton Community Survey can be obtained at the Town Hall. In order to compare how the values and opinions of citizens in the Town have changed, one of the survey questions asked citizens to list the biggest issue/concern facing the Town of Clayton at the time of the survey.

Level of Importance	Issue
1	Property Taxes
2	Economy/Cost of Living
3	Roads/Road Maintenance
4	Development/Growth
5	Jobs/Employment
6	Junky Yards/Run Down Properties
7	Land Use Planning
8	Schools
9	Maintaining Rural Atmosphere/Farmland
10	Leadership/Public Input

Because the question was open ended, there were many diverse responses given. But by listing some of the more common answers and comparing them to the list created in the 1999 Land Use Plan, the Town can see which issues have increased or decreased in importance over the past ten years.

### ***Vision Statement***

The Town of Clayton is a peaceful and rural area that has been historically tied to its surrounding natural resources. Over the next twenty years, the Town is dedicated to preserving and enhancing these characteristics without compromising opportunities available to the residents.

The vision of the Town of Clayton is to promote this pride. For somebody who is simply driving through the Town, this pride is visibly noticeable through the following observations:

The Town of Clayton is a place where...

- residents take pride in the appearance of their property and their Town, which can be seen by the upkeep of their homesteads and the cleanliness of their ditches
- residents interact with each other, through volunteering, community involvement, or social engagements which creates good neighbors.
- children, elderly, and people of all ages can enjoy the outdoors and natural resources in a safe and secure community.
- the Town promotes community sustainability, which involves conserving resources for the next generation, this includes educating citizens on subjects such as recycling as well as seeking “green” opportunities
- residents maintain ties to the land by protecting natural resources, agricultural resources, and water resources such as Magnor Lake
- residents take pride in their school district and continue to provide excellent resources and opportunities to their children.
- the symbiotic relationship between the Town and the Village of Clayton is recognized, and communication and cooperation between the two is healthy and vibrant
- agricultural diversity, such as small farms, apple orchards, community gardens, and agri-tourism, is promoted
- well-planned and logical growth is accepted to retain and promote rural character and open space
- economic development, especially through cooperation with the Village of Clayton, is promoted in order to provide local employment opportunities for the next generation

The Town of Clayton realizes that it must continue to pursue diverse methods of financing to help meet these goals. The Town also understands that the best way to meet

these goals is through a blend of incentives as well as rules and regulations. This is the vision of the Town of Clayton.

### SWOT Analysis

Strengths, Weaknesses, Opportunities, Threats (SWOT) are components of a method that has been used in many different contexts. It encourages brainstorming for ideas in order to find characteristics about any subject. When using it in the context of municipalities, it can help define one against another. It is meant to get communities to thinking about:

- Where they have been
- Where they are
- Where they want to be in the future
- How they want to get there

A SWOT Analysis was conducted for each element of the comprehensive plan by the Planning Commission and representatives from Stevens. The results from these meetings helped form the goals, objectives, and implementation for each element. The results of each SWOT Analysis will be listed at the end of each element.

#### **S.W.O.T. Analysis:**

*A brief definition of a Strength, Weakness, Opportunity, and Threat as used in a SWOT analysis is as listed:*

**Strength:** *Something that makes a community stand out when compared to other communities. Something that makes you proud to call the community home. A strength can be a physical asset, a program, an environmental condition or an impression or feeling.*

**Weakness:** *Opposite of a strength. Problem that needs to be addressed.*

**Opportunity:** *Something that could be done to improve the community. A potential.*

**Threat:** *A threat may be internal or external. A threat can be anything that could jeopardize the future success of a community.*

# ISSUES AND OPPORTUNITIES

## Introduction

Planning involves reviewing data and looking for trends. Finding these trends allows for better predictions to be made about the future of a community. The purpose of this element is to look at the demographic trends of the Town of Clayton in order to better plan for growth in the next twenty years.

According to the 2000 Census, the population of the Town of Clayton was 912. This number is expected to increase to 1,243 by the year 2030; a 36.3% increase over 30 years. The fact that the average number of persons per household continues to decrease in the area will cause the number of households in the area to increase faster than the population. This will cause the demand for more housing units in the Town. The number of seasonal homes in the Town continues to decrease as it has become more economically viable to live in the Town year round. The unemployment rate in the Town in 2000 was 5.6%, which was higher than Polk County and Wisconsin rates.

## Population Forecasts

Population changes can be the result from a number of controllable and uncontrollable factors. These factors include local, regional, and national economies, migration in and out of an area, birth rates, death rates, physical and cultural setting of an area, infrastructure improvements, taxes, and lifestyle preferences.

The increase in population from 2000 to 2001 in Polk County was the 6<sup>th</sup> highest in the state. Most of this increase occurred in the Towns of Osceola and Alden. The biggest reason for such an increase was the migration of people from the Twin Cities and surrounding area. The abundance of water resources and open land combined with a short commute to the Twin Cities makes the area ideal for cabins/summer homes. While the Town of Clayton has seen a very stable increase in population, many of its neighboring municipalities

### Issues and Opportunities Element Requirements:

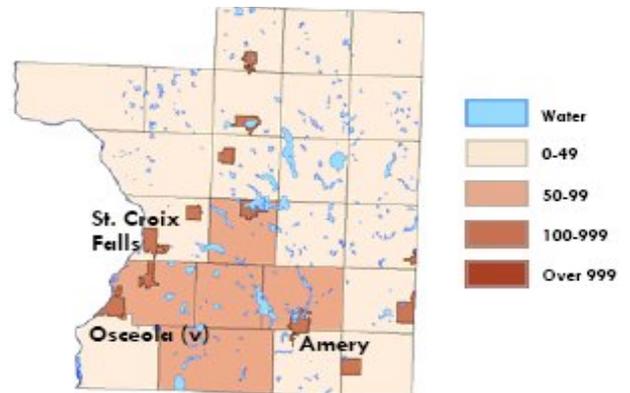
Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

§ 66.1001(2)(a), Wis. Stat.

### Migration:

Migration includes all changes of residence including moving into, out of, or within a given area. Foreign country, or state, county and city of previous residence is collected and coded. In 12 states, minor civil division (MCD) is also coded.

Figure 1.1: Polk County population density (2005)



Source: WI Dept. of Workforce Development (2006)

to the west have seen much higher growth rates, which have made Polk County one of the fastest growing counties in Wisconsin. As seen in Table 1.1, the estimated population of the Town of Clayton was 979 in 2005. This number is expected to increase to 1,243 people by the year 2030. While this percent change is considered high for a rural area, it is a manageable number. The Town of Clayton has plenty of undeveloped or underutilized land which can be developed without compromising the Town’s rural character.

**Table 1.1: Regional comparative population change (1980-2030)**

	Census 1980	Census 1990	Census 2000	2005*	2010**	2015**	2020**	2025**	2030**	Percent Change 2000-2030
<b>Town of Clayton</b>	<b>789</b>	<b>780</b>	<b>912</b>	<b>979</b>	<b>1,028</b>	<b>1,088</b>	<b>1,148</b>	<b>1,200</b>	<b>1,243</b>	<b>36.3%</b>
Village of Clayton	425	450	507	556	589	627	666	699	727	43.4%
Town of Lincoln	1,683	1,835	2,304	2,446	2,592	2,765	2,938	3,092	3,219	39.7%
City of Amery	2,404	2,657	2,845	2,919	2,989	3,080	3,177	3,253	3,302	16.1%
Polk County	32,351	34,773	41,319	44,744	47,415	50,576	53,724	56,547	58,866	42.5%
State of Wisconsin	4,705,642	4,891,769	5,363,675	5,589,920	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180	20.3%

Source: Demographic Services Center, Wisconsin Department of Administration (2008)

### Household Forecasts

Predicting the number of households in an area can let a municipality know what to expect in the years to come. It can also help determine how many housing units are needed to meet the projected growth.

The number of persons per household in Polk County is currently at 2.50 and is expected to drop to 2.31 by 2030. A combination of lifestyle preferences and the economy have all been part of the growing shift to owner-occupied, single-family homes. Like other developed countries, American families are getting smaller. People are having fewer children for a number of reasons. Also, more young adults are buying houses of their own. This is partly due to low interest rates that have made home ownership easier in the recent years. This also means that less people are renting housing units.

#### Household:

A household includes all the people who occupy a housing unit as their usual place of residence.

#### Housing unit:

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

**Table 1.2: Regional number of households (2000-2030)**

	Census 2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030	Percent Change 2000-2030
<b>Town of Clayton</b>	<b>360</b>	<b>393</b>	<b>426</b>	<b>461</b>	<b>494</b>	<b>522</b>	<b>546</b>	<b>51.7%</b>
Village of Clayton	199	223	243	264	285	302	317	59.3%
Town of Lincoln	864	934	1,021	1,112	1,201	1,276	1,342	55.3%
City of Amery	1,231	1,289	1,360	1,432	1,502	1,551	1,591	29.2%
Polk County	16,254	17,876	19,507	21,221	22,866	24,284	25,506	62.6%
Persons per Household in Polk County	2.54	2.50	2.43	2.38	2.35	2.33	2.31	

**Source:** Prepared by Demographic Services Center, Wisconsin Department of Administration (2008)

Between 1990 and 2000, the number of seasonal homes in the Town of Clayton decreased by almost 39%. This trend is fairly consistent across Polk County. This means that more people are seeing the Town of Clayton as a place to live year round, and not just as a seasonal home. This is usually a beneficial trend, as year round occupied housing units bring more to the local economy than seasonal units.

**Table 1.3: Town of Clayton occupancy and tenure (1990-2000)**

	1990	2000	Percent Change
<b>Total Housing Units</b>	<b>371</b>	<b>412</b>	<b>11.1%</b>
Occupied Housing Units	285	360	26.3%
Owner occupied	232	304	31.0%
Renter occupied	53	56	5.7%
Vacant housing units	86	52	-39.6%
For seasonal, recreational, or occasional use	72	44	-38.9%
Persons per owner-occupied unit	2.77	2.57	-7.2%
Persons per renter-occupied unit	2.58	2.34	-9.3%

**Source:** U.S. Census Bureau, Census 1990 and 2000

### **Employment Forecasts**

The following table shows estimated occupation numbers in 2004 and projected change of occupations to 2014 in the west central Wisconsin area (Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix Counties).

The occupations that are estimated to have the highest positive percent change in the area include those involved with personal services, such as healthcare and personal care. Computer and mathematical occupations also show a high estimated change.

**Table 1.4: Estimated occupations in western Wisconsin counties (2004-2014)**

	Estimated Employment			
	2004	2014	Change	% Change
<b>Total, All Occupations</b>	<b>173,880</b>	<b>194,330</b>	<b>20,450</b>	<b>11.8%</b>
Management Occupations	6,070	6,860	790	13.0%
Business and Financial Operations Occupations	5,560	6,530	970	17.4%
Computer and Mathematical Occupations	2,060	2,570	510	24.8%
Architecture and Engineering Occupations	2,960	3,230	270	9.1%
Life, Physical, and Social Science Occupations	1,410	1,640	230	16.3%
Community and Social Service Occupations	2,800	3,300	500	17.9%
Legal Occupations	670	780	110	16.4%
Education, Training, and Library Occupations	11,010	12,740	1,730	15.7%
Arts, Design, Entertainment, Sports, and Media Occupations	1,930	2,190	260	13.5%
Healthcare Practitioners and Technical Occupations	8,580	10,920	2,340	27.3%
Healthcare Support Occupations	5,830	7,510	1,680	28.8%
Protective Service Occupations	3,260	3,480	220	6.7%
Food Preparation and Serving Related Occupations	16,870	19,260	2,390	14.2%
Building and Grounds Cleaning and Maintenance Occupations	5,380	6,290	910	16.9%
Personal Care and Service Occupations	4,570	5,640	1,070	23.4%
Sales and Related Occupations	17,120	18,320	1,200	7.0%
Office and Administrative Support Occupations	27,090	28,170	1,080	4.0%
Farming, Fishing, and Forestry Occupations	270	300	30	11.1%
Construction and Extraction Occupations	7,480	8,740	1,260	16.8%
Installation, Maintenance, and Repair Occupations	6,700	7,400	700	10.4%
Installation, Maintenance, and Repair Workers, All Other	150	170	20	13.3%
Production Occupations	21,580	22,220	640	3.0%
Production Workers, All Other	440	430	-10	-2.3%
Transportation and Material Moving Occupations	14,670	16,240	1,570	10.7%

**Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include self-employed or unpaid family workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

\* Data is suppressed to preserve the confidentiality of employers.

Projections information is derived using the November 2004 OES Survey, 2004 QCEW and 2004 CES (3/2005 Benchmark) data.

Unpublished data from the US Bureau of Labor Statistics and

US Census Bureau was also used. Wage information derived from the May 2005 Estimates Delivery System.

**Source:** Department of Workforce Development, Office of Economic Advisors (2006)

## Demographic Trends

Like most rural areas within the Midwest, the Town of Clayton has been and continues to have a mostly white population. Even with the steady migration rates in the past decade, there has been no change in the minority population in the Town. However, non-white groups of people have been migrating to other areas in Polk County. It is likely that there will be small increases in Hispanic and Asian populations in the Town over the next twenty years.

**Table 1.5: Town of Clayton racial characteristics (1990-2000)**

	1990	2000	Percent Change
One Race	780	909	16.5%
White	776	905	16.6%
Black or African American	0	0	0.0%
American Indian and Alaska Native	3	3	0.0%
Asian	1	1	0.0%
Some other race	0	0	0.0%
Two or more races	0	3	(X)

Source: U.S. Census Bureau, Census 1990 and 2000

Other demographic data includes marital status, as seen in Table 1.6. National trends show that people are waiting longer to get married and that about 50% of marriages end in divorce. This can be seen to some degree in the Town of Clayton. The percentage of the total population that is married decreased, while the number of divorced residents increased dramatically between 1990 and 2000.

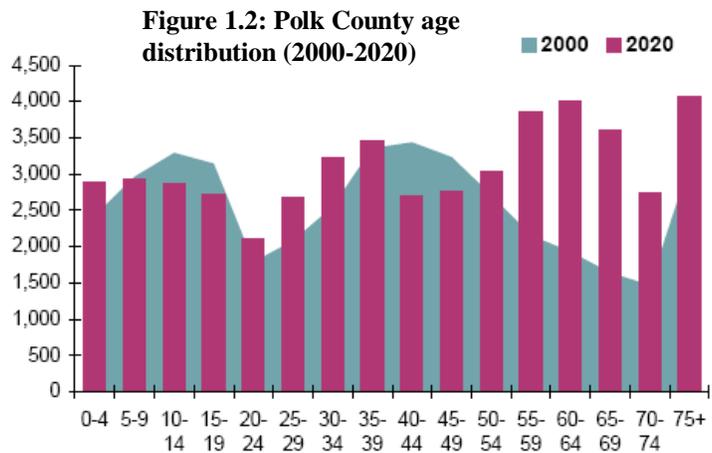
**Table 1.6: Town of Clayton marital status (1990-2000)**

	1990	2000	Percent Change
<b>Population 15 years and over</b>	<b>590</b>	<b>720</b>	<b>22.0%</b>
Never married	115	135	17.4%
Now married, except separated	407	473	16.2%
Separated	6	6	0.0%
Widowed	24	32	33.3%
Divorced	38	74	94.7%

Source: U.S. Census Bureau, Census 1990 and 2000

### Age Distribution

Changes in age distribution can help a community anticipate what services will be needed in future years. Having an increasing number of retired citizens may reflect the need for nursing or assisted living homes. On the other hand, having a decreasing number of retired citizens may show that this age group is going elsewhere to find services to meet their needs. The number of young couples may reflect affordable housing and strong education services, while a low number of young couples may show the need for more affordable housing and/or better education services.



Source: Polk County Workforce Profile (2004)

The largest increases in age groups were 45 to 54 and 55 to 59. Although these age groups normally represent a significant portion of the population, this reaffirms the migration of “empty nesters” or retired people into the Town of Clayton. The decrease in 20 to 24 year olds and 25 to 34 year olds probably means that more of this age group is

leaving the area to pursue higher education and are not returning right away. While the Town may not have much to offer younger age groups, it is still seen as a strong place to raise a family and retire. The median age in 2000 was 39.4.

**Table 1.7: Town of Clayton age distribution (1990-2000)**

	1990	2000	Percent Change
<b>Total Population</b>	<b>780</b>	<b>912</b>	<b>16.9%</b>
Male	410	485	18.3%
Female	370	427	15.4%
Under 5 years	57	50	-12.3%
5 to 9 years	77	78	1.3%
10 to 14 years	56	66	17.9%
15 to 19 years	46	68	47.8%
20 to 24 years	43	26	-39.5%
25 to 34 years	136	102	-25.0%
35 to 44 years	112	147	31.3%
45 to 54 years	88	157	78.4%
55 to 59 years	34	62	82.4%
60 to 64 years	32	44	37.5%
65 to 74 years	67	68	1.5%
75 to 84 years	27	38	40.7%
85 years and over	5	6	20.0%

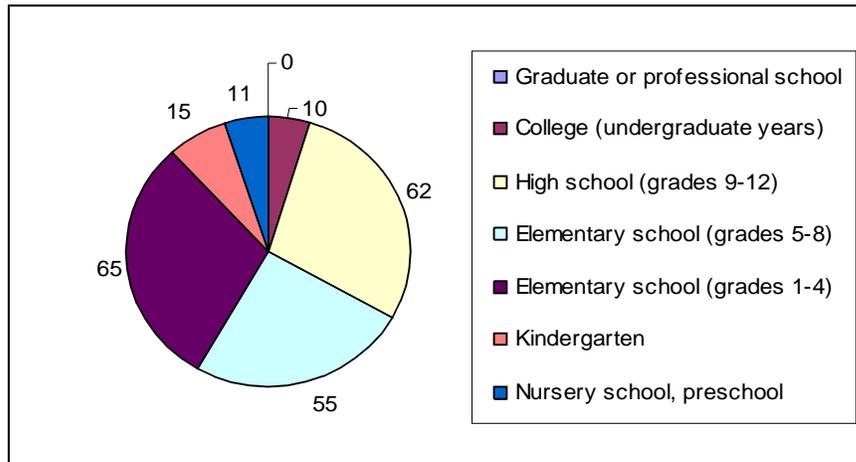
Source: U.S. Census Bureau, Census 1990 and 2000

### **Education Levels**

The Town of Clayton is split between four school districts; Clayton, Amery, Clear Lake, and Turtle Lake. In 2000, there were 218 students who were 3 years and over enrolled in some type of educational facility. At the time of the census, there were no students enrolled in a graduate or professional school (see Figure 1.3). The Town is also relatively nearby institutions of higher education, which make it easier for local businesses and industries to provide continuing education to their employees and for students to pursue highly skilled careers. Listed below are major institutions within 60 miles of the Town, which are described in the Economic Development element.

- Wisconsin Indianhead Technical College in New Richmond and Rice Lake
- Chippewa Valley Technical College in River Falls and Menomonie
- University Wisconsin – Stout
- University Wisconsin – River Falls
- University Wisconsin – Eau Claire
- University of Minnesota – Twin Cities

**Figure 1.3: Town of Clayton school enrollment (2000)**



Source: U.S. Census Bureau, Census 2000

Higher education is becoming increasingly important as requirements for job placement continue to increase. Between 1990 and 2000 in the Town of Clayton, the number of people who had attained a bachelor’s degree doubled and the number of people who have attained a graduate or professional degree was over triple the number in 1990. In addition; the number of people with less than a 9<sup>th</sup> grade education decreased by over 30%. Because of this, the percent of the population with high school degrees or higher increased by over 5% from 1990 to 2000. These figures are normal as older generations that received little education are being replaced. These trends will probably continue for the foreseeable future.

**Table 1.8: Town of Clayton educational attainment (1990-2000)**

	1990	2000	Percent Change
<b>Total (population 25 years and over)</b>	<b>492</b>	<b>627</b>	<b>27.4%</b>
Less than 9 <sup>th</sup> grade	45	31	-31.1%
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	47	52	10.6%
High school graduate (includes equivalency)	262	274	4.6%
Some college, no degree	70	150	114.3%
Associate degree	49	72	46.9%
Bachelor’s degree	15	30	100.0%
Graduate or professional degree	4	18	350.0%
Percent high school graduate or higher	81.3%	86.8%	(X)
Percent bachelor’s degree or higher	3.9%	7.7%	(X)

Source: U.S. Census Bureau, Census 1990 and 2000

### Income Levels

Table 1.9 shows the per capita personal income for Polk County and the State of Wisconsin. The County’s per capita income is lower than the State’s, but increased at approximately the same rate from 2000-2005. In 1999, the highest percentage of the

Town’s households made \$50,000-\$74,999 (24.8%). The per capita income in the Town was \$17,985, which was lower than in the County and the State (see Table 1.10).

**Table 1.9: Per capita personal income in dollars (2000-2005)**

	2000	2001	2002	2003	2004	2005
<b>Polk County</b>	\$23,403	\$23,656	\$23,635	\$24,577	\$26,361	\$27,130
<b>Wisconsin</b>	\$28,568	\$29,398	\$30,028	\$30,752	\$32,095	\$33,278

Source: U.S. Census Bureau, Census 1990 and 2000

**Table 1.10: Town of Clayton household income (1999)**

	Number	Percent
<b>Households</b>	<b>355</b>	<b>100.0%</b>
Less than \$10,000	26	7.3%
\$10,000 to \$14,999	28	7.9%
\$15,000 to \$24,999	43	12.1%
\$25,000 to \$34,999	53	14.9%
\$35,000 to \$49,999	65	18.3%
\$50,000 to \$74,999	88	24.8%
\$75,000 to \$99,999	43	12.1%
\$100,000 to \$149,999	4	1.1%
\$150,000 to \$199,999	2	0.6%
\$200,000 or more	3	0.8%
Median household income (dollars)	\$41,719	(X)
Per capita income (dollars)	\$17,985	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	\$27,891	(X)
Female full-time, year-round workers	\$22,656	(X)

Source: U.S. Census Bureau, Census 2000

In 1999, the Town had a median family income of \$47,031, which was above the Polk County median of \$41,183 and above the State’s median of \$43,791. Of the 262 families, 12 were living below poverty level. Almost all of these families had children under the age of 18 years. While this is average for the area, the Town does have a slightly high number of individuals in poverty.

**Table 1.11: Town of Clayton family income (1999)**

	Number	Percent
<b>Families</b>	<b>262</b>	<b>100.0%</b>
Less than \$10,000	8	3.1%
\$10,000 to \$14,999	12	4.6%
\$15,000 to \$24,999	19	7.3%
\$25,000 to \$34,999	47	17.9%
\$35,000 to \$49,999	52	19.8%
\$50,000 to \$74,999	77	29.4%
\$75,000 to \$99,999	40	15.3%
\$100,000 to \$149,999	4	1.5%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	3	1.1%
<b>Families in Poverty</b>	<b>12</b>	<b>(X)</b>
With related children under 18 years	10	(X)
<b>Individuals in Poverty</b>	<b>78</b>	<b>(X)</b>

Source: U.S. Census Bureau, Census 2000

## Employment Characteristics

Table 1.12 details the Town’s labor force. These figures represent the population 16 years of age or older and are either employed or unemployed but seeking employment. In 2000, the unemployment rate in the Town was 5.6%, which was above the Polk County rate of 3.9%. By 2004 the unemployment rate in Polk County climbed to 5.4% and managed to rise above Wisconsin’s rate of 4.9% (Polk County Economic Profile 2005). The labor force is increasing faster than the number of available jobs in Polk County because of the high migration from the Twin Cities.

**Table 1.12: Town of Clayton employment status (2000)**

	2000	Percent
<b>Population 16 years and over</b>	<b>702</b>	<b>100.0%</b>
In labor force	502	71.5%
Civilian labor force	500	71.2%
Employed	472	67.2%
Unemployed	28	4.0%
Percent of civilian labor force	5.6%	(X)
Armed Forces	2	0.3%
Not in labor force	200	28.5%

Source: U.S. Census Bureau, Census 2000

Residents of the Town of Clayton rely mostly on driving individually to their place of employment. A growing number of residents in western Wisconsin are choosing to commute further in order to take advantage of the economy around the Twin Cities. Another perspective is that a growing number of employees in the Twin Cities are moving further away in order to enjoy a more rural character. Either way, people are going to continue to commute heavily between the Town of Clayton and adjacent counties. The only foreseeable factors that could curb this would be a drastic change in the housing prices and/or the price of fuel. The large amount of single passenger travel will present obstacles for the Town and Polk County, as roadways will require greater investments and maintenance. This is coinciding with the fact that the cost of asphalt and other materials has increased drastically in the past few years. In 2000, the mean travel time to work for the Town’s residents was 28.6 minutes.

**Table 1.13: Town of Clayton commuting patterns (1990-2000)**

	1990	2000	Percent Change
Workers 16 years and over	<b>382</b>	<b>471</b>	<b>23.3%</b>
Car, truck, or van -- drove alone	245	374	52.7%
Car, truck, or van -- carpooled	41	66	61.0%
Public transportation (including taxicab)	12	2	-83.3%
Walked	4	5	25.0%
Other means	3	0	-100.0%
Worked at home	77	24	-68.8%

Source: U.S. Census Bureau, Census 1990 and 2000

In 2000, the majority of the employed workforce was in production, transportation, and material moving occupations. The second most common occupations in the Town of

Clayton were professional and management related. These figures closely relate to the occupation trends of Polk County.

**Table 1.14: Town of Clayton occupations (2000)**

	<b>2000</b>	<b>Percent</b>
<b>Employed civilian population 16 years and older</b>	<b>472</b>	<b>100.0%</b>
Management, professional, and related occupations	108	22.9%
Service occupations	71	15.0%
Sales and office occupations	92	19.5%
Farming, fishing, and forestry occupations	11	2.3%
Construction, extraction, and maintenance occupations	51	10.8%
Production, transportation, and material moving occupations	139	29.4%

Source: U.S. Census Bureau, Census 1990 and 2000

**SWOT Analysis: Issues and Opportunities**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Schools</li> <li>• Rural setting</li> <li>• Lakes</li> <li>• Agriculture</li> <li>• Casino (jobs)</li> <li>• Tourism</li> <li>• Hunting &amp; fishing opportunities</li> <li>• Highways 8 &amp; 63</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Casino (crime)</li> <li>• Casino (bring in franchise dev.)</li> <li>• Lack of local employment</li> <li>• Loss of youth</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Home-based businesses</li> <li>• Rural commercial development</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Expanding Highways 8 &amp; 63</li> <li>• Proximity to Twin Cities</li> <li>• Receding lakeshore</li> <li>• Eutrophication (algae blooms)</li> <li>• Decline in quality of water resources</li> </ul>

**Goals, Objectives, Implementation**

**Goal:** Retain the rural character in the Town of Clayton by preserving open space and protecting farmland.

**Objectives:**

- Encourage residential development in areas with public utilities.
- Ensure that newly developed areas are compatible with existing uses of land.
- Encourage use of cluster development.
- Encourage the development of parks and recreation areas.

**Implementation (Policies and Programs):**

- Establish formal volunteer Parks and Recreation Planning Committee.

- Promote extension of shoulders to newly paved roads for walking/bike trails.
- Publish a Town newsletter.
- Establish a budget for volunteer Parks and Recreation Committee.
- Educate the volunteer Parks and Recreation Committee in State, Federal, and private funds available.
- Update background information within one year after decennial Census is available.
- Establish a yearly noticed joint meeting of the Planning Commission and Town Board to address current issues of the Town.

# HOUSING

## Introduction

While local governments are not usually housing developers, the programs and actions that they take can have significant impact on the housing market. This section is meant to analyze the impact of local government’s policies and regulations on the development of various types of housing. The analysis takes into account the current and projected housing supply and demand in order to forecast future housing needs. A list of strategies that communities can use to implement some common housing goals is also included.

Housing is the single largest expenditure for most Wisconsin residents. According to the *Consumer Expenditure Survey*, prepared by the Bureau of Labor Statistics/U.S. Department of Labor (2000), households in the Midwest spend an average of 27% of their annual income on housing. Housing helps drive the economy and is a major source of employment and revenue for Wisconsin residents. The housing market has been booming for many years now, but the need for affordable housing has never been greater. Developers often build bigger houses to maximize their profit and the increase in the price of housing has exceeded the increase in average income. Also, the federal government has cut back on housing assistance, leaving state and local communities to deal with the problem.

The current housing market situation has seen a flattening of appreciation rates compared to previous years. A homeowner might struggle to sell at the price they bought. Home sales have decreased despite the surge in construction. There are plenty of open lots available in many areas. There is a surplus of upper class homes and two bedroom twin homes, but these twin homes are often still out of the price range of first time buyers. Many homebuyers choose a home in Wisconsin over Minnesota because homes are less expensive. However, many homebuyers fail to recognize how much higher the property taxes are in Wisconsin than Minnesota; which some would say balance out the benefits.

Like many other Towns in Polk County, the Town of Clayton is comprised of mostly single-family owner-occupied houses. This trend is expected to continue, as the number of persons per household continues to decline in the region. In the past, the area has been used as a seasonal retreat for many people, but more people are moving to the Town of Clayton to live year round. The growth of the Twin Cities metropolitan area has moved the Town of Clayton within commuting distances of more job opportunities.

### **Housing Element Requirements:**

*A compilation of objective, policies, goals, maps, and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural value, and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.*

§ 66.1001(2)(b), Wis. Stat.

## Housing Stock Assessment

Before the Town of Clayton can plan for future residential development, a complete inventory of the existing housing stock has to be taken. This includes characteristics regarding the age, structure, occupancy, tenure, and value of homes.

Properly built and maintained homes can last generations, but all too often homes can become run-down or dilapidated for a number of reasons. The best way to determine if the housing stock has been maintained is by conducting a windshield survey.

When asked if the Town of Clayton should **adopt and enforce a property maintenance ordinance** relating to outside storage of junk, 40.61% *strongly agreed*, 33.94% *agreed*, 12.12% *disagreed*, 10.30% *strongly disagreed*, while 3.03% had *no opinion*.

When asked if the Town of Clayton should **develop and promote design guidelines, standards, or ordinances for residential development**, 18.13% *strongly agreed*, 39.38% *agreed*, 13.75% *disagreed*, 13.13% *strongly disagreed*, while 15.63% had *no opinion*.

When asked if the Town of Clayton should **apply for state/federal housing improvement grants**, 70.51% said *yes* and 29.49% said *no*.

## Age Characteristics

According to the 2000 census, over 40% of homes in the Town of Clayton were built before 1960. This is higher than the Polk County average of 35.9%.

**Table 2.1: Town of Clayton housing stock age (2000)**

	Number	Percent of Total
1999 to March 2000	9	2.2%
1995 to 1998	27	6.6%
1990 to 1994	40	9.7%
1980 to 1989	64	15.6%
1970 to 1979	77	18.7%
1960 to 1969	29	7.1%
1940 to 1959	63	15.3%
1939 or earlier	102	24.8%

Source: U.S. Census Bureau, Census 2000

### Structural Characteristics

The majority of housing units in the Town of Clayton are single-family, owner-occupied houses (see Table 2.2). These types of housing units increased over 10% between 1990 and 2000. In addition, the number of mobile homes/trailers decreased by 14.3%. Percent changes can often be deceiving, though, as seen when looking at the change of 2 to 4 unit homes. However, multi-family housing isn't always welcomed in a rural community, as many residents feel that it detracts from the "rural character." Some basic attempts to establish design standards or other methods of increasing the aesthetic appeal of new housing structures have been successful in other communities.

#### ***1-Unit, Detached:***

*This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.*

When asked if the Town of Clayton **needs more single family homes**, 22.15% *strongly agreed*, 43.04% *agreed*, 11.39% *disagreed*, 3.80% *strongly disagreed*, while 19.62% had *no opinion*.

When asked if the Town of Clayton **needs more twin homes/condos**, 3.90% *strongly agreed*, 25.32% *agreed*, 29.87% *disagreed*, 18.18% *strongly disagreed*, while 22.73% had *no opinion*.

When asked if the Town of Clayton **needs more manufactured dwellings (double-wide)**, 1.32% *strongly agreed*, 27.81% *agreed*, 22.25% *disagreed*, 25.17% *strongly disagreed*, while 23.18% had *no opinion*.

When asked if the Town of Clayton **needs more elderly/assisted living**, 17.72% *strongly agreed*, 47.47% *agreed*, 8.23% *disagreed*, 5.06% *strongly disagreed*, while 21.52% had *no opinion*.

When asked if the Town of Clayton **needs more rental housing**, 5.26% *strongly agreed*, 29.61% *agreed*, 26.32% *disagreed*, 15.13% *strongly disagreed*, while 23.68% had *no opinion*.

**Table 2.2: Town of Clayton housing units (1990-2000)**

	1990	2000	Percent Change
<b>Total Housing Units</b>	<b>371</b>	<b>411</b>	10.8%
1-unit, detached	302	334	10.6%
1-unit, attached	0	5	-
2 to 4 units	13	19	46.2%
5 to 9 units	0	5	-
10 or more	0	0	-
Mobile home, trailer, or other	56	48	14.3%

**Source:** U.S. Census Bureau, Census 1990 and 2000

Like most other rural municipalities, majority of Town of Clayton residents rely individually on LP gas to heat their homes. As energy becomes a growing concern, newer homes and a growing number of existing homes are built to rely on LP gas because

of its efficiency. However, between 1990 and 2000 there were 50 homes that connected onto a utility gas line. This is a growing trend in Polk County as more and more lake homes are connected to a utility system. Newer homes around the Village of Clayton may also have connected with a utility system. Also consistent with Polk County trends is the decrease in the use of wood or fuel oil as a house heating fuel. The decrease in the use of wood as a heating fuel may be reversed as many residents are seeking alternative means for house heating as the costs of fossil fuels continues to increase.

**Table 2.3: Town of Clayton heating fuel (1990-2000)**

	1990	2000	Percent Change
Utility gas	0	50	-
Bottled, tank, or LP gas	108	180	66.7%
Electricity	17	43	152.9%
Fuel oil, kerosene, etc.	74	56	-24.3%
Coal or coke	0	0	-
Wood	93	29	-68.8%
Solar energy	0	0	-
Other fuel	0	0	-
No fuel used	0	3	-

**Source:** U.S. Census Bureau, Census 1990 and 2000.

The average home value in Wisconsin was \$212,918 as of April 2007. The average home value in the Town of Clayton was \$92,300 in 2000 and probably is still below the State average. But home values in the Town have increased dramatically along with the rest of western Wisconsin. The housing market has cooled down significantly in the past few years. Although low interest rates have made home ownership possible for many people in the region, the increase in home values have continued to make affordable housing a challenge. In addition, many of the newer built homes tend to be valued higher than the median home value.

### **Value Characteristics**

The median home price in the Town of Clayton almost doubled between 1990 and 2000 (see Table 2.4), while the greatest number of homes were valued \$50,000-\$99,999. The greatest increase was in homes valued \$100,000-\$149,999 in 2000.

**Table 2.4: Town of Clayton housing values (1990-2000)**

	1990	2000	Percent Change
<b>Specified owner-occupied units</b>	<b>94</b>	<b>132</b>	<b>40.4%</b>
Less than \$50,000	46	10	-78.3%
\$50,000 to \$99,999	46	73	58.7%
\$100,000 to \$149,999	1	31	3,000.0%
\$150,000 to \$199,999	0	16	-
\$200,000 to \$299,999	0	2	-
\$300,000 or more	1	0	-100.0%
Median (dollars)	\$50,800	\$92,300	81.7%

**Source:** U.S. Census Bureau, Census 1990 and 2000

## Housing Affordability

The U.S. Department of Housing and Urban Development defines affordable housing as housing in which the occupant is paying no more than 30% of their yearly income in gross housing costs, including utilities. As shown in Table 2.4, 21.9% of selected households in the Town of Clayton in 1999 were spending 30% or more of their income on housing. This is higher than the Polk County average of 19%.

**Table 2.5: Town of Clayton housing costs (1999)**

	Number	Percent of Total
Less than 15 percent	53	40.2%
15 to 19 percent	28	21.2%
20 to 24 percent	14	10.6%
25 to 29 percent	8	6.1%
30 to 34 percent	6	4.5%
35 percent or more	23	17.4%
Not computed	0	0.0%

**Source:** U.S. Census Bureau, Census 2000

The average gross rent in the Town of Clayton was \$475.00 in 1999. This was slightly higher than the county average of \$440.00.

**Table 2.6: Town of Clayton gross rent (1999)**

	Number	Percent of Total
<b>Specified renter-occupied units in 1999</b>	<b>52</b>	<b>100.0%</b>
Less than \$200	0	0.0%
\$200 to \$299	9	17.3%
\$300 to \$499	19	36.5%
\$500 to \$749	14	26.9%
\$750 to \$999	3	5.8%
\$1,000 to \$1,499	0	0.0%
\$1,500 or more	0	0.0%
No cash rent	7	13.5%
Median (dollars)	\$475	(X)

**Source:** U.S. Census Bureau, Census 2000

## Occupancy Characteristics

Between 1990 and 2000, the number of owner-occupied homes increased by over 26%. This is a regional trend and a positive trend for the Town. High rates of home ownership often bring pride to communities, promote neighborly activities, and lead to better maintenance and up-keep of property. It also reflects a successful economy and affordable housing. Other major changes to the occupancy and tenure included a large decrease in seasonal housing units. Between 1990 and 2000, the number of seasonal homes decreased by almost 39%. This trend can be seen across Polk County as seasonal, recreational, or occasionally used homes are converted to year-round occupancy. The conversion of these homes has reduced the rate of new home construction in the area. The reason for this conversion is probably a combination of factors. The area is no longer considered a cabin retreat. The economy in Polk County has made it more

possible to live year round. Also, the high number of retirees that continue to move into the area may have decided to use a formerly owned cabin as a permanent home.

**Table 2.7: Town of Clayton occupancy and tenure (1990-2000)**

	1990	2000	Percent Change
Occupied Housing Units	285	360	26.3%
Owner occupied	232	304	31.0%
Renter occupied	53	56	5.7%
Vacant housing units	86	52	-39.5%
For Seasonal/Recreational Use	72	44	-38.9%
Persons per owner-occupied unit	2.77	2.57	-7.2%
Persons per renter-occupied unit	2.58	2.34	-9.3%

**Source:** U.S. Census Bureau, Census 1990 and 2000

Out of the 360 total households in the year 2000, there are 263 families, or over 73% of households are family households. This is higher than the Polk County average of almost 69.7%, which shows that the Town of Clayton is considered a good place to raise a family and that the school districts that serve the Town of Clayton are satisfactory.

**Table 2.8: Town of Clayton household characteristics (2000)**

	2000
<b>Total households</b>	<b>360</b>
Family households (families)	263
With own children under 18 years	118
Married-couple family	226
With own children under 18 years	94
Female householder, no husband present	17
With own children under 18 years	10
Nonfamily households	97
Householder living alone	84
Householder 65 years and over	27
Households with individuals under 18 years	123
Households with individuals 65 years and over	78

**Source:** U.S. Census Bureau, Census 2000

## ***Predicting Housing Needs***

There are numerous factors involved in the housing market that are difficult to predict or control, such as preferences and consumer income. But a simple model using estimates can be used to forecast the housing needs.

The total number of housing units in the Town increased 10.8% from 371 in 1990 to 411 in 2000 (see Table 2.2). Tables 2.9 and 2.10 show the projected number of households in the County and in the Town up to the year 2030. The table does not take into account the number of vacant houses that will become occupied in future years.

**Table 2.9: Town of Clayton number of households (2000-2030)**

	Census 2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030
Town of Clayton	360	393	426	461	494	522	546
Polk County	16,254	17,876	19,507	21,221	22,866	24,284	25,506

Source: Prepared by Demographic Services Center, Wisconsin Department of Administration (2008)

**Table 2.10: Town of Clayton additional number of housing units (2000-2030)**

Year	2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030
Population	912	979	1,028	1,088	1,148	1,200	1,243
Households	360	393	426	461	494	522	546
Persons per household	2.53	2.49	2.41	2.36	2.32	2.30	2.28
Additional Housing Units Needed	(X)	33	33	35	33	28	24

Source: U.S. Census Bureau, Census 1990 and 2000 and Stevens Engineers, Inc.

## Housing Assistance Programs and Agencies

### Federal

- **Department of Housing and Urban Development (HUD)**

Primary responsibility includes housing programs and community development. The agency provides subsidized housing through low-income public housing and subsidies for private property owners renting to low-income households. The following table shows the HUD income limits for its housing programs in Polk County. The limits are broken up by family size.

**Table 2.11: Polk County median family income (all families): \$57,200**

Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30 % of Median	\$12,000	\$13,700	\$15,450	\$17,150	\$18,500	\$19,900	\$21,250	\$22,650
Very Low Income	\$20,000	\$22,900	\$25,750	\$28,600	\$30,900	\$33,200	\$35,450	\$37,750
Low- Income	\$32,050	\$36,600	\$41,200	\$45,750	\$49,400	\$53,050	\$56,750	\$60,400

Source: U.S. Department of Housing and Urban Development (2006)

- **Rural Development – U.S. Department of Agriculture (USDA-RD)**

Provide a variety of housing and community development programs for rural areas. These are generally areas with population of 10,000 or less. It also provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

## **State**

- **Division of Housing and Intergovernmental Relations (DHIR)**

This is one of two state agencies that administer housing programs. It administers several programs that are funded by the state and many more that funded by HUD. These funds are used to help organizations develop the capacity to develop housing or to provide various types of financial assistance to homebuyers or renters through grants to local governments or non-profit agencies.

- **Wisconsin Housing and Economic Development Authority (WHEDA)**

This is a partial-governmental agency that helps develop housing through the sale of bonds. It receives no direct state-tax support. WHEDA provides mortgage financing for first-time homebuyers and financing for multi-family housing as well. Specific programs change with the needs of the housing market.

## **Local**

- **Housing Trust Funds**

These are financial resources available for housing projects targeting the needs of mid or low income households. Such funds can be used to fill financial gaps to make projects feasible. Trust funds may be replenished yearly or they may be designed to be perpetual and self-sustaining.

- **Housing Linkage Programs**

These programs encourage developers of office, commercial, retail, or institutional development to construct or make financial contributions towards affordable housing. The rationale behind these voluntary programs is that new non-residential development creates a need for housing by attracting employees to an area.

- **Tax Increment Financing (TIF)**

This is a planning tool available to cities and villages in Wisconsin under section 66.1105 of Wisconsin Statutes for development and redevelopment of blighted areas. TIF can be used to cover costs of public works or improvements including costs of demolition, land assembly, public improvements, and new buildings. Under TIF, new private development creates higher property values, thus creating an increased tax base over time. This increment, or a portion of the increment, is set aside for reinvestment in the area. Tax increment financing may assist in the building or rehabilitating of affordable housing for middle and lower income households.

**Private**

• **Non-Profit Housing Development Corporations**

These organizations may qualify for tax-deductible donations, foundations grants, and public funds. To be eligible, the organizations must apply for and receive non-profit status from the IRS. Non-profits build and maintain housing projects in many areas of Wisconsin. Their projects help communities improve their range of housing opportunities.

**SWOT Analysis: Housing**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• More tax base</li> <li>• Land availability</li> <li>• Increase school enrollment</li> <li>• Natural resources</li> <li>• School District</li> <li>• Location – rural, but close to cities</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Loss of farmland/forest</li> <li>• Little affordable income</li> <li>• Condition of housing stock</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Availability of land</li> <li>• Local contractors/skilled workforce</li> <li>• Cost of land</li> <li>• Rapid growth rate</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Aging population</li> <li>• Consequences of low income housing</li> </ul>

**Goals, Objectives, Implementation**

**Goal #1:** Maintain a high-quality housing stock that preserves residential neighborhoods and upgrades the existing housing stock.

**Objectives:**

- Removal or buffering of blighted non-residential uses that can negatively impact surrounding neighborhoods.
- Elimination of blighting influences such as unkept yards, glaring lights, unscreened storage, and excessive vehicle storage on residential properties.

**Implementation (Policies & Programs)**

- Apply for state and federal housing improvement grants.
- Develop and promote design guidelines, standards, or ordinances for residential development, without changing county zoning.
- Adopt and enforce a property maintenance ordinance.

**Goal #2:** Promote a variety of housing types.

**Objectives:**

- Provide housing that meets the physical and financial needs of residents.
- Create affordable housing options for first-time homebuyers and renters.

**Implementation (Policies & Programs)**

- Study creating a fund that would assist low income, disabled, or handicapped residents with a down payment on a house. Monies could be collected from development in lieu of Impact Fees if they are ever adopted.
- Encourage Mixed-use Tax Increment Financing (TIF) Districts.
- Create a residential zoning classification that would reduce the minimum lot size for single family homes to blend in with existing uses.
- Encourage joint public and private participation with state and federal programs to provide incentive for affordable housing construction.

# TRANSPORTATION

## Introduction

The transportation element, among others, is one that greatly affects all other elements. Land use and transportation have a complicated relationship that can work both ways. Examples of this relationship can be found everywhere. Roads create “nodes of development” that new businesses and industries build around. Other examples could include the by-pass of a main road through a city that can negatively impact local businesses. Where land is developed and how it is used is critical to analyzing a community’s current and future transportation system.

Demographics also play a role in the transportation element. Wisconsin is currently experiencing an increase in population, vehicles per household, and commuting distance, while also experiencing a decrease in persons per household. These are all putting more pressure on the state’s transportation system. In addition, the cost of building and maintaining roads and highways has greatly increased due to increases in the prices of petroleum and other raw materials.

## Roads and Highways

As seen in Table 3.1, most Town residents (almost 80%) rely on driving individually to their place of employment. A growing number of residents in western Wisconsin are choosing to commute further in order to take advantage of the Twin Cities economy. Another perspective is that a growing number of employees in the Twin Cities are moving further away in order to enjoy a more rural character. Either way, people are going to continue to commute heavily between the Town of Clayton and adjacent counties. Perhaps the only foreseeable trend that could curb this would be a drastic change in the housing prices and/or the price of fuel. This much single passenger travel may present obstacles for the Town and Polk County, as roadways will require greater investments and maintenance. This is coinciding with the fact that the cost of asphalt and other materials has increased drastically in the past few years.

### **Transportation Element Requirements:**

*A compilation of objectives, policies, goals, maps, and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking, and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional, and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*

§ 66.1001(2)(c), Wis. Stat.

### **Transportation System:**

- *Transportation options used to move people and products*
- *Levels of jurisdictional authority*
- *Facilities that a user might access to begin, change or switch, and end a trip*
- *Includes:*
  - *Roads*
  - *Transit services*
  - *Rail services*
  - *Bike lanes, paths, and trails*
  - *Air travel*
  - *Pedestrian accommodations*
  - *Water travel*

**Table 3.1: Town of Clayton commuting patterns (2000)**

	2000	Percent
<b>Workers 16 years and over</b>	<b>471</b>	<b>100.0%</b>
Car, truck, or van -- drove alone	374	79.4%
Car, truck, or van -- carpooled	66	14.0%
Public transportation (including taxicab)	2	0.4%
Walked	5	1.1%
Other means	0	0.0%
Worked at home	24	5.1%
Mean travel time to work (minutes)	28.6	(X)

Source: U.S. Census Bureau, Census 2000

Table 3.2 breaks down how residents in the Town of Clayton carpooled. Of the 66 residents that carpooled to work in 2000, almost half of them were in 2-person carpool.

**Table 3.2: Town of Clayton private vehicle occupancy (2000)**

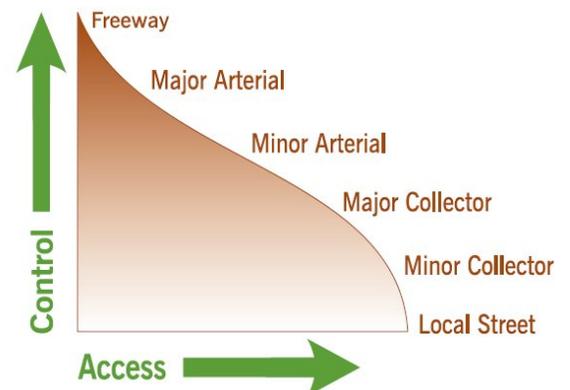
	2000
<b>Workers 16 years and over</b>	<b>471</b>
Car, truck, or van:	440
Drove alone	374
Carpooled	66
In 2-person carpool	32
In 3-person carpool	19
In 4-person carpool	2
In 5 or 6 person carpool	3
In 7 or more person carpool	10
Other means (including those who worked at home)	31

Source: U.S. Census Bureau, Census 2000

The average time spent commuting to work for workers in Wisconsin increased from 17 minutes in 1980 to about 21 minutes in 2000 (a 22% increase). Compared to the rest of the State, Polk County has much higher commute times due to the proximity to the Twin Cities. In 2000, Polk County had the largest percentage of workers who spend an hour or more commuting to their jobs than any other county in Wisconsin; about 15%. In the Town of Clayton, 12.8% of workers commute an hour or more to their jobs. There were 24 residents who worked at home, or 5.1% of workers 16 years and over. This is lower than the Polk County average of 6.3% of workers 16 years and over that work at home.

### Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials) are those facilities that emphasize traffic mobility; whereas at the lower limit are those local roads and streets that emphasize access.



Source: WisDOT

**Rural Classifications (Less than 5,000 population)**

*Principal Arterials:* Principal arterials serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas greater than 5,000 population. The rural principal arterials are further subdivided into interstate highways and other principal arterials.

Principal Arterials that exist in Town of Clayton:

- United States Highway 63

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

Minor Arterials that exist in Town of Clayton: None

*Major Collectors:* 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.

Major Collectors that exist in Town of Clayton:

- County Trunk Highway D
- County Trunk Highway J
- 60<sup>th</sup> Avenue (west of Highway 63)

*Minor Collectors:* Minor collectors provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.

Minor Collectors that exist in Town of Clayton:

- County Trunk Highway P
- County Trunk Highway JJ
- 90<sup>th</sup> Avenue
- 40<sup>th</sup> Street
- 70<sup>th</sup> Avenue
- 60<sup>th</sup> Avenue (East of Highway 63)

*Local Roads:* Local roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All roads not classified as arterials or collectors are local function roads.

Local Roads that exist in Town of Clayton: All other roads

The Federal-Aid Highway Act of 1973 set forth policies and procedures for implementing the functional realignment of the Federal-Aid Highway System on the basis of the functional usage anticipated during the 1980-1985 period. The Wisconsin DOT, in cooperation with appropriate local officials, has the primary responsibility for establishing and periodically updating a statewide highway functional system based on anticipated functional usage for the specified period. The functional system became effective July 1, 1976, and it is based upon anticipated functional usage for 1980. Functional usage is determined in accordance with the functional concepts, criteria, and procedures established in Volume 20, Appendix 12, of the Federal Highway Administration's "Highway Planning and Program Manual." Beyond the federal requirements for functional classification and subsequent realignment of the respective Federal-Aid Systems, Chapter 29, Wisconsin Laws of 1977, created Section 86.30, mandating that distribution of state transportation-related financial aids to local units of government be based upon current functional usage and classification. These statutes provide that uniform criteria be applied to assure compatibility between state and federal functional systems, and are briefly enumerated as follows:

1. Population centers within and without the state, stratified and ranked according to size.
2. Important traffic-generating activities, including, but not limited to, recreational, agricultural, governmental, business, and industrial activity centers.
3. Directness of travel and distance between points of economic importance.
4. Lengths of trips.

When asked how they would **rate the general condition of local roads** in the Town of Clayton, 10.71% said *fine/well maintained*, 76.19% said *good/some maintenance needed*, 10.71% said *poor/need immediate attention*, while 2.38% had *no opinion*.

When asked how they would **rate the ongoing maintenance of local roads** in the Town of Clayton, 7.83% said *excellent*, 59.04% said *good*, 22.89% said *fair*, 5.42% said *poor*, while 4.82% had *no opinion*.

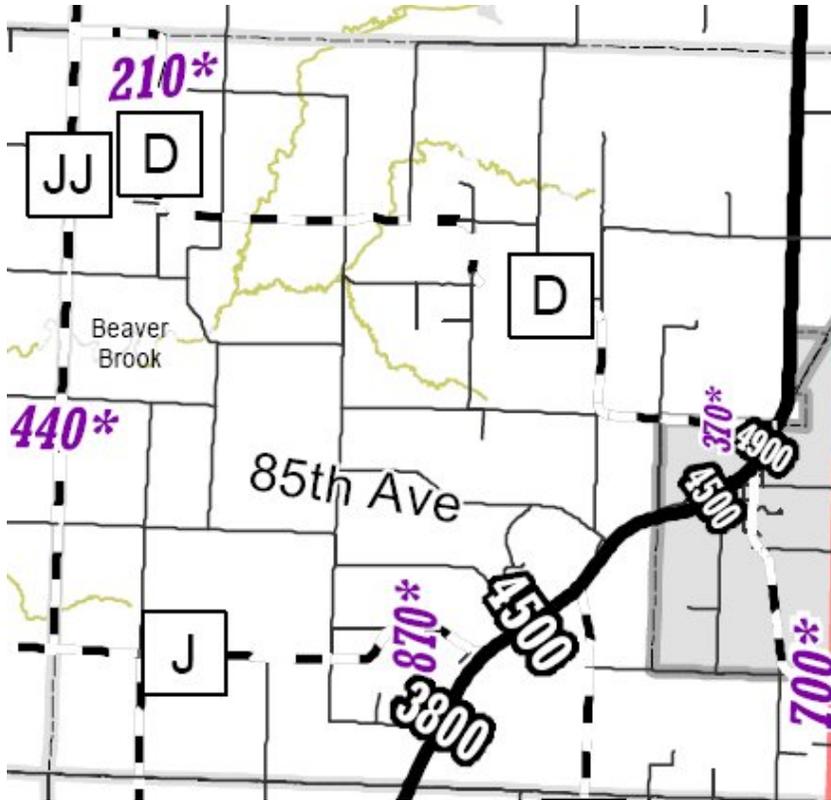
When asked how they would **rate the snow removal on local roads** in the Town of Clayton, 23.49% said *excellent*, 48.80% said *good*, 16.87% said *fair*, 3.61% said *poor*, while 7.23% had *no opinion*.

## **Traffic Counts**

Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. These values are called the "annual average daily traffic" (AADT) and are represented on traffic count or traffic volume maps. The AADT is based on a short-term traffic count, usually 48 hours, taken at the location. This count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle.

The short-term counts are collected over a three-year cycle at nearly 26,000 rural and urban locations throughout the state. Figure 3.1 shows counts from 2006 in the Town.

Figure 3.1: Town of Clayton traffic counts (2006)



Source: Wisconsin Department of Transportation (2006)

### Transit

The Town of Clayton does not have any existing transit services. The Department of Transportation offers satellite park and ride lots, not served by commuter buses, in St. Croix County that commuters can meet and ride-share to their destination at the following locations:

Table 3.3: Area park and ride lots

County	Location	Parking Spaces
St. Croix	US 63/STH 64	24
St. Croix	Baldwin: I-94/US 63	36
St. Croix	Roberts: I-94/STH 65	48
St. Croix	River Falls: STH 35/STH 65	124
St. Croix	Hudson: I-94/Carmicheal Rd.	168
St. Croix	Hudson: Old STH 35/Hanley Rd.	74

Source: WisDOT

Residents commuting to destinations in the Twin Cities can take advantage of numerous park and ride lots, provided by Metro Transit, in Washington County that offer commuter bus transportation to Minneapolis and St. Paul as well as connections to other suburban destinations.

### ***Transportation Facilities for the Disabled***

Transportation services for the elderly and handicapped are coordinated through the Polk County Transportation for Disabled and Elderly, Inc. This organization provides about 18,000 rides a year with a fleet of six wheelchair-accessible vehicles. This organization also provides contracted transportation services to the Department of Aging in Polk County, which utilizes about 40 volunteers.

The Department of Aging in Polk County offers rides to citizens 55 years and older who cannot find a ride. Any individual, regardless of any handicap, can call this free service for a ride to an appointment, grocery store, or any other reasonable destination. This program relies on local volunteers to drive.

When asked if within the next 20 years, the Town of Clayton will **need to provide disabled and elderly transportation**, 16.88% *strongly agree*, 48.75% *agree*, 14.38% *disagree*, 4.38% *strongly disagree*, while 15.63% had *no opinion*.

### ***Bicycles and Pedestrians***

#### **Gandy Dancer Trail**

One of the most popular bike trails in western Wisconsin is the Gandy Dancer Trail, which runs through western Polk County. This 98 mile trail follows the old Minneapolis-St. Paul and Sault Ste. Marie railroad from St. Croix Falls to Superior. After it was abandoned, part of it was purchased by Burnett County and the State of Wisconsin for use as a recreational trail. “Gandy Dancers” were coined from the workers who used to build and maintain the railroad tracks. In Polk County, the trail starts in St. Croix falls and passes through Centuria, Milltown, Luck, Frederic, and Lewis. While ATV use is permitted on most of the trail, it is not in the Polk County section. Snowmobile use, however, is permitted on this trail. The trail contains numerous rest stops and facilities throughout its corridor (See Recreational Resources map).

When asked if the Town of Clayton should **build or expand bike trails**, 12.42% *strongly agreed*, 44.10% *agreed*, 25.47% *disagreed*, 8.70% *strongly disagreed*, while 9.32% had *no opinion*.

When asked if the Town of Clayton should **build or expand walking/hiking trails**, 14.20% *strongly agreed*, 46.30% *agreed*, 24.07% *disagreed*, 8.64% *strongly disagreed*, while 9.32% had *no opinion*.

## ATV and Snowmobile Trails

Polk County boasts over 350 miles of groomed snowmobile trails, including the Gandy Dancer Trail. The Polk County snowmobile trails are open from roughly early December to late March as long as there is a 6 inch snow base. Polk County has over 360 miles of groomed trails that run through numerous communities promoting friendly hospitality to snowmobilers. Out of state snowmobile passes are good from July 1 to June 31 of each year.

### The Cattail Trail

The Cattail Trail is a multi-modal trail that is the result of the, “rails to trails” program which converts old railroad bed to state-wide trails. The State trail runs 17.8 miles on the former rail corridor between Amery and Almena. The trail is maintained and managed by Polk and Barron Counties.

The Cattail Trail is open year-round to walking, mountain biking, wildlife viewing, and horseback riding. However, the majority of the use on the trails comes from snowmobiling, all-terrain vehicles (ATVs), which are allowed on the trail year-round. Off-road motorcycles are allowed on the trail year-round in Polk County only.

Figure 3.2: Cattail State Trail



Source: WDNR

### Clear Lake – Clayton Trail

Also running through the Town of Clayton is the Clear Lake – Clayton Trail. This trail consists of 11 miles of old railroad bed.

When asked if the Town of Clayton should **build or expand ATV trails and/or snowmobile trails**, 11.39% *strongly agreed*, 39.24% *agreed*, 29.11% *disagreed*, 12.03% *strongly disagreed*, while 8.23% had *no opinion*.

## Railroads

There are no existing railroads in the Town of Clayton. The closest railroads include the Canadian National (CN) Railroad which comes through Polk County, connecting Osceola and Dresser with Minneapolis-St. Paul. Canadian National also has a track that runs through St. Croix County; running through numerous municipalities. Union Pacific (UP) has a railroad that runs through Roberts, Hammond, Baldwin, Woodville, and Wilson in St. Croix County.

The West Central Wisconsin Rail Coalition is a voluntary group that has been working towards the development of a passenger rail service across west central Wisconsin in an effort to provide balanced and more sustainable forms of transportation. The creation of a passenger rail service would have little impact on the Town of Clayton, since the proposed route would be along the I-94 corridor or along the Mississippi River.

**Air Transportation**

The Village of Osceola and the City of Amery have the two publicly-owned airports located in Polk County. The New Richmond Airport, located in St. Croix County is an alternative to Town of Clayton residents.

**Table 3.4: Regional airport characteristics**

<b>Airport</b>	<b>Classification</b>	<b>Runway Length</b>
Amery	General Utility	4,000 feet
Osceola	Transport/Corporate	5,005 feet
New Richmond	Transport/Corporate	5,507 feet

Source: Village of Osceola, Cities of Amery, New Richmond

**L.O. Simenstad Airport**

The airport was founded in 1948 and extended its runway to 5,005 feet in 2006. The airport is administered by the Osceola Airport Commission, which consists of five Commissioners serving six year terms. The Commission has jurisdiction for the construction, improvement, equipment, maintenance and operation of the airport under § 114.14(2) and (3), Wis. Stats. Their goal is to “ensure reliable, safe and nondiscretionary aeronautical services, facilities and air transportation and to foster the economic health and orderly development of the airport...”

**Amery Municipal Airport**

According to the WisDOT, a \$315,790 project has been approved by Governor Jim Doyle for the Amery Municipal Airport. The project includes land acquisition, engineering services for developing a future hanger site north of the airport, and other reimbursements. The funds would be also be used to resurface the existing runway and replace and add new taxiways throughout the airport. The airport does have the space available to expand the runway to 5,000 feet if demand exceeds 250 flights per year that cannot land on the current 4,000 foot runway.

**New Richmond Regional Airport**

The New Richmond Regional Airport was officially established in 1964 and is considered one of the fastest growing airports in the Midwest. Over 180 aircraft reside in privately-owned hangers, and is home to ten aviation related businesses and business aircraft. According to the New Richmond Area Economic Development Corporation, the airport contributes over nine million dollars to the New Richmond area economy. It is about 30 miles away from the Town of Clayton. The airport has its maximum runway

length but plans to make significant improvements to the runway and lighting fixtures in 2008. They also room have land available for adding hangars and other aircraft related buildings.

The Minneapolis-St. Paul International Airport is the main airport used by people in the region and is about an hour and a half away from the Town. This airport has approximately 500,000 landings and takes-offs in a given year and will continue to be available to residents of the Town of Clayton.

**State and Regional Transportation Plans**

**Table 3.5: State and regional transportation plans**

<b>Wisconsin State Airport System Plan 2020</b>	This plan determines the number and type of airport facilities around Wisconsin that are needed to meet aviation needs through the year 2020.
<b>West Central Regional Freeway System (2005)</b>	This was a comprehensive study done by WisDOT of the west central freeway system consisting of St. Croix, Pierce, Dunn, Polk, Chippewa, and Eau Claire counties.
<b>WisDOT six year highway improvement program</b>	One of the subprograms under this is the State Highway rehabilitation program which consists of three parts; existing highways, state bridges, and backbone rehabilitation.
<b>Rustic Roads</b>	The Wisconsin legislature created the rustic road system in 1973 to, "preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists."
<b>Wisconsin Rail Issues and Opportunities Report</b>	This report gives an over view of the status of the rail system in Wisconsin and addresses issues that will be faced in the future.
<b>Midwest Regional Rail System</b>	This is a massive proposal for creating passenger rail connections across the Midwest; connecting all the major cities.
<b>Wisconsin Bicycle Transportation Plan 2020</b>	Under part of Translinks 21, WisDOT committed to creating a comprehensive bicycle plan.
<b>Wisconsin Pedestrian Policy Plan 2020</b>	The purpose of this plan was to outline statewide and local measure to increase walking and promote pedestrian safety.
<b>Translinks 21</b>	The study developed goals which include the following: Mobility, Choice, Safety, Connectivity, and Efficiency
<b>Connections 2030 (WisDOT)</b>	WisDOT is currently working on this plan that will cover all forms of transportation; including highways, local roads, railroad, air, water, transit, bicycle, and pedestrian, through the year 2030.
<b>Wisconsin State Highway Plan 2020</b>	A strategic plan which addresses current conditions of state highways, future plans, financial tools, and other strategies to use to maintain the State's 12,000 miles of highway.

Source: WisDOT

### St. Croix River Crossing Project

The Stillwater Lift Bridge was built in 1931 and is currently near the end of its useful life where significant amounts of funding are needed for maintenance. The bridge spans the St. Croix River and enters the City of Stillwater in its downtown district. As a result, traffic congestion and delays are frequent, especially during the summer travel and boating season.



Source: MnDOT

A planned bridge replacement south of its present location would relieve the downtown congestion and provide for four lane travel on the Wisconsin side of the river up to the City of New Richmond. However, lawsuits over the expansion and its impact on the riverway have delayed the project. The four lane highway and approach on the Wisconsin side have been completed and is only waiting the bridge to be constructed. The actual construction date is dependent on funding but would not occur earlier than 2013. The completion of the project could have a significant impact for Polk County as it would provide for a faster commute which could result in greater population growth to the area and a greater demand on the road network.

### U.S. Highway 8

In 2007, the United States Department of Transportation, the Federal Highway Administration, and the Wisconsin Department of Transportation approved a Final Environmental Impact Statement (EIS) for a 40-mile stretch of the highway from State Highway 35 North to U.S. Highway 53 in Barron County. The U.S. 8 study was initiated by legislative mandate to determine how to best meet the long-term transportation needs of this corridor. Alternatives for the corridor include improvement of the existing route to a four-lane highway as well as potential bypasses of Turtle Lake.

Figure 3.3: Turtle Lake Alternative



Source: WisDOT (2007)

The document includes multiple maps of possible routes, one of which drops south from its current alignment at 15<sup>th</sup> Street in the Town of Beaver to intersect with U.S. 63 just south of the Town’s northern border (see Figure 3.3). This proposed route could greatly impact the Town of Clayton by stimulating future commercial development at that location. The process is in the first of three tiers and is likely to take decades to fund and complete.

**SWOT Analysis: Transportation**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Recreational resources</li> <li>• Road maintenance employee</li> <li>• Proximity to arterial roads (U.S. Highways)</li> <li>• Low traffic rates</li> <li>• High levels of recreational participation (biking, walking, snowmobiling, ATV use, etc.)</li> <li>• Unpaved roads</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Condition of roads</li> <li>• Wildlife abundance</li> <li>• Vehicular dependency</li> <li>• School bus/farm equipment conflicts</li> <li>• Unpaved roads</li> <li>• Little money to fix roads</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Intergovernmental cooperation</li> <li>• Unpaved land</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Wildlife abundance</li> <li>• Increase use of roads</li> <li>• Cost of maintaining roads</li> <li>• Increasing cost of petroleum products</li> </ul>

**Goals, Objectives, Implementation**

**Goal:** Create and maintain a safe pedestrian and bicycle network within the Town of Clayton.

**Objectives:**

- Provide opportunities for residents to move throughout the Town by means other than automobiles or trucks.
- Encourage walking and biking as ways of experiencing one’s neighborhood and community.
- Reduce the use of fossil fuels.
- Promote the health benefits of walking and biking.
- Visit and evaluate accident sites for signage and visibility.
- Coordinate with surrounding municipalities in developing a biking and walking trail network.

**Implementation (Policies and Programs):**

- Designate certain local roads for town bicycle trails.
- Look into public transportation options especially for senior citizens.
- Fix road signs.
- Keep road signs consistent.
- Place appropriate road signs where agricultural use of roads is high.
- Make lake front tracts more accessible to emergency service vehicles and buses.
- Continue relying on Polk County Transportation for disabled and elderly, Inc.
- Develop a road sign maintenance program.

## UTILITIES AND COMMUNITY FACILITIES

### Introduction

One of the main duties of local government is to provide services to its citizens. Such services include police and fire protection, education, water, and sewer services among others. The purpose of this element is to take an inventory of existing utilities and community facilities within the Town of Clayton. The location, use, capacity, and future needs of these utilities and facilities will be analyzed as well as timetables for the rehabilitation or construction of related projects.

### Sanitary Sewer

The majority of residents in the Town rely on privately-owned wastewater treatment systems (POWTS). In 1990, there were 12,292 private sewage systems in Polk County. Since then approximately 4,817 new systems have been added across the county, of which 100 were in the Town of Clayton.

The dense residential area that surrounds Magnor Lake is served by a community sanitary sewer collection system and is operated by the Village of Clayton. The Sanitary District covers 200 acres around the lake and contains the sanitary sewer collection system. Properties around the southern portion of the lake were excluded from the sanitary district because they were reported to lie in wetlands.

The outflow from the Sanitary District’s collection system goes to the Village of Clayton’s wastewater treatment facility. The central wastewater treatment system is located in the Village. The designed maximum treatment capacity of the wastewater treatment system is 87,000 gallons per day. At this time, the spring and summer outflows are averaging approximately 52,000 gallons per day with some stormwater infiltration. In the winter time, the Sanitary District disconnects approximately 25 homes from the system and flows are reduced to an average of approximately 40,000 gallons per day.

According the Village of Clayton, the collection system in the Sanitary District currently has 118 connections and has capacity for approximately 60 additional residential connections. However, the expansion of the system will be governed by the available capacity of the wastewater treatment facility and expansion within the Village, which has priority for any future connections. Any new hook ups or expansions of the district are

### **Utilities and Community Facilities Element Requirements:**

*A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.*

§ 66.1001(2)(d), Wis. Stat.

paid for at the private owner's or developer's expense; there is an \$8,190 hook up fee for new hook ups. There has been no expansion in the Sanitary District since 1998 and there are no current or future plans for expansion in either the Sanitary District or Village.

Currently, the Town of Clayton Board serves as existing Sanitary District Board. The board used to conduct quarterly meetings with the Village of Clayton Board, but no longer holds regular joint meetings unless an issue arises. At this time, there are no existing conflicts between the Town Board and the Village Board concerning the Sanitary Sewer District.

## ***Water Supply***

The majority of the residents in the Town rely on private wells for their domestic water source. The water quality of these private wells can vary depending on the area of the Town that they are located. According to the Polk County Land Use Plan, the principal sources of potable water supplies are the sand and gravel aquifer and the sandstone aquifer. Due to the abundance of water and depth of the sandstone, the aquifer is typically used for wells that require large amounts of water.

As mentioned in the Agricultural, Natural and Cultural Resources element, the depth to the water table is greatest (greater than 50') in the northeast and southwest portions of the Town of Clayton and most shallow (0' to 20') in the northwest portion (see Depth to Water Table map).

Bedrock maps published by the Wisconsin Geological and Natural History Survey and the U.S. Geological Survey shows that the bedrock depth in the Town ranges from 100'-200' feet deep in most of the Town and 50'-100' feet deep in the western portion (see Depth to Bedrock map). There is some concern with well development where bedrock depths are less than 100 feet.

According to the Polk County Land Information Department, the only known problems affecting groundwater in the Town of Clayton are high levels of nitrates. Wisconsin considers any water with levels of nitrates higher than 10 parts-per-million to be contaminated. The Wisconsin Department of Natural Resources recorded nitrate levels from 10-20 in one private well in the Town of Clayton in 2004. The most likely causes for such high levels are non-point source pollution from agriculture and residential development.

According to the Wisconsin Department of Natural Resources, there have been 152 constructed wells in Township 33 N Range 15 W since 1988.

The Magnor Lake Sanitary District is served by public water. There are also thirty-five fire hydrants installed around Magnor Lake. Connection to the water service around the lake is mandatory for all properties in the district. The Sanitary District is served by the two active wells in the Village of Clayton; one with a capacity of 565 gallons/minute and the other with a capacity of 280 gallons/minute. The water pressure around Magnor Lake is similar to the pressure within the Village limits. The Village also has a

water tower with a 125,000 gallon capacity. There are 118 homes (same number as sanitary sewer connections) connected to the central water system in the Sanitary District.

There are two known individual wells within the Sanitary District that are used for watering purposes only and are permitted through the Village. The Village is in the process of identifying several other wells that are non-compliant. Individual wells within the District are required to be abandoned through the Village's well abandonment ordinance unless they are permitted for special use.

### ***Stormwater Management***

Stormwater management is a growing concern for all communities. Local, State and Federal regulations regulate stormwater discharge not only to control erosion and sediment transport but to protect the water quality of our natural resources such as wetlands, streams, rivers, ponds, and lakes.

In general, for new development, State and Federal regulations require that the amount of stormwater leaving the site after the development is complete shall not exceed the amount that existed prior to development. Control of stormwater runoff is achieved through various "Best Management Practices" including wet and dry retention ponds, infiltration basins, bio-retention basins, etc. Most projects that disturb over one acre of soil require permits from the Polk County Land and Water Department, the Wisconsin Department of Natural Resources and sometimes the Army Corps of Engineers.

For Towns and rural communities, the largest hurdle to overcome is not determining whether or not to treat stormwater and how to perform the treatment, but rather how to regulate the on-going maintenance that is required for these facilities to operate properly. The Town does not currently maintain any stormwater treatment facilities. However, it is common in Towns to have stormwater facilities for new development located on private property and covered by a drainage easement. In this case, the residents are essentially responsible for maintaining these facilities. Discussion should take place on where to located future stormwater treatment facilities and how to physically and financial maintain the facilities. The Town may find it necessary to consider implementing a stormwater utility that provides funding for operating and maintaining the facilities at some point in the future.

### ***Solid Waste Disposal***

Waterman Sanitation and Waste Management are both available in the area to pick up solid waste. These services are paid for by the individuals who use them.

The Polk County solid waste office is open Monday through Friday from 8:00 a.m. to 4:30 p.m.

## **Recycling Facilities**

The Town of Clayton currently does not offer recycling facilities to residents. The nearest drop off site for Polk County residents is behind the Fire Hall in the City of Amery. There has been interest shown in providing a more convenient recycling center for Town residents by designating a collection at the Town Hall. Both Town residents and County officials have discussed this option in which the County would supply the recycling bins. Another option may be to consider sharing recycling facilities with the Village of Clayton which currently has road side pick-up.

The Polk County Recycling Center, located on State Trunk Highway 8 in St. Croix Falls, WI, is open Monday through Friday from 6:30 a.m. to 4:30 p.m. and also on the 1<sup>st</sup> Saturday of each month from 9:00 a.m. to noon (2<sup>nd</sup> Saturday in July and September). The center is not co-mingled and separates materials into aluminum, tin, plastic, glass by color, newspapers, shiny paper, and corrugated cardboard.

When asked if the Town of Clayton should **provide local recycling drop off(s)**, 45.40% *strongly agree*, 46.01% *agree*, 3.68% *disagree*, 1.23% *strongly disagree*, 3.68% had *no opinion*.

## **Parks and Trails**

### **Joel Marsh Wildlife Area**

The Joel Marsh Wildlife Area is located four miles west of Turtle Lake, in the north central part of the Town of Clayton. Parking is located on Town roads on the south and west or in a designated parking area on the north end of the property in the Town of Beaver. The Wildlife Area is owned by the state and managed by the Wisconsin Department of Natural Resources. The Joel Marsh consists of 1,072 acres full of waterfowl, furbearers, deer, squirrels, sandhill cranes, and bald eagles. The area includes marsh, brush, grass, and woodlot habitat. All wildlife areas allow hunting, fishing, trapping, hiking, nature study and berry picking unless stated otherwise.



Source: WDNR

### **Magnor Lake Park**

The Magnor Lake Park is located on the north end of the lake, near the intersection of U.S. Hwy 63 and 85<sup>th</sup> Avenue. The beach/park is approximately 1.3 acres and includes a beach, public restrooms, and a picnic shelter. The beach/park is owned and maintained by the Town and the Richardson Sportman's Club.

**Boat Landing**

The County owns a gravel boat landing on Magnor Lake on Hwy 63. The County and the Richardson Sportman's Club maintain the landing.

**Richardson Sportsman Club**

The Sportsman's Club owns and maintains 40 areas of land within the Town providing recreational opportunities for its members and the public. They also assist in maintaining the beach at Magnor Lake Park and the Hwy 63 boat landing.

**Trails**

Two trails pass through the Town along abandoned railroad beds. The Cattail Trail runs for 12 of its 18 miles through the northwest quadrant of the Town along a route from Amery to Almena. The Clear Lake-Clayton trail runs 11 miles through the southwest quadrant of the Town. Both multi-use trails are operated by the Polk County Parks Department and are open year round to all-terrain vehicles (ATVs), motorcycles, and snowmobiles.

***Private Utility Facilities***

Electricity in the Town is provided by Polk-Burnett Cooperative and Xcel Energy.

Gas service is provided by WE Energies around Magnor Lake. The rest of the Town contracts individually with various area propane gas suppliers.

Cable service is provided by Amery Telcom, Inc. from Amery to Hwy. J to residents around Magnor Lake and along Hwy 63 to the Village of Clayton.

Telephone service is provided by three different companies. They include Amery Telecom with 948 prefix (Clayton) and 268 prefix (Amery), CenturyTel (headquartered in Louisiana with district office in Frederic, WI) with 986 prefix, and Clear Lake Communications with 263 prefix serving the southern portion of the Town of Clayton.

***Churches and Cemeteries***

There are two churches within the Town of Clayton; the Marsh Lake Lutheran Church (no regular services) and the Immanuel Lutheran Church. Both of these churches are located in the south central portion of the Town and contain cemeteries. Many Town residents attend churches in the Villages of Clayton, Turtle Lake, and Clear Lake and the City of Amery.

The West Clayton Cemetery, also referred to as the "Sears Roebuck Cemetery," is currently maintained by a cemetery board.

## **Health Care Facilities**

No health care facilities exist in the Town of Clayton. Nearby health care facilities include the Amery Regional Medical Center with satellite offices in Clear Lake and Turtle Lake.

### **Amery Regional Medical Center**

The Amery Regional Medical Center contains a hospital in a 120,000 square foot facility on a 28 acre lot, and serves two nursing homes and two assisted living facilities (Golden Age Manor and Willow Ridge Healthcare). The Medical Center facility boasts a handful of “green” amenities including rain gardens, green roofs, trails, a raptor nest, pervious surfaces, and plenty of landscaping. The facility has 42 exam rooms, 3 mental health rooms, and 2 chiropractic treatment rooms along with 25 private patient rooms.

### **Clear Lake Clinic**

The Clear Lake Clinic is a satellite of Amery Regional Medical Center. Amery Regional Medical Center provides physicians and physician assistants to see local patients at the Clear Lake Clinic. Hospital and nursing home services are provided in Amery.

The Clear Lake Clinic hours are 8:00 am to 4:30 pm on Monday, and 8:30 am to 4:30 pm on Tuesday thru Friday. Schedule an appointment by calling the Clear Lake Clinic at (715) 263-3100 or Amery Regional Medical Center at (715) 268-8000.

### **Turtle Lake Medical Center**

The Turtle Lake Medical Center is a satellite of Amery Regional Medical Center. The Turtle Lake Medical Center is regularly staffed by physicians on weekdays with extended hours on Monday from 9am to 8pm and Saturday mornings. Schedule an appointment by calling the Turtle Lake Medical Center at (715) 986-4101. Hospital and nursing home services are provided in Amery.

## **Child Care Facilities**

Currently, the school has before and after care programs. The Catholic Church in the Village of Turtle Lake has a pre-school playhouse.

## **Police**

The Town of Clayton relies on the Polk County Sheriff’s Department for police protection through County Mutual Aid.

## **Fire and Rescue**

The Town of Clayton relies on the Village of Clayton Fire Department.

The Clayton Fire Department participates in mutual aid agreements with fire departments in Clear Lake, Turtle Lake, Apple River, Amery and St. Croix Falls (Haz Mat team). Prior to these agreements, each department submitted charges to each other for their services. Under the mutual aid agreement, participating departments agree to provide service free of charge in order to provide the best possible service.

The Amery Area EMS provides service to the City of Amery and the Towns of Alden, Apple River, Beaver, Black Brook, Clayton, Garfield, and Lincoln. The Amery Regional Medical Center is contracted for administrative services.

When asked if within the next 20 years, the Town of Clayton will need to **provide an EMS/Fire Hall (joint with Village)**, 15.09% *strongly agree*, 50.94% *agree*, 17.61% *disagree*, 2.25% *strongly disagree*, while 13.84% had *no opinion*.

### ***Libraries***

The Town of Clayton has no library facilities. The Town relies on the Clayton School District Library Media Center and public libraries in Turtle Lake, Amery and Clear Lake. Books and media are also available by mail through the Polk County Library in Balsam Lake.

### ***Schools***

Four school districts exist in the Town; Clayton, Amery, Clear Lake, and Turtle Lake (see School District map).

#### **Clayton School District**

Enrollment in the Clayton School District from Pre-kindergarten to 12<sup>th</sup> grade for the 2007/08 school year was 427 students. Enrollment in the district has been decreasing over the past couple of years. However, because the district offers open enrollment, many students living outside of the district have been enrolling; about 57 students were open enrollment students in the 2007/08 school year. In addition to having strong support from the community, the school district receives extra support from the State because it qualifies as a SAGE (Student Achievement Guarantee in Education Program) school. No projections of future enrollment have been completed by or on behalf of the school district. The school district also does not have information regarding the exact number of students in enrollment who live in the Town of Clayton. However, the majority of the students that live in the Town attend Clayton schools. There is also no known district capacity, but representatives note that there is sufficient space for the foreseeable future. The Clayton schools should meet the future educational demands of the Town of Clayton.

**Amery School District**

Enrollment in the school district PK-12 for 2007-2008 was 1,852 students within the four school buildings. Of these students, only 32 were from the Town of Clayton. The district has an approximate capacity of 2,250 to 2,400 students.

Also within Amery is the Mustard Seed Faith Academy which is a private Lutheran School. This Pre-kindergarten through 12<sup>th</sup> grade school has 56 students enrolled. It is unknown how many of those students are from the Town of Clayton.

**Clear Lake School District**

The Clear Lake School District enrolls 683 students within the three schools and services Pre-kindergarten through 12<sup>th</sup> grade.

**Turtle Lake School District**

A small portion of the Town of Clayton lies within the Turtle Lake School District, which is located in two buildings at 205 Oak Street North in Turtle Lake, WI. There were 505 enrolled students during the fall of 2007. The district offers open enrollment. The district has experienced decreases in enrollment in the past few years, but anticipates enrollment to level off in upcoming years. There have been no enrollment projections made nor is the capacity of the district known. The district renovated the heating and ventilation system in their single building within the past two years.

Some school sports are shared between the Clayton, Amery, Turtle Lake, and Clear Lake School Districts.

***Other Government Facilities*****Town Hall**

This 2,500 square foot building is located on 0.8 acres on 105<sup>th</sup> Avenue. The Town Hall is equipped with kitchenette and restroom facilities. The restroom is unisex and handicap accessible. The Town Hall is used for Town Board meetings which are held on the first Tuesday of each month at 7:30 PM. The Plan Commission meets at the Town Hall at 7:00 PM on the fourth Tuesday of every month. The Town Hall is also used for 4-H Club meetings, Women's Club meetings, and other private parties. Rental fees are \$100.00 per day deposit, of which \$80.00 is returned if the building is cleaned by the rental party. The existing Town Hall will meet the needs of the residents of the Town of Clayton through the year 2025.

**Public Works Building**

The Public Works Building is located on the same lot as the Town Hall. This facility was built in 2007. The 42 foot by 70 foot building accommodates three garage bays

currently used to house the Town’s maintenance vehicles, tractor and brush cutter, and general maintenance service items. The Public Works Building also has an office area and restroom.

**SWOT Analysis: Utilities and Community Facilities**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Good intergovernmental cooperation</li> <li>• Excellent school district</li> <li>• Joel Marsh</li> <li>• Condition of Town facilities</li> <li>• Quality of ground water</li> <li>• Public water and sewer facilities around Magnor Lake</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Parks – nothing dedicated or planned</li> <li>• Distance to facilities such as cable, gas, sewer, water, local recycling</li> <li>• Room for expansion of water and sewer facilities</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Expanding sewer aids in growth of Town</li> <li>• Land for park dedication</li> <li>• Health care facilities in Amery- larger hospital attracts specialized care like Wound Center</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Lack of sewer capacity</li> <li>• Ground water contamination from individual septic systems</li> <li>• Cost of police and, health, and fire services</li> <li>• Atrazine in ground water</li> </ul>

**Goals, Objectives, Implementation**

**Goal #1:** To protect, preserve, enhance availability of recreational opportunities and community facilities that currently exist in the Town of Clayton and to expand recreational opportunities like parks, trails, etc.

**Objectives:**

- Provide cost effective services and facilities using environmental conscious design practices and materials.
- Promote sustainable building principles in any new facilities.
- Combine services and facilities with neighboring municipalities, when appropriate.
- Invest in the future infrastructure of the Town without compromising the budget.
- Develop and maintain an effective park and trail system.
- Provide funds through the budget process, or through State and Federal programs, to assist the Magnor Lake Association with its study of Magnor Lake for the conservation and protection of this valuable recreational resource.
- Landscaping of the beach and boat landing to make them more attractive and enticing to the general public.
- Add playground equipment to the beach/park area.
- Support Clayton School District’s recreational opportunities.
- Working with the County, use existing easement areas to develop a small parking area at County Road D in Joel for access to the Cattail Trail.

- Seek funds from outside sources to promote further recreational opportunities.

**Implementation (Policies and Programs):**

- Ensure stormwater management for agricultural, residential, and commercial development.
- Provide efficient and effective snow plowing services.
- Continue to utilize neighboring municipality’s libraries, health care, and child care facilities.
- Maintain relationship with Polk County Sheriff Department for police protection services.
- Continue contracting with qualified private entities for solid waste disposal, EMT, Fire and recycling.
- Complete a Capital Improvements Program.
- Utilize DNR Urban Nonpoint Source and Targeted Runoff Grants for stormwater management facilities.
- Apply for funding assistance and grant dollars when available.
- Utilize population projections, future land use maps, and other relevant data for better planning when considering location and access of community facilities.
- Acquire land for expansion of facilities.

**Goal #2:** Expand the recycling services offered to Town residents.

**Objectives:**

- Encourage and promote recycling and the ease of participating.

**Implementation (Policies and Programs):**

- Implement recycling drop off at Town Hall.
- Work with Polk County and the Village of Clayton to expand the Town’s recycling services.

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

### ***Introduction***

According to the Wisconsin DNR, the Town lies inside of the Forest Transition Ecological Landscape. This area is one of 17 ecological landscapes in Wisconsin which differ in ecological attributes and management opportunities. The Town of Clayton, as well as most of Polk County, is on moraines of the Wisconsin glaciation. The historic vegetation of this area was primarily northern hardwood forest. These forests were dominated by sugar maple, hemlock, yellow birch, red pine, and white pine.

### ***Groundwater***

Groundwater is an important resource for Wisconsin as about 75% of Wisconsin residents rely on it for their source of drinking water. About 15-30% of all precipitation in Wisconsin ends up as groundwater. There is documentation in some parts of the state of reduction in groundwater recharge due to increases in impervious surfaces and increases in demand. Also, the quality of groundwater has been of concern in parts of Wisconsin where high levels of nitrates and other contaminants have been found.

The depth to the water table is the distance from the land surface to the water table. The depth to the water table is deepest (greater than 50' deep) in the northeast and southwest portions of the Town of Clayton, and most shallow (0'-20' deep) in the northwest portion (see Depth to Water Table map). The distance the water must flow to the groundwater and the ease of its movement combine to play a significant role in determining the susceptibility of an area to contamination.

Depth to bedrock is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the depth to bedrock is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits. The greater the depth to bedrock, the more likely that the water table is located above the bedrock layer. Bedrock data from the Wisconsin Geological and Natural History Survey and the U.S. Geological Survey shows that the depth to bedrock in the Town ranges from 100'-200' feet deep in most of the Town and 50'-100' feet deep in the western portion (see Depth to Bedrock map).

According to the Polk County Land Information Department, the only known problems affecting groundwater in the Town of Clayton are high levels of nitrates. Wisconsin considers any water with levels of nitrates higher than 10 parts-per-million to be contaminated. The Wisconsin Department of Natural Resources recorded nitrate levels

### ***Agricultural, Natural and Cultural Resources Element Requirements:***

*A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*

*§ 66.1001(2)(e), Wis. Stat.*

from 10-20 in one private well in the Town of Clayton in 2004. The most likely causes for such high levels are non-point source pollution from agriculture and residential development.

When asked if the Town of Clayton should **implement groundwater protection**, 46.84% *strongly agreed*, 41.77% *agreed*, 4.43% *disagreed*, 3.80% *strongly disagreed*, while 3.16% had no opinion

## **Forests**

There are 17,149 acres of county-owned forest land in Polk County. County forests across the state sustain over 30,000 full-time jobs from logging, transporting, and manufacturing logs to lumber and paper. County forests are also open to the public and provide vast recreation opportunities. There are no federal or county forests in the Town of Clayton. The Existing Land Cover map provides the locations of coniferous and deciduous forests in the Town of Clayton.

## **Soils**

According to the soil survey of Polk County, the land surface is strongly affected by thick glacial deposits. Sandstone or limestone bedrock is at or near the surface in only a few places. During the last major glacial advance, ice covered all of Polk County. The ice lowered the pre-glacial relief because it eroded the tops of the bedrock hills more severely than the valley bottoms. Polk County generally has a young drainage pattern and many closed depressions and pothole lakes. As stated in the Polk County Forest Comprehensive Land Use Plan:

*The soils of Polk County have been derived largely from the weathering of the glacial drift deposits and show a great variation within relatively short distances. Since the glacial period, the soils have been modified by water action, wind, and the accumulation and incorporation of organic material. The most extensive soil types on the county forest are the Omega sands located in Sterling Township, and the rolling Rosholt, Cromwell and Menahga soils in Lorain and McKinley Townships. The county forest lies primarily on upland sites but includes imperfectly drained loams, muck, and peat on lowland sites. Detailed soils information is found in the Soil Survey for Polk County.*

There are four general soil associations found in the Town as listed below:

### **Magnor-Freeon Association**

Nearly level and gently sloping, somewhat poorly drained and moderately well drained silty soils on till plains. This association is on broad ground moraines that have long, even slopes. It is about 33% Magnor soils, 25% Freeon soils, and 42% soils of minor extent. Most areas are used for cultivated crops. Wetness and erosion are the main limitations. If adequately drained and protected against excessive erosion, the major soils have good potential against excessive erosion, the major soils have good potential for

cultivated crops. The potential for woodland is good. The potential for residential development is poor because limitations are severe for septic tank absorption fields.

### **Amery-Santiago-Magnor Association**

Nearly level to very hilly, well drained and somewhat poorly drained loamy and silty soils on till plains. This association is on glacial moraines that have short, uneven slopes, short drainageways, and depressions and pothole lakes. It consists of about 45% Amery soils, 15% Santiago soils, 5% Magnor soils, and 35% soils of minor extent. Amery and Santiago soils are in similar positions on the landscape. Magnor soils are lower on the landscape or in the less sloping areas.

Much of the acreage is used for cultivated crops or pasture. A large acreage, primarily in the northern part of the county, is woodland. Erosion is the main limitation in cultivated areas. Excessive wetness and impoundment of water are additional problems on Magnor soils. If adequately protected against erosion, the major soils have good potential for cultivated crops. They also have good potential for woodland. The potential for residential development is only fair because limitations for septic tank absorption fields are moderate or severe.

### **Antigo-Rosholt Association**

Nearly level to sloping, well drained silty and loamy soils on outwash plains. This association is on broad outwash plains and in some more sloping areas along drainageways and in depressions. It consists of about 70% Antigo soils, 20% Rosholt soils, and 10% soils of minor extent.

Most areas are used for cultivated crops. Maintaining tilth and controlling erosion in the sloping areas are the main concerns in managing the major soils for cultivated crops. These soils have good potential for cultivated crops, woodland, and residential development.

### **Alban-Cambia-Comstock Association**

Nearly level to moderately steep, well drained and somewhat poorly drained loamy and silty soils on glacial lake plains. This association is in broad old glacial lakebeds and in some steeper areas along drainageways and in depressions. It consists of about 35% Alban soils, 15% Cambia soils, 12% Comstock soils, and 38% soils of minor extent.

Most areas are used for cultivated crops. Maintaining tilth and fertility are the main concerns in managing the major soils for cultivated crops. Erosion is a hazard in the more sloping areas, and excessive wetness is a problem on the Comstock soils. The potential is good for cultivated crops and woodland. The potential for residential development is only fair because in some areas the slope and the excessive wetness are moderate or severe limitations for septic tank absorption fields.

## **Soil Maps**

The Natural Resource Conservation Service has established a soil capability classification system in order to evaluate the potential suitability of soils for agricultural production (see Soil Suitability map). The map includes a description of each classification and is intended to assist the Town in evaluating areas for continued agricultural productivity. It does this by considering characteristics and suitability for supporting various crops and is based on the limitations of the soil.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Polk County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to the water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to the water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or cemented pan, and the amount and size of rock fragments. The Soil Limitations map identifies areas in the Town that have limitations to the construction of dwellings with basements.

- ❖ The data used to create the maps for this section is derived from generalized state information at small scales, and cannot be used for any site-specific purposes.

## **Agriculture**

The Program on Agricultural Technology Studies (PATS) is an applied research and extension service created by Wisconsin Legislature in 1990 to gather and interpret data. The following information summarizes agriculture in the Town of Clayton and Polk County:

- From 1989 to 2002, the Town of Clayton lost approximately 24 dairy farms.
- In 2000, approximately 93 people in the Town of Clayton lived on a farm, which was 10.2% of the total population.
- In 2000, approximately 30 adults were employed on a farm in the Town of Clayton, which was 6.4% of the population.
- In Polk County 2000-2002, the average value of an acre continuing in agriculture was \$1,771 while an acre sold out of agriculture was \$2,331; this equals a 132% premium for non-agricultural used land. This premium is actually 1% less than the premium 1995-1999 and 2% less than the premium 1990-1994. This means that the gap between the value of farmland and developed land is closing.
- Between 2000 and 2002, the average total farmland sold annually was 3,981 acres in Polk County. Of these, 2,877 acres were returned to agriculture

annually. The remaining 1,104 acres were converted to non-agricultural uses annually, or 28% of land converted.

According to the Polk County Land and Water Resources Department, Wisconsin's Farmland Preservation Law provides tax credits to landowners who have signed a Farmland Preservation Agreement or a Transition Area Agreement. The Exclusive Ag Zoning Program uses the Farmland Preservation Program standards to implement its program. The three purposes of the program are:

1. To help local government preserve farmland through local planning and zoning.
2. To provide tax relief to farmland owners who sign a contract agreeing not to develop their land during the contract period, or if their land is zoned for exclusive agricultural use. (Only Alden and McKinley Townships have Exclusive Ag Zoning)
3. To encourage conservation practices on farmland.

**In order to be eligible:**

- Parcel must be 35 acres or larger
- Land must produce \$6,000 gross farm receipts in the last year or \$18,000 in the last 3 years or 35 acres or more are enrolled in the federal conservation reserve program.
- Land must be farmed in compliance with county soil and water conservation standards.
- Land must be in agricultural area to be preserved on agricultural preservation plan map.

**Individual:**

- Must be farmer owner.
- Must be resident of Wisconsin.

**Zoning Provisions**

**Benefits:**

- Landowner is eligible for an income tax credit.
- Landowner is protected from special assessments (such as sewer or water utilities).
- Land must be agricultural or consistent with agricultural use.

**Requirements:**

- Land must be kept in agricultural use.
- Only farm structures can be built (farm structures include housing for farmers, farm workers, and parents or children of the farm operator).

- Conditional use or special exceptions are limited to agricultural-related, religious, utility, institutional or governmental uses.

When asked if the Town of Clayton should **implement farmland preservation**, 38.46% *strongly agreed*, 43.59% *agreed*, 8.33% *disagreed*, 3.85% *strongly disagreed*, while 5.77% had *no opinion*.

When asked if the Town of Clayton should **implement a “right to farm” ordinance**, 80.72% said *yes*, 8.43% said *no*, while 10.43% had *no opinion*.

When asked if **preserving traditional “family” farms rather than mega-farms is a high or low priority**, 79.25% said *high priority* while 20.75% said *low priority*.

### ***Environmentally Sensitive Areas***

Polk County has identified a list of sensitive lands which have been identified based on their significance as a valued land in the County.

- Wetlands: There are many wetlands throughout the Town which should be preserved whenever possible. Joel Marsh is one of the best known wetlands in the area.
- Shorelands (see Figure 5.1)
- Floodplains
- Closed depressions
- Steep slopes
- Woodlands
- Grasslands
- Wildlife, Fishery, Natural and Scientific Areas

### ***Endangered and Threatened Species***

According to State Statute 29.415 and Administrative Rule NR27, it is illegal to take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List without a valid permit. No one may process or sell any wild plant that is a listed species without a valid permit.

#### ***Threatened Species:***

*Any species which appears likely, within the foreseeable future, on the basis of scientific evidence to become endangered.*

According to the Wisconsin Natural Heritage Inventory (NHI), the Town of Clayton has known occurrences of rare aquatic species or natural communities. In order to protect these species and communities, the exact locations are rarely given out by the DNR. The list included in the Appendix has been compiled by the NHI. It includes known occurrences of rare species and natural communities in Polk County.

## **Exotic and Invasive Species**

Exotic and invasive species pose a significant threat to the State of Wisconsin. Invasive species can damage the economy, health, ecology, and recreation opportunities of Wisconsin. Some associated impacts from the Wisconsin Council of Invasive Species are as follows:

### **Agriculture:**

- cost of controls and loss of production
- pastures degraded

### **Fisheries:**

- fish habitat degraded
- fishing access disrupted

### **Forestry:**

- limits tree regeneration in forests
- long-term forest production declines due to tree seedlings being out-competed

### **Recreation:**

- recreational boating and fishing disrupted
- hunting/hiking land rendered impassable by invasive shrubs

### **Tourism:**

- decreased aesthetics resulting in loss of tourism
- human health concerns from toxic and allergenic plants

### **Native Ecosystems:**

- displaces native vegetation
- degrades wildlife habitat
- contributes to endangerment of rare plants and animals
- homogenizes the landscape

There are seven plants that have been labeled exotic to Polk County. These include Canada Thistle, Leafy Spurge, Purple Loosestrife, Spotted Knapweed, Curly Leaf Pond Weed, Eurasian Water milfoil, and Reed Canary Grass.

Of these, efforts have recently targeted control of Purple Loosestrife. An inventory was conducted in 2000 to monitor Purple Loosestrife in Polk County and inhibit further spreading. Different methods of control were used on these sites and then checked again in 2005 for evaluation of control methods and re-attempts to control the weeds were made. Throughout this effort, there have been nine areas in Polk County with Purple Loosestrife. One of these is located within the Town of Clayton around Magnor Lake. As stated in the Purple Loosestrife Monitoring in Polk County report:

### **Exotic Species:**

*A non-native species; one that has been accidentally or deliberately moved by human activity to an area which it is not native to. Exotic species can have damaging effects on the environment since they may lack natural competition.*

### **Invasive Species:**

*A non-native species whose introduction causes or is likely to cause economic or environmental harm or harm to human health.*

*Source: Wis. State Statute*

*Magnor Lake also had a volunteer who raised beetles (referring to Galerucella beetles which feed on the leaves of Purple Loosestrife and are considered an effective form of biological control). Work dates were arranged to cut and apply chemicals. The Purple Loosestrife is present in wetlands along the roadside. Three sites were evaluated. The sites were on the north end of the Lake on Magnor Lake Lane, but the exact position is not known. Location 1 had a density of 10 stalks per square meter with minimal to moderate herbivory (10-25%). One beetle was found. Plants were flowering, but not as much as plants without herbivory. Several loner plants were found in the immediate area.*

Common Buckthorn is an invasive species increasingly found in Polk County. They are tall shrubs or small trees reaching 20-25 feet in height and 10 inches in diameter and grow in large shrub growth forms. It was introduced from Europe and planted in Wisconsin as hedgerows as early as 1849. The seeds can be spread long distances by birds. Once established, buckthorn spreads aggressively, invading forests and dominating understory vegetation, replacing native species by forming dense thickets, and shading out native plants. The cost per acre for removal ranges from \$50-\$1,500/acre, depending on density, terrain, and method. For more information regarding identification and control measures, contact the Wisconsin DNR or the Wisconsin Council of Invasive Species.

**Stream Corridors and Watersheds**

The Town of Clayton is almost entirely in the St. Croix River Basin, as with most of Polk County. A small amount of land located in the Southeast portion of the Town lies in the Chippewa River Basin. There are five watersheds that divide the Town; the Upper Apple River, Lower Apple River, Beaver Brook, South Fork Hay River, and Hay River (see Watershed map). Most of the Town lies in the Beaver Brook Watershed. The Polk County Land Use Plan outlines the general descriptions of the water quality conditions in each of the watersheds and their potential for degradation by non-point source water pollution (see Table 5.1).

**Watershed:**

*A watershed is an area of land that drains its water into a stream, lake, or wetland. The size of a watershed can range from several hundred square miles to only a few square miles.*

**Table 5.1: Town of Clayton watersheds protection priority**

<b>Watershed</b>	<b>Priority</b>
Upper Apple River	Medium
Lower Apple River	High
Beaver Brook	High
South Fork Hay River	High
Hay River	N/A

**Source:** Polk County Land Use Plan (2003)

### Surface Water

Table 5.2 provides an information inventory on the lakes in the Town of Clayton from the Wisconsin DNR’s Lake Book.

**Table 5.2: Town of Clayton lakes information inventory**

Lake	Area (acres)	Max. Depth	Public Access	Muskie	Northern Pike	Walleye	Largemouth Bass	Smallmouth Bass	Panfish
Barbo	44	4’	Walk in trail	-	C	-	P	-	P
Gilbert	14	14’	-	-	-	-	P	-	P
Magnor	231	26’	Boat ramp	-	C	C	C	-	C
Paulson	26	12’	-	-	P	-	P	-	P

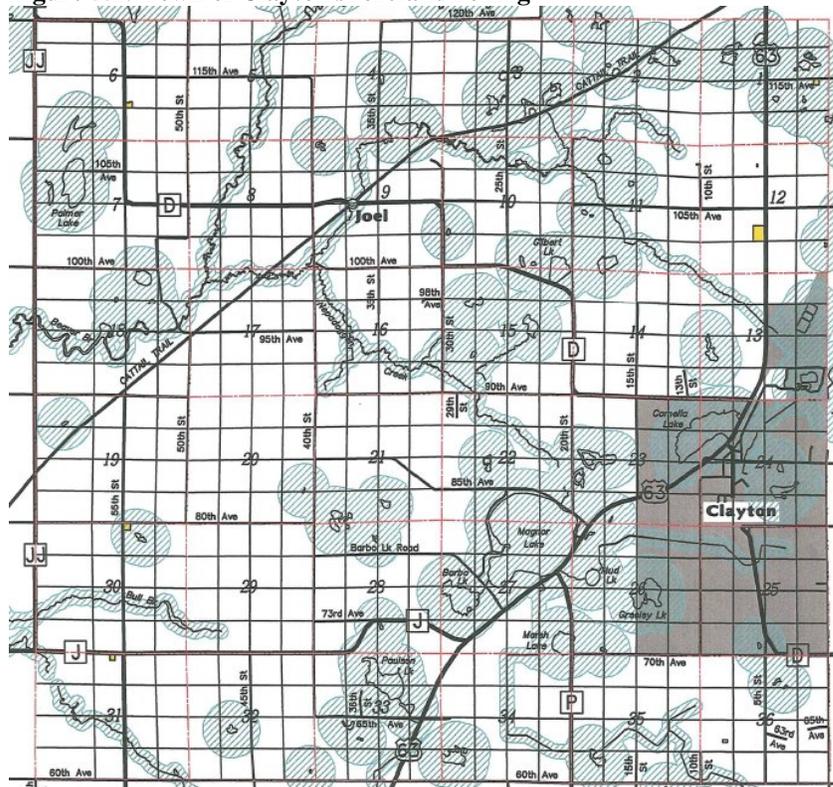
**P = Present      C = Common**

**Source:** Wisconsin Lake Book – WI DNR

When asked if the current regulations are **doing enough to protect Magnor Lake and other lakes in the Town of Clayton from pollution**, 7.28% *strongly agreed*, 39.07% *agreed*, 21.85% *disagreed*, 9.27% *strongly disagreed*, while 22.52% had *no opinion*.

When asked if the Town of Clayton should **implement shoreland/lakefront protection**, 39.75% *strongly agreed*, 39.13% *agreed*, 9.32% *disagreed*, 6.83% *strongly disagreed*, while 4.97% had *no opinion*.

**Figure 5.1: Town of Clayton shoreland zoning**

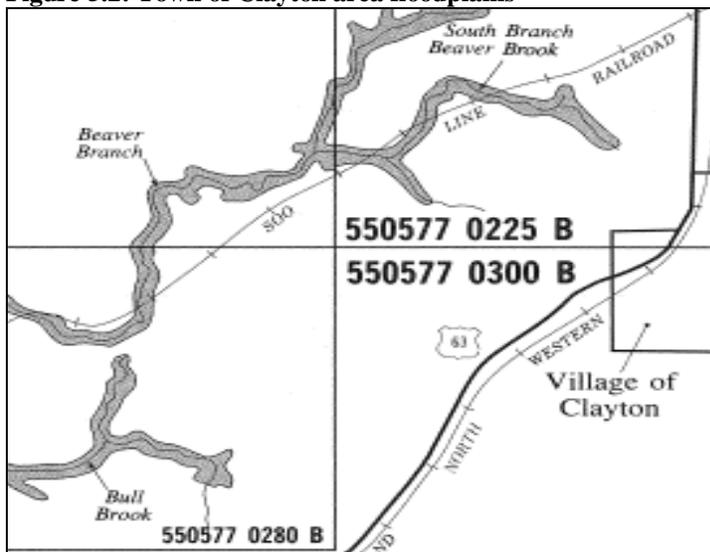


**Source:** Polk County

## Floodplains

Floodplains have many important functions to flood and erosion control. Floodplains are natural extensions of waterways and are part of the natural flooding process. They can help retain floodwater, which reduces the flood peak. Floodplains also lower water velocity rates, which give more time for humans to react to floods. They also play a role in groundwater recharge as well as provide natural habitat to countless species. Displacing floodplains only reduces the floodplains capacity and makes the following floods worse; often pushing the flood outside of its historic area. Floodplains consist of any land which may be covered with water during the regional flood, also known as a 100 year flood. The 100 year flood is land that has a 1% chance of flooding in any year.

**Figure 5.2: Town of Clayton area floodplains**



Source: FEMA

## Wetlands

These wetlands have often been labeled as “swamps” or “wasteland” because they were impossible or unproductive to farm, forest, or develop. For most of time, wetlands were filled in or drained in an effort to make better use of the land. These practices have drastically reduced the amount of wetlands today. However, more people today are realizing the critical roles that wetlands have in the natural water cycle as well as the numerous benefits that humans gain by them. Wetlands are home to a number of species since they provide such an abundance of food and habitat. Some species spend their whole lives in a wetland; some spend only a portion of their life, while others rely on wetlands to complete their life cycle. Wetlands also act like sponges. They can take on

### **Wetlands:**

*Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.*

Source: EPA

massive amounts of water during a flood while retaining water during a drought. Most of the flooding in urban areas is from the loss of wetlands in favor of impervious surfaces. Finally, wetlands help clean and filter surface water in order to replenish groundwater from which humans rely on. Wetlands are identified on the Land Cover map.

### ***Wildlife Habitat***

Wisconsin has an abundance of natural resources. Early explorers noted the wealth of wildlife and wildlife habitat as they explored the forests, wetlands, and grasslands of the state. Because of this, people from other states come to Wisconsin to experience them, especially when it comes to hunting. Species that are hunted include White-Tailed Deer, Black Bear, Ducks, Geese, Wild Turkey, Pheasant, Mourning Dove, Ruffed Grouse, and Sharp-tailed Grouse.

When asked if the Town of Clayton should **implement wildlife habitat protection**, 37.74% *strongly agreed*, 44.03% *agreed*, 8.18% *disagreed*, 5.03% *strongly disagreed*, while 5.03% had *no opinion*.

### ***Metallic/Non-Metallic Mineral Resources***

All counties in Wisconsin were required to adopt an ordinance by June 1, 2001, that establishes a nonmetallic mine reclamation program to promote compliance with state reclamation standards contained in Chapter NR 135 of the Wisconsin Administrative Code.

The Polk County Lime Quarry is located in the Town of Alden and provides a range of products for landscape, construction, and agricultural purposes. The quarry was started in the 1950's for the farming industry. It now serves the public and the county with products such as lime, slag, rip rap, boulders, flat rock, and deco rock.

### ***Parks and Open Space***

Parks and open space can have many functions for a community. They can be used for recreation, education, flood control, habitat preservation, protection of groundwater recharge areas, air and surface water quality improvement, buffers, and can even increase neighboring property values. Please refer to the Utilities and Community Facilities element for parks and open spaces located within the Town of Clayton.

### ***Historical and Cultural Resources***

Historic preservation is protection, preservation, rehabilitation, and reconstruction of cultural resources. Cultural resources can include a structure, area, site, object, or community that has historic, archeological, architectural, cultural, or social significance.

Preservation gives character, pride, and a sense of meaning to communities and citizens. There are also economic reasons for preservation, such as an increase in tourism, increase in property values, and it can be cheaper than building new.

There are no state registered historic sites in the Town of Clayton. There are, however, numerous sites identified by Polk County as historical. Most of these sites have been marked by the Polk County Historical Site Program. The Polk County Historical Society was founded in 1937 and has been marking hundreds of historical sites all across Polk County. As of February of 2000, the Polk County Historical Society had listed 32 historical sites in the Town of Clayton. Most of these sites are locations of former post offices and schools which no longer exist as well as century farms. Of these sites, about 27 have been marked with signs. Some of these signs are extremely hard to find. Others have been taken down by residents in the past. The following is a list of historical sites in the Town:

- United Covenant Church – 1881-1973
- W United Covenant Church – 1899-1968
- Barker’s Dam/Sawmill – 1889-1903
- C W Tanner Century Farm – 1870
- Aadsen Knute Century Farm – 1862
- Ed Knutesen Century Farm – 1878
- Swan Paulson Farm – 1885
- Carl Paulson Century Farm – 1885
- Marsh Lake Post Office – 1874-1879
- Richardson Post Office – 1881-1918
- Little Mud Lake Post Office – 1876
- Railroad (through Clayton) – 1874
- Crane Rookery – Till 1883
- Richardson Sawmill – 1884-1902
- Gregory Station – 1889-1900
- Humbird-Mooney Sawmill – 1874
- Minnick School – 1900-1915
- Joel School – 1886-1900
- Joel School – 1900-1951
- Grandview School – 1860-1901
- Grandview School – 1914-1938
- Beaver Brook School – 1912-1956
- First Rural School – 1874-1886
- Clayton South School – 1901-1945
- Knutson-South School – 1901-1945
- Ole Johnson – 1886-1901
- Richardson School – 1889-1915
- Clayton First School – 1876-1915
- First Clayton School – 1876
- Joel Post Office – 1889-1958
- Grandview School – 1901-1914
- Tanner-West School – 1901-1945

### ***Recreational Resources***

The Town of Clayton has numerous outdoor recreational opportunities available. Boating, camping, skiing, hiking, hunting, biking, snowmobiling, and running are all offered in the Town. For a complete list of active recreational resources, refer to the Transportation element. For a complete list of parks within the Town, refer to the Utilities and Community Facilities element. In addition, please see the Recreational Resources map.

**SWOT Analysis: Agricultural, Natural and Cultural Resources**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Good agricultural soils</li> <li>• Lots of tree cover</li> <li>• Lots of water resources</li> <li>• Good surface water quality</li> <li>• Sanitary District around Magnor Lake</li> <li>• Existing farmland</li> <li>• Useable available farmland</li> <li>• Recreational trails</li> <li>• Rural setting allows for walking/biking opportunities</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Declining agricultural uses and land</li> <li>• Not enough designated bike trails</li> <li>• Lack of park facilities</li> <li>• Limited swimming facilities</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Unused farmland available for potential bio-fuel uses</li> <li>• Undeveloped forest lands</li> <li>• Open land for parks</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Available land not designated as future land for park expansion</li> <li>• Driving threat due to animal population</li> <li>• Growing number of bear population</li> <li>• Impact of high fuel costs on agriculture</li> <li>• Food for Fuel</li> </ul>

**Goals, Objectives, Implementation**

**Goal:** Preserve and promote the agricultural, natural and cultural resources within the Town of Clayton.

**Objectives:**

- Provide opportunity for additional recreational use without comprising the integrity of the natural resources.
- Enforce regulations.
- Preserve, protect, and improve the quality of water resources.
- Restore, maintain, and protect native, natural wildlife habitat and environmentally sensitive areas.
- Provide incentives to land owners for preserving the rich soil areas of the Town.
- Promote the use of plants in restoration areas and ditches, set aside crop land, etc. that can be used in bio-fuels and/or promote improve habit such as switch grass, etc.

**Implementation (Policies and Programs):**

- Educate landowners on available land use options.
- Designate areas for future park expansion.

- Provide educational information to agricultural landowners on future land development options.
- Create a Farmland Preservation Plan.

# ECONOMIC DEVELOPMENT

## Introduction

Economic development is important to the well-being of all communities; the bottom line is money. Money spent in a community increases profit for local businesses, which in turn creates more local job openings, which increases wages and brings in more people to the community; the cycle goes on. Increased personal income increases the local tax base, which helps the state, county, or community provide the services which residents expect. Also, the economic expenses of a community are investments towards the future. Economic investments allow communities to decide which direction to take for the future according to their own values and characteristics. The Town of Clayton is going to experience economic changes irrelevant of any plans that are made. Comprehensive planning allows for the Town to anticipate these changes and guide development to reflect the communities unique goals and needs. According to the U.S. Economic Development Administration (EDA), a comprehensive economic development framework “is fundamentally about enhancing the factors of productive capacity - land, labor, capital, and technology - of a national, state or local economy.” This element will look at the current inventory of businesses and industries as well as trends in the labor force and economic base.

### **Economic Development Element Requirements:**

*A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.*

*Sec. 66.0295(2), Wis. Stats.*

## Economic Development Components

There are five economic development components which have been accepted as essential for community economic development to be effective. (adapted from “Learning to Lead: A Primer on Economic Development Strategies,” by Maury Forman & Jim Mooney, Washington State, Office of Trade and Economic Development, [www.oted.wa.gov/ed/cea/publications/learningtolead/default.htm](http://www.oted.wa.gov/ed/cea/publications/learningtolead/default.htm)):

### Organizational Development

To start the process, a community or region needs to have an economic development organization which is in place, involved and inclusive. Communities lay the groundwork for economic development activities by undertaking a process to determine a common future vision. By conducting an analysis of current economic conditions and completing a strategic planning process, a community can determine goals and objectives that will address local needs while working to achieve its vision. During this process, a community must also evaluate and identify the most effective organizational structure and potential resources available for carrying out its economic development activities.

**Infrastructure Development**

Infrastructure, provided by both government and private business, is the support system needed for producing and delivering goods and services. Traditionally, infrastructure has included all forms of utilities (e.g. water, sewer, gas, electric, telephone), transportation services (e.g. roads, parking, airports, ports, rail), schools, hospitals and other public services sometimes referred to as “social infrastructure.” Communications infrastructure is becoming increasingly important as businesses and residents rely on advanced data, voice and video transmissions. In addition, communities need to consider infrastructure investments in business and industrial parks and to develop an inventory of sites and buildings, including brownfields, suitable for development. Communities must identify both current and future needs and work with both public and private sector providers to ensure the provision of adequate infrastructure.

**Business Development**

Business development is the cornerstone of a community’s economic development program. Typically, a community’s business development program includes a mix of three primary strategies: retention and expansion of existing businesses, entrepreneurial development, and business attraction. Within these strategies, a community may seek to target certain types of businesses after conducting an evaluation of the current economic base. Business cluster strategies, working with companies based on various inter-relationships, has become a standard practice in recent years. A community may also focus its efforts on the development or redevelopment of its downtown and/or neighborhood business districts. Increasingly communities are also directing efforts toward the development of capital resources to support local businesses including revolving loan funds, angel networks and venture capital opportunities.

**Workforce Development**

Communities need a quality workforce development program in place to stay competitive, to keep existing businesses strong, to keep young people in the community, and to raise residents’ standard of living. Workforce development strategies include developing approaches to enhance the skills of workers so that all residents can become contributing members of the local economy. These strategies involve partnerships with educational institutions, employers, unions and state and local workforce development

***Types of Workforce Development Programs:***

1. *School-to-Work Programs*
2. *Apprenticeships/Job-shadowing*
3. *Cooperative Education Programs*
4. *Youth Entrepreneurship Program*
5. *High School Curriculum Development*
6. *Mentoring programs*
7. *On-the-job Training*
8. *Training Workshops*
9. *Customized Labor Training*
10. *Pre-employment Training for Grants*
11. *Mentorship Programs*
12. *Degreed/Credit Educational Programs*
13. *Job Search and Job Placement*
14. *Adults with Barriers: Life Skills*
15. *Language Training*
16. *Literacy/Numeracy Training*
17. *Academic Upgrading*
18. *Job Training and Retaining*
19. *Assistance in removing other barriers such as childcare, transportation, health-related costs, disability-related costs, and skills acceleration*

agencies and organizations. It is helpful to begin looking at this component by completing an analysis of the local labor market. Such an analysis will help to identify significant workforce issues that need to be considered.

### **Community Cash Flow Development**

Communities looking to bring new dollars into a community to ensure a balance of economic activity (or “community cash flow”) can look at two sources of new dollars: those brought in by individuals, and those brought in by entities [organizations, businesses, government]. There are two types of new individual dollars that come into a community: earned income (wage and salary income) and transfer income (nonwage income or generated wealth). New dollars brought into a community by entities or institutions cover a wide range of sources, including tourism, expanding markets, pursuing outside investments, government contracts or grants, and developing support sectors. Many successful economic development strategies, which bring new dollars into a community, are the result of public-private partnerships that focus on serving growing sectors in the economy, and which bring in both individual and institutional dollars.

### **Community Survey**

Responses to questions pertaining to economic development from the Town’s community survey are summarized below.

When asked if the Town should **actively encourage and support new businesses**, 5.06% said *yes, within the Town of Clayton*, 20.89% said *yes, within the Village of Clayton*, 65.19% said *yes, in both the Town and the Village*, 5.06% said *no, in either the Town or Village*, while 3.80% had *no opinion*.

When asked if the Town of Clayton **needs commercial development**, 23.90% *strongly agreed*, 42.77% *agreed*, 20.75% *disagreed*, 3.77% *strongly disagreed*, while 8.81% had *no opinion*.

When asked if the Town of Clayton **needs light industrial development**, 22.15% *strongly agreed*, 52.53% *agreed*, 12.66% *disagreed*, 3.80% *strongly disagreed*, while 8.86% had *no opinion*.

When asked if the Town of Clayton **needs home-based businesses**, 14.19% *strongly agreed*, 58.17% *agreed*, 5.16% *disagreed*, 1.29% *strongly disagreed*, while 20.65% had *no opinion*.

When asked if the Town of Clayton **needs recreational businesses**, 16.77% *strongly agreed*, 56.13% *agreed*, 10.32% *disagreed*, 0.65% *strongly disagreed*, while 16.13% had *no opinion*.

When asked if the Town of Clayton **needs agricultural-based business**, 25.81% *strongly agreed*, 53.55% *agreed*, 5.81% *disagreed*, 0.00% *strongly disagreed*, while 14.84% had *no opinion*.

## Labor Force and Economic Base

### Existing businesses

The Town has three businesses, not including farms and home-based businesses, and seven commercially zoned areas (see Zoning map). Central Auto Body and Repair located at 560 70<sup>th</sup> Ave, Lake Magnor Store and Lighthouse Restaurant located at 764 Hwy. 63, and Northwoods Locker located at 267 100<sup>th</sup> Avenue/County Road D. None of the properties are located in commercial zones.



### Education

Educational institutions are vital for keeping a skilled and competitive labor force. Through increasing technology, many lower skilled jobs are moving out of the country; leaving higher skilled jobs. The greatest number of new job opportunities in Wisconsin will require some type of secondary education.

The Town of Clayton is split into four school districts: Clayton, Amery, Clear Lake, and Turtle Lake. There are also a handful of distinct higher education facilities in close proximity including the University of Minnesota, University Wisconsin-River Falls, Wisconsin Indianhead Technical College in New Richmond and Rice Lake, Chippewa Valley Technical College, University Wisconsin-Stout, and University Wisconsin-Eau Claire. Including higher college or graduate school, there were 10 students within the Town of Clayton in 2000.

**Table 6.1: Town of Clayton school enrollment (2000)**

	Number	Percent of Total
<b>Population 3 years and over enrolled in school</b>	<b>218</b>	<b>100.0%</b>
Nursery school, preschool	11	5.0%
Kindergarten	15	6.9%
Elementary school (grades 1-8)	120	55.1%
High school (grades 9-12)	62	28.4%
College of graduate school	10	4.6%

Source: U.S. Census Bureau, Census 2000

### Wisconsin Indianhead Technical College (WITC)

WITC has campuses in New Richmond and Rice Lake, and offers associate degrees and vocational education programs in the areas of agriculture, service, health and home economics, business and marketing, trade and industry, and general education, as well as apprenticeship trades.

**Chippewa Valley Technical College (CVTC)**

CVTC aims to bring progressive technical education and meet the workforce needs of the region. Although there are campuses located across the state, the two closest to the Town of Clayton are the River Falls and Menomonie campuses. They are the state’s third largest transfer colleges to the University Wisconsin System. CVTC offers a wide variety of programs, certificates, apprenticeships, and weekend and online courses.

**Employment**

The following statistics from the 2000 Census describe the labor force in the Town of Clayton. These figures represent population 16 years of age or older and are either employed or unemployed but seeking employment. The unemployment rate in the Town in 2000 was 5.6% which was above the Polk County rate of 3.9%. By 2004 the unemployment rate in Polk County climbed to 5.4% and managed to rise above Wisconsin’s rate of 4.9% (Polk County Economic Profile; October 2005). The labor force is increasing faster than the number of available jobs in Polk County because of the high migration from the Twin Cities.

**Table 6.2: Town of Clayton employment status (2000)**

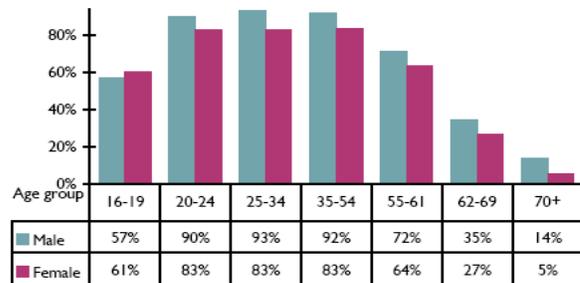
	Number	Percent
<b>Population 16 years and over</b>	<b>702</b>	<b>100.0%</b>
In labor force	502	71.5%
Civilian labor force	500	71.2%
Employed	472	67.2%
Unemployed	28	4.0%
Armed Forces	2	0.3%
Not in labor force	200	28.5%

Source: U.S. Census Bureau, Census 2000

Figure 6.1 represents the disparities between male and female participation rates. Wisconsin happens to have a high female workforce compared to most states.

Once every ten years the census produces labor force demographics that include labor force participation rates by age groups. The labor force participation rate (LFPR) is the number of residents who are either working or looking for work divided by the total, non-institutional population. Figure 6.2 shows labor force participation at its highest levels in the middle age groups. According to the Wisconsin Department of Workforce Development, this chart shows the changing needs and desires of people to work. Younger residents are in school, middle-aged residents have financial commitments, and older residents are looking at retirement.

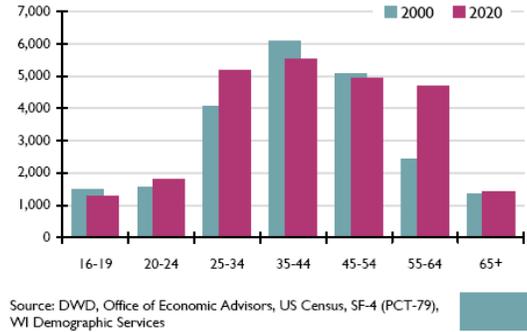
**Figure 6.1: Polk County labor force participation by age and sex (2000)**



Source: US Dept. of Commerce, Census 2000, Summary file 4, PCT-79

According to the Wisconsin Department of Workforce Development, Wisconsin has a higher LFPR than most other states. In 2002, the LFPR in Wisconsin was 73% and was among the five highest in the United States. The participation rate in Polk County is lower than it was in the late 1990’s when there were more jobs. In 2002, Polk County’s LFPR was 72.4%. Another reason for declining participation rate is an aging population. One of the reasons for those lower rates might be the physical demands required in many of the jobs in the county. Participation from the youngest age groups is also lower than in the state. The labor force projections assume current participation rates by age and sex of the projected population for 2020 (WI DWD, January 2004).

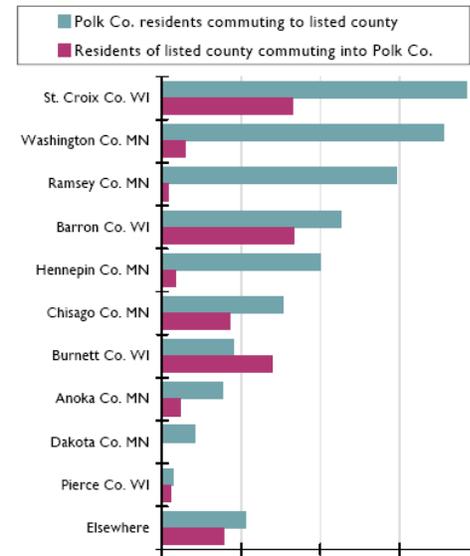
**Figure 6.2: Polk County labor force by age (2000-2020)**



Source: DWD, Office of Economic Advisors, US Census, SF-4 (PCT-79), WI Demographic Services

Figure 6.3 shows the net changes of commuting patterns in Polk County and surrounding counties. As shown, the majority of Polk County residents commuting outside of the county end up in the Twin Cities. Of all the counties, St. Croix has the highest number of Polk County commuters.

**Figure 6.3: Polk County commute characteristics (2004)**



Source: Wisconsin DWD (2004)

Our auto-orientated society continues to rely on individual vehicular transportation (see Table 6.3). Over 79% of workers (16 years and above) drove alone to work in 2000 in the Town of Clayton. The average commute time was 28.6 minutes. In Polk County, almost 77% of workers drove alone to work with an average commute time of 28.7 minutes. National trends show that lengths of commutes continue to rise despite increasing costs of oil.

**Table 6.3: Town of Clayton commute characteristics (2000)**

	Number	Percent
<b>Workers 16 years and over</b>	<b>471</b>	<b>100.0%</b>
Car, truck, or van -- drove alone	374	79.4%
Car, truck, or van -- carpooled	66	14.0%
Public transportation (including taxicab)	2	0.4%
Walked	5	1.1%
Other means	0	0.0%
Worked at home	24	5.1%
Mean travel time to work (minutes)	28.6	(X)

Source: U.S. Census Bureau, Census 2000

The employment data listed in the following tables uses the North American Industry Classification System. The majority of residents of the Town had management and professional occupations; 108 in the year 2000 (see Table 6.4). These types of occupations are also considered some of the fastest growing in Western Wisconsin.

They also usually require some level of secondary education. It is important that employees in Polk County are meeting their educational needs.

**Table 6.4: Town of Clayton occupation characteristics (2000)**

	<b>Number</b>	<b>Percent</b>
<b>Employed workers 16 years and older</b>	<b>472</b>	<b>100.0%</b>
Management, professional, and related occupations	108	22.9%
Service occupations	71	15.0%
Sales and office occupations	92	19.5%
Farming, fishing, and forestry occupations	11	2.3%
Construction, extraction, and maintenance occupations	51	10.8%
Production, transportation, and material moving occupations	139	29.4%

**Source:** U.S. Census Bureau, Census 2000

**Table 6.5: Town of Clayton industry characteristics (2000)**

	<b>Number</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	30	6.4%
Construction	26	5.5%
Manufacturing	146	30.9%
Wholesale trade	12	2.5%
Retail trade	50	10.6%
Transportation and warehousing, and utilities	18	3.8%
Information	2	0.4%
Finance, insurance, real estate, and rental and leasing	7	1.5%
Professional, scientific, management, administrative, and waste management services	12	2.5%
Educational, health and social services	93	19.7%
Arts, entertainment, recreation, accommodation and food services	35	7.4%
Other services (except public administration)	26	5.5%
Public administration	15	3.2%

**Source:** U.S. Census Bureau, Census 2000

The top industry groups in the Town were manufacturing (30.9%) and educational, health and social services. According to the Wisconsin DOA, the largest manufacturers in Polk County include Polaris Industries in Osceola, Advanced Food Products, LLC in Clear Lake, Cardinal DGP, LG in Amery, and Bishop Fixtures and Millwork in Balsam Lake. Table 6.6 shows that the majority of workers in the Town of Clayton are private wage and salary.

**Table 6.6: Town of Clayton worker class (2000)**

	<b>Number</b>	<b>Percent</b>
Private wage and salary workers	351	74.4
Government workers	69	14.6
Self-employed workers in own not incorporated business	45	9.5
Unpaid family workers	7	1.5

**Source:** U.S. Census Bureau, Census 2000

### Income Levels

Table 6.7 shows the Town residents’ household income in 1999. The largest percentage of households earned between \$50,000 and \$74,999 (24.8%). The median household income was \$41,719.

**Table 6.7: Town of Clayton household income (1999)**

	Income	Percent
<b>Households</b>	<b>355</b>	<b>100.0%</b>
Less than \$10,000	26	7.3%
\$10,000 to \$14,999	28	7.9%
\$15,000 to \$24,999	43	12.1%
\$25,000 to \$34,999	53	14.9%
\$35,000 to \$49,999	65	18.3%
\$50,000 to \$74,999	88	24.8%
\$75,000 to \$99,999	43	12.1%
\$100,000 to \$149,999	4	1.1%
\$150,000 to \$199,999	2	0.6%
\$200,000 or more	3	0.8%
Median household income (dollars)	\$41,719	(X)
Per capita income (dollars)	\$17,985	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	\$27,891	(X)
Female full-time, year-round workers	\$22,656	(X)

Source: U.S. Census Bureau, Census 2000

Table 6.8 lists the family income in the Town of Clayton in 1999. Of the 262 families, there were 12 that lived below the poverty level. There were also 78 individuals in poverty, giving the Town of Clayton a poverty rate of 8.6% in 2000. Polk County’s rate was 7.1% in 1999, but has recently risen to about 11%. Wisconsin’s rate has usually been around 9%. The United States poverty rate usually ranges between 12% and 14%.

The median family income in the Town was \$47,031 which was below the Polk County average (\$48,538) and below the Wisconsin average (\$58,647) in 2000.

### Per Capita Income:

Historically there have been two different methods of determining personal income in the United States: The Bureau of Economic Analysis’s (BEA) personal income and the Census Bureau’s money income.

- The BEA personal income is the income received by persons from participation in production, from government and business transfer payments, and from government interest. BEA estimates personal income largely from administrative data sources.
- The Current Population Survey (CPS) Annual Social and Economic Supplement is the source of the Census Bureau’s official national estimates of poverty. CPS money income is defined as total pre-tax cash income earned by persons, excluding certain lump sum payments and excluding capital gains.

Even though the data is not as recent, the Census Bureau estimates were used in this plan because BEA data for the Town of Clayton doesn’t exist and because most of the other data used in this plan are from the Census Bureau.

### Poverty:

The Census Bureau bases poverty rates on annual poverty thresholds. In 2004 for example, they defined poverty on average for the following family sizes:

- 1 person = \$9,643
- 2 people = \$12,335
- 3 people = \$15,071
- 4 people = \$19,311

**Table 6.8: Town of Clayton family income (1999)**

	<b>Income</b>	<b>Percent</b>
<b>Families</b>	<b>262</b>	<b>100.0%</b>
Less than \$10,000	8	3.1%
\$10,000 to \$14,999	12	4.6%
\$15,000 to \$24,999	19	7.3%
\$25,000 to \$34,999	47	17.9%
\$35,000 to \$49,999	52	19.8%
\$50,000 to \$74,999	77	29.4%
\$75,000 to \$99,999	40	15.3%
\$100,000 to \$149,999	4	1.5%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	3	1.1%
Median family income (dollars)	\$47,031	(X)

**Source:** U.S. Census Bureau, Census 2000

## ***Future Development***

As mentioned before, each element in a comprehensive plan is tied to other elements. In order to have a successful economic development plan, current and future patterns in land use need to be looked at. For example, Wisconsin relies heavily on its natural resources for an economic base, which can bring in a variety of businesses and industries along with employment opportunities. While this will all be addressed in the land use element, the following is a plan on how the Town of Clayton wants to address economic development for the next 20 years.

### **Desired Businesses and Industries**

It is important for the Town of Clayton to know what types of businesses and industries are desired within the community. Because the Town is such a rural community; farming, forestry, fishing, and other natural resource-based industries should be considered. Once these desired businesses and industries are decided upon, the Town needs to designate an adequate supply of land for the development of these.

#### **Economic Impact of Tourism in Polk County – 2003**

1. In 2003, travelers spent \$70 million in Polk County compared to \$29 million in 1993.
2. Sixteen percent of all expenditures were made in the winter (\$11 million); twenty percent in the spring (\$14 million); 39 percent in the summer (\$27 million); and 25 percent in the fall (\$18 million).
3. Traveler spending supported 1874 FTE's
4. Local taxes collected as a result of travelers amounted to \$3 million in revenue.

### **Redevelopment Opportunities**

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment.

## **Brownfields**

Brownfields are abandoned, idle or underused properties where expansion or redevelopment has not occurred due to known or perceived environmental contamination. Brownfield remediation is a special case, recently made feasible by the desire of governments to invest in these types of projects. Since communities pursue brownfield redevelopment to meet economic as well as social goals, programs should track economic benefits, which tend to be measured quantitatively, as well as important social and community benefits, which require additional and qualitative information. This is especially true since brownfield redevelopments usually cost more than undeveloped sites and because brownfield projects often take longer to implement. Successful brownfield remediation requires:

1. managing the liabilities
2. conducting the clean-up (including finding funding)
3. implementing the redevelopment project

## **Agricultural Redevelopment**

The state of Wisconsin is losing farmland to other uses; in 1950 there were approximately 24 million acres of farmland, now there are about 16 million acres. According to the UW-Extension, agriculture in Wisconsin generates 420,000 jobs and over \$51 billion in economic activity. The direct economic effect of agriculture is \$28.6 billion, which represents the sales of all agricultural products. About one in eight Wisconsin residents (12.2%) works in a job related to farming, and each new job in agriculture creates another 1.3 jobs.

According to the UW-Extension, some of the reasons for the loss of farmland include:

1. Profitability of farming
  - Price of products
  - Costs of production
  - Income and other taxes
2. Residential conversion demand
  - Population growth
  - Investments in urban infrastructure
  - Location- major population growth areas are often adjacent to prime agricultural lands
  - Slope and drainage characteristics- prime agricultural land is often the cheapest to build on
3. Economic factors
  - Rate of appreciation of land
  - Land speculation as a hedge against inflation or corporate investment option
  - Low interest rates
  - Availability of mortgages

4. Demographic factors
  - Age structure of farmers
  - Availability of heirs to operate farms
  - Attitudes toward farming as a lifestyle

### **Bio-Economy**

In order to retain the viability of existing farmlands and decrease added development pressures, farmers may have to reposition their outputs to create additional value-added products from the same crops and forests that already provide economic activity. Polk County and other northwestern Wisconsin counties are well positioned to benefit from advances in the bio-economy industry. For example, ethanol and biodiesel provide a growing portion of the automobile fuel that is consumed; waste streams and methane gas can be used to generate electricity; plant resources can be converted to industrial chemicals and pharmaceuticals.

#### ***Bio-Economy:***

*All the economic activity involved in the development, manufacture, sale and use of products made from plant matter or waste streams that included plant matter.*

*Source: UW-Extension*

According to the UW-Extension, growing the bio-economy by displacing petroleum has many economic and environmental benefits, such as:

- New and expanded businesses and high quality jobs created by producing and marketing bio-fuels, bio-energy, and bio-products
- Reduced dependence on imported oil
- More money kept in the Wisconsin economy and less money exported for oil
- Reduced greenhouse gas emissions due to reduced combustion of fossil fuels

## ***County, Regional and State Economic Development Programs***

### **Local and Regional Sources**

- **Polk County Economic Development Corporation**

This emerging economic development firm is located in Balsam Lake and aims to support the economic growth of Polk County. The firm offers assistance to new businesses and existing businesses. Financial assistance includes help with available grants as well as a Polk County Revolving Loan Fund.

- **Polk County Revolving Loan Fund**

"The purpose of the Polk County EDC is to encourage and promote economic development and capital investment in Polk County in order to create and retain attractive jobs for a diverse population, enhance our Community's tax base, and facilitate positive, sustainable economic growth." There are over 200 revolving loan funds in Wisconsin. The uses of these funds are limited by the Federal

Guidelines because the loans were initially created from federal funds. The Polk County supervisors decided to consolidate the Polk County Revolving Loan with funds from other counties in western Wisconsin.

- **The West Central Regional Planning Commission**

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To accomplish this mission, the Commission conducts area wide planning and provides technical assistance to local governments. Their services include economic development, community development, transportation, environment and recreation, and mapping and graphics among others.

- **The Center for Community and Economic Development, University of Wisconsin Extension (CCED).**

The CCED, “creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.” Programs that they offer among many others are listed below.

- *community economic analysis*
- *business district and trade area analysis*
- *economic impact analysis*
- *problem definition and solution identification*
- *community economic development strategy building*
- *building social capital*
- *building learning organizations and communities*

- **The Regional Business Fund, Inc.**

RBF, Inc. is a non-profit economic development corporation whose purpose is to promote business and economic development in west central Wisconsin. The RBF, Inc. offers loan funds to businesses that expand within the region, diversify the economy, add new technology and create quality jobs and capital investment in the region. Below are descriptions of loan programs available through the RBF, Inc. The funds are available for businesses within the Wisconsin counties of Barron, Chippewa, Clark, Dunn, Eau Claire, Polk, and St. Croix.

- **Business Revolving Loan Fund**

The Business Revolving Loan Fund (RLF) is a flexible source of loan funds for commercial and industrial projects. The purpose is to encourage the creation of quality jobs and to increase the tax base.

*Eligibility:*

- Be located within the seven county region or propose to locate within the seven county region.
- Create and retain jobs, of which at least 51% will be available to low and moderate income (LMI) persons which can be met by posting job openings with Job Service.
- Demonstrate that it can repay the loan.

Eligible activities include: acquisition of equipment, machinery, furniture and fixtures, and new working capital.

*Finance Terms and Conditions:*

- Loan size of \$25,000+
- 4% fixed interest rate.
- Deferrals of principal and/or interest payments may be allowed.
- Terms can be up to five years on working capital loans, seven to ten years on machinery and equipment.
- Collateral is required.

- **Micro Loan Fund Program**

The Micro Loan Fund Program provides small loans to startup, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative to obtaining credit.

*Eligibility:*

- Applicants must be located within the seven county region or propose to locate within the seven county region.
- Have annual sales less than \$1 million OR have 25 or fewer employees.
- Demonstrate ability to repay the loan.

Eligible activities include: new working capital; inventory purchases and supplies; acquisition of equipment, machinery, furniture and fixtures; leasehold improvements; building renovation and rehabilitation; real estate acquisition; natural disaster recovery.

*Finance Terms and Conditions:*

- Loan size can range from \$5,000 up to \$25,000.
- 4% fixed interest rate.

- Repayment terms up to ten years, with the exception of working capital loans which have a maximum term of three years.
- Collateral is required.
- Unlimited personal guarantees are required for any owner with greater than 20% ownership interest in the business.
- All customary out-of-pocket fees and legal costs made in connection with the transaction are the applicant's responsibility.

**Wisconsin Sources**

- **Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)**

CDBG-BEBR program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant...

- **Business Employees' Skills Training (BEST) Program**

This program was established by the Wisconsin Legislature to help small businesses in industries that are facing severe labor shortages upgrade the skills of their workforce. Under the BEST program, Commerce can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees. For further information call 1-800-HELP-BUS (1-800-435-7287).

- **Community Based Economic Development (CBED)**

CBED makes grants funds available to local governments for economic development planning, and to development organizations for development projects, business assistance grants and business incubator/technology based incubator grants.

- **Community Development Block Grant (CDBG-ED) Economic Development Program**

This program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from the loan repayments.

- **Community Development Zone Program**

This program promotes a business relocating or expanding to Wisconsin on a particular site in any area of the state that suffers from high unemployment, declining income and property values, and other indicators of economic distress.

The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. The maximum amount of tax credits per zone is \$3 million.

- **Customized Labor Training (CLT) Fund**

This program provides training grants to businesses that are implementing new technology or production processes. The program can provide up to 50 percent of the cost of customized training.

- **Dairy 2020 Early Planning Grant Program**

The Dairy 2020 Early Planning Grant program is designed to encourage and stimulate the start up, modernization, and expansion of Wisconsin dairy farms. Under the Dairy 2020 program, Wisconsin Entrepreneurs' Network can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

- **Early Planning Grant (EPG) Program**

This program helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion.

- **Economic Diversification Loan (EDL) Program**

This program has a goal of diversifying a local community's economy such that it is less dependent upon revenue from Gaming. The EDL program is designed to help businesses establish and expand operations.

- **Economic Impact Loan (EIL) Program**

The goal of this program is to help Wisconsin businesses that have been negatively impacted by Gaming. Recognizing that qualified businesses may have difficulty accessing capital, the EIL program is designed to cover a portion of the cost associated with modernizing and/or improving the businesses operations.

- **Employee Ownership Assistance Loan (EOP) Program**

This program can help a group of employees purchase a business by providing individual awards up to \$15,000 for feasibility studies or professional assistance. The business under consideration must have expressed its intent to downsize or close.

- **Entrepreneurial Training Grant (ETG) program**

Through this program, commerce can provide applicants with a grant to help cover a portion of the cost of attending Small Business Development Center's (SBDC) new Entrepreneurial Training Course. Contact your nearest SBDC to apply.

- **Industrial Revenue Bonds (IRB)**

These are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities, cities, villages, and towns are authorized to issue IRB's.

- **Major Economic Development (MED) Program**

This program is designed to assist businesses that will invest private funds and create jobs as they expand in or relocate to Wisconsin.

- **Milk Volume Production (MVP) program**

This program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long term sustainable impact upon Wisconsin's milk production will be successful.

- **Minority Business Development Fund**

This program offers low-interest loans for start-up, expansion or acquisition projects. To qualify for the fund, a business must be 51-percent controlled, owned, and actively managed by minority-group members, and the project must retain or increase employment.

- **Health Professions Loan Assistance Program (HPLAP)**

The Health Professions Loan Assistance Program is designed to provide incentives for physicians, dentists, nurse practitioners, physician assistants, registered dental hygienists and certified nurse midwives to practice in Wisconsin rural and urban medical shortage areas.

- **Public Facilities (CDBG-PF)**

The Wisconsin CDBG-PF program provides grant funds to the States small cities. Eligible communities include all cities, villages, and townships with population of less than 50,000 and all counties except Milwaukee and Waukesha

- **Public Facilities for Economic Development (CDBG-PFED)**

Through this program, communities can access funds to help pay the costs of infrastructure improvements needed to provide for business expansions or start-ups that will result in job creation and substantial private investment in the area.

- **Small Cities Community Development Block Grant (CDBG Emergency Grants)**

This program can assist communities of less than 50,000 population that are faced with emergency repairs and expenditures related to restoring use of its infrastructure that has suffered damages as a result of natural or other catastrophic events.

- **Rural Economic Development (RED) Program**

This program is designed to provide working capital or fixed asset financing for businesses with fewer than 50 employees.

- **Tax Incremental Financing (TIF)**

Helps cities, villages, and towns in Wisconsin attract industrial and commercial growth in underdeveloped and blighted areas. A local government can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works.

- **Technology Development Fund (TDF) and Technology Development Loan (TDL)**

These programs help Wisconsin businesses research and develop technological innovations that have the potential to provide significant economic benefit to the state.

- **Wisconsin CAPCO Program**

This program is intended to increase investment of venture capital funds into small business enterprises which have traditionally had difficulty in attracting institutional venture capital.

- **Wisconsin Trade Project Program**

This program can help small export-ready firms participate in international trade shows. The business covers its own travel and lodging expenses. Commerce can then provide up to \$5,000 in reimbursements to a business for costs associated

with attending a trade show, such as booth rental, shipping displays or product brochure translation.

- **Entrepreneurial Training Program Grant**

The Entrepreneurial Training Program (ETP) is a course offered through the Small Business Development Center (SBDC) providing prospective and existing business owners with expert guidance through business plan development.

- **Technology Assistance Grant**

The Technology Assistance Grant (TAG) program aids small Wisconsin high-technology businesses in their efforts to obtain seed, early-stage or research and development funding. Eligible project costs are professional services involved in the preparation and review of a federal R&D grant application; in obtaining industry information, data or market research needed to complete applications for R&D or early-stage funding; or in meeting specific requirements to obtain seed or early-stage funding from outside sources.

- **Early Planning Grant**

The Early Planning Grant (EPG) program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion. Under the EPG program, the Wisconsin Entrepreneurs' Network (WEN) with funding from the Wisconsin Department of Commerce can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

- **Investors and Entrepreneurs Clubs**

The Wisconsin Entrepreneurs' Network (WEN), with financial support from the Wisconsin Department of Commerce, offers Wisconsin communities seed money to help form their own Inventors and Entrepreneurs (I&E) Clubs or enhance or strengthen an existing I&E Club; up to \$1,000 is available.

- **Wisconsin Economic Development Association (WEDA)**

WEDA is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. Since 1975 WEDA has successfully represented the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs.

**SWOT Analysis: Economic Development**

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Highway 63 and 8</li> <li>• Proximity to Village of Clayton</li> <li>• Municipal sanitary and water</li> <li>• Useable land for agri-business</li> <li>• Proximity to larger cities/villages</li> <li>• Proximity to Amery and Cumberland Airports</li> <li>• St. Croix Casino traffic</li> <li>• Good schools</li> <li>• Strong work ethic of residents</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Shortage of housing</li> <li>• Proximity to big box stores</li> <li>• Small workforce</li> <li>• High tax State</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Recreational activities</li> <li>• Rural setting for tourism and agri-business</li> <li>• Local incentive programs</li> <li>• Build on relationship with the Village of Clayton</li> <li>• Low cost of development</li> <li>• State workforce training programs</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Changes to rural setting as a result of increased development</li> <li>• Increased traffic on major highways as a result of increased development</li> </ul>

**Goals, Objectives, Implementation**

**Goals:**

- Increase personal income in the area.
- Increase the number of small manufacturing plants in the area.
- Increase agriculture related employment.
- Increase recreational employment.
- Increase the number of home-based businesses.

**Objectives:**

- Create 50 well-paying jobs in the next ten years.
- Establish one new business in the next ten years.
- Create an incubator facility for value-added agriculture within two years.
- Encourage and foster agricultural development.

**Implementation (Policies and Programs):**

- Identify current high wage - paying industries and help them expand.
- Contact small manufacturing firms to gauge interest in expanding.
- Provide early stage technical assistance to area entrepreneurs and growth companies through state and regional programs.
- Work with adjacent municipalities to collaborate on new development.

# INTERGOVERNMENTAL COOPERATION

## **Introduction**

Intergovernmental cooperation occurs when officials from two or more jurisdictions communicate visions or coordinate plans, policies, or programs on issues of mutual interest. This type of cooperation is important because the actions of one government often impact surrounding municipalities. Examples can be seen from environmental components, such as air and water, which move freely over man-made boundaries. “Everybody is downstream from somebody,” could summarize the need for this element.

This element allows the Town of Clayton to keep the Comprehensive Plan consistent with plans from neighboring municipalities and government units.

According to the Wisconsin Department of Administration, Wisconsin ranks thirteenth nationwide in total number of governmental units and third nationwide in governmental units per capita. Having so many governmental units allows for authentic local representation and means that Wisconsin residents have numerous opportunities to participate in local decision-making. The benefits of intergovernmental cooperation include:

- **Cost Savings**  
Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Address regional Issues**  
By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- **Early identification of Issues**  
Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- **Reduced Litigation**  
Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.

### **Intergovernmental Cooperation Element Requirements:**

*A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under §66.0301, §66.0307, §66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

*§ 66.1001(2)(g), Wis. Stat.*

**Distinguishing between Intergovernmental Agreement Types**

	General Agreements (§ 66.0301, Stats.)	Stipulations & Orders (§ 66.0225, Stats.)	Revenue Sharing Agreements (§66.0305, Stats.)	Cooperative Boundary Agreements (§66.0307, Stats.)
Used for?	Services	Boundaries	Revenue sharing	Boundaries, services, revenue sharing
Binding with boundaries?	No	Yes, so long as any party is willing to seek enforcement of the agreement	Yes, period fixed by participants (10 year minimum)	Yes, period fixed by participants (10 years or longer with MBR approval).
Notice required?	No	Yes	Yes	Yes
Public hearing required?	No	No	Yes	Yes
Referendum?	No	Binding referendum possible	Advisory referendum possible	Advisory referendum possible
Who decides?	Participating municipalities	<ul style="list-style-type: none"> <li>• Municipalities involved in the lawsuit</li> <li>• Judge</li> <li>• Area residents (if they request a referendum)</li> </ul>	Participating municipalities	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• MBR</li> </ul>
Who reviews or comments?	Participating municipalities	<ul style="list-style-type: none"> <li>• Municipalities involved in the lawsuit</li> <li>• Judge</li> <li>• Area residents (if they request a referendum)</li> </ul>	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• Residents</li> </ul>	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• MBR</li> <li>• Area jurisdictions</li> <li>• State agencies</li> <li>• RPC</li> <li>• County</li> <li>• Residents</li> </ul>

• **Consistency**

Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.

• **Predictability**

Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.

• **Understanding**

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them.

• **Trust**

Cooperation can lead to positive experiences and results that build trust between jurisdictions.

• **History of Success**

When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

• **Service to Citizens**

The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all Wisconsin residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment and a strong economy.

Because the Town of Clayton is a smaller rural community, it relies heavily on neighboring municipalities to provide services, and therefore, intergovernmental cooperation is a very important element to the Town.

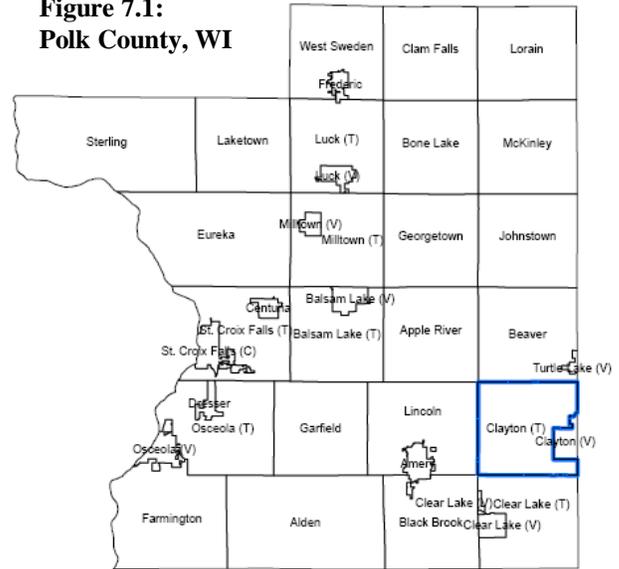
### Adjacent Local Governments

The Town shares borders with the Towns of Beaver, Apple River, Lincoln, Black Brook, Clear Lake, and the Village of Clayton. It also borders the Towns of Turtle Lake and Vance Creek in Barron County (see Figure 7.1).

Again, the results from the community survey showed that the majority of residents don't have much of an opinion about the relationship between the Town and neighboring municipalities. Many responders wrote next to the questions that they didn't know or weren't informed enough to answer.

When asked if the Town of Clayton should **share staff and/or equipment with neighboring municipalities**, 19.02% *strongly agreed*, 49.08% *agreed*, 13.50% *disagreed*, 4.91% *strongly disagreed*, while 13.50% had *no opinion*.

Figure 7.1:  
Polk County, WI



Source: Polk County (2008)

### Snowplowing

The Town has agreements with bordering municipalities to divide plowing responsibilities on shared roadways. The Town also purchases salt and other supplies from neighboring municipalities.

### Libraries

The Town of Clayton relies on the Clayton School District Library Media Center and public libraries in Turtle Lake, Amery, and Clear Lake. Books and media are also available by mail through the Polk County Library in Balsam Lake.

### Road Maintenance

The Town has agreements with the County to rent equipment as needed. The Town also has agreements with bordering municipalities concerning the maintenance of shared roadways.

### Solid Waste Disposal and Recycling Facilities

Residents and businesses in the Town of Clayton contract directly with private solid waste disposal companies. The companies available in the area include:

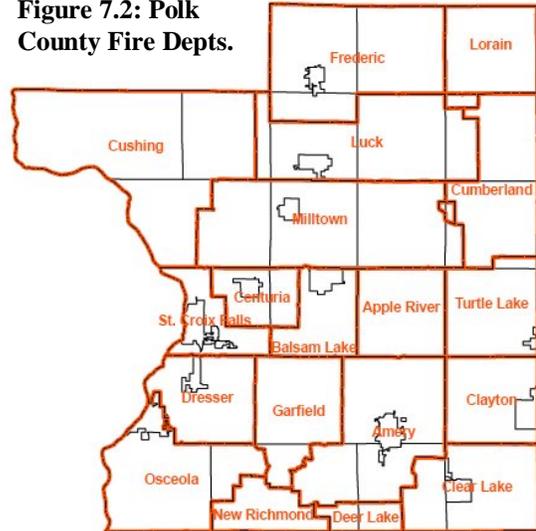
Waterman Sanitation: 715-268-6471  
Waste Management: 800-782-7347

The nearest recycling drop-off sites for Town residents are in Amery and the Polk County Recycling Center in St. Croix Falls, which are discussed in greater detail in the Utilities and Community Facilities element.

**Police/Fire/EMT/911**

The Town of Clayton relies on the Polk County Sherriff’s Department for police protection through county mutual aid (see Figure 7.2). The Town relies on the Village of Clayton Fire Department for fire protection through mutual aid agreements with Clear Lake, Turtle Lake, Apple River, Amery, and St. Croix Falls. The Town is partial owner in the Amery ambulance service through the Village of Clayton’s first responders (EMT) and Fire Department.

Figure 7.2: Polk County Fire Depts.



Source: Polk County (2008)

**Private Utilities**

Private utility services are provided to each resident within the Town of Clayton. Some of the current service providers include:

- Telephone and internet services: Amerytel, Centurytel, and Clear Lake Communications
- Gas and electric services: Polk-Burnett Cooperative / Xcel Energy
- General utility locates: Digger’s Hotline- dial 811

**School Districts**

The Town of Clayton is split between four school districts: Clayton, Amery, Clear Lake, and Turtle Lake (see School District map). The Town’s survey asked whether the Town had a good working relationship with each school district, the results for each showed relatively little conflict with the school districts. For each district, the percentage of *no opinion* answers was about equal or greater than those who agreed that the Town had a good working relationship with the school districts; this could also be a result of demographics.

**Magnor Lake Sanitary Sewer District**

A detailed inventory of the services provided in the district is included in the Utilities and Community Facilities element. Since the treatment plant is located in the Village of

Clayton, and is therefore a shared service, the Town must consult with the Village concerning any future expansion of the district. Eventhough an approximate number of available hookups allocated to the Town is defined in the Utilities and Community Facilities element, the capacity of the plant can vary depending on the amount of rainfall in the area because of infiltration and inflow problems. Until further studies are completed or until the treatment plant is expanded, future hook ups will have to be examined on a case-by-case basis. This impending issue suggests future intergovernmental cooperation concerning future land use and shared services between the Village of Clayton and the Town would be beneficial.

**Polk County**

The Town of Clayton is in Polk County and borders Barron County to the east. Polk County provides a number of services to the Town, including:

- 1. Police protection
- 2. Recycling services
- 3. Completion of tax statements by County Treasurer
- 4. Joint purchasing of supplies
- 5. Economic Development
- 6. Zoning/land use planning

The County Board consists of 23 supervisors; the county seat is located in the Village of Balsam Lake (see Figure 7.3). The Town of Clayton is in Section 12.

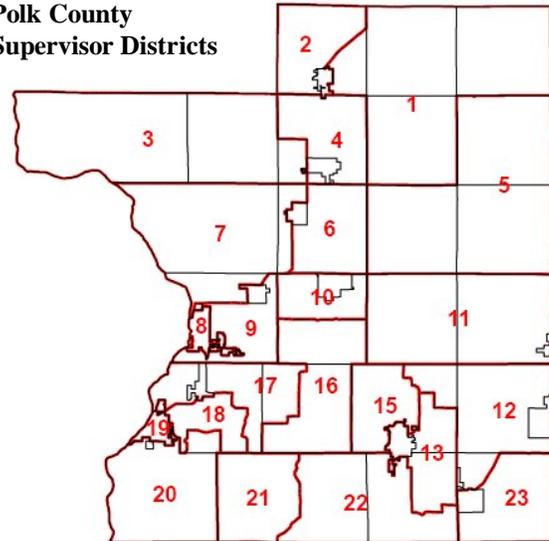
The Special Boards and Committees are as follows: Board of Health, Council on Aging, Golden Age Manor Trustees, Highway Safety Committee, Housing Authority, Human Services Board, Library Federation, Local Emergency Planning Committee, Veterans Service Commission, Safety Advisory, Transportation, Zoning Board of Adjustments. Additional information on services that are offered by Polk County can be found on the Polk County website at [www.co.polk.wi.us](http://www.co.polk.wi.us) and on the Polk County Tourism website at [www.polkcountytourism.com](http://www.polkcountytourism.com).

The results from the survey again showed most respondents either *agreed* that the Town of Clayton had good working relationships with Polk and Barron County or had *no opinion*.

**West Central Wisconsin Regional Planning Commission**

The West Central Wisconsin Regional Planning Commission (WCWRPC) is statutorily charged with the responsibility of planning for the physical, social, and economic

**Figure 7.3:**  
**Polk County**  
**Supervisor Districts**



**Source:** Polk County (2008)

development of the region. To accomplish this mission, the Commission conducts area wide planning and provides technical assistance to local governments. Their services include economic development, community development, transportation, environment and recreation, and mapping and graphics among others. The WCWRPC includes the following counties: Polk, Barron, St. Croix, Dunn, Chippewa, Eau Claire, and Clark.

**State**

The State of Wisconsin has numerous entities that impact the way of life in the Town of Clayton. Some of the more influential departments include:

**Department of Natural Resources (DNR)**

The DNR performs a variety of responsibilities for environmental quality, state parks, and recreation. The department is divided into five regions of the State. The Town of Clayton is located within the Northern region.

**Department of Commerce (DOC)**

The Department of Commerce administers and enforces state laws and regulations regarding building construction, safety, and health. Plan review and site inspection are part of the departments responsibilities in protecting the health and welfare of people in constructed environments.

**Department of Agriculture, Trade and Consumer Protection (DATCP)**

The main responsibilities of this department concern the farmland preservation program and certain agricultural practices.

**Department of Revenue (DOR)**

The DOR is responsible for assessing real estate.

**Department of Transportation (WisDOT)**

The Department of Transportation is responsible for planning and maintaining transportation systems across the state. The Town of Clayton is located in the Northwest Transportation System Development Region, which is headquartered in Eau Claire.

The Division of Motor Vehicles (DMV) has office locations in Amery, Luck, and New Richmond. These offices handle license issuance and renewal, vehicle registration, and other services.

**Figure 7.4: DNR Regions**



**Source: WDNR (2008)**

**Figure 7.5: DOT Regions**



**Source: WisDOT (2008)**

## **Department of Administration (DOA)**

The Department of Administration carries out a number of functions. The DOA supports other state agencies and programs with services like centralized purchasing and financial management. The department also helps the Governor develop and implement the state budget.

The Division of Intergovernmental Relations (DIR), which operates within the DOA, provides a broad array of services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs. It analyzes federal initiatives to ensure Wisconsinites receive a fair return on the tax dollars they send to Washington. DIR also works to strengthen the relationship between the state of Wisconsin and the governments of the state's 11 Native American Tribes. The DIR also reviews Comprehensive Plans.

The Demographic Services Center, which operates within the DIR, develops population projections by age and sex for the counties; population projections of total population for all municipalities; and estimates of total housing units and households for all counties. In addition, it is an information and training resource liaison with the U.S. Bureau of the Census through the State Data Center program.

## **Other Governmental Units**

### **Wisconsin Towns Association (WTA)**

Wisconsin Towns Association is a non-profit, non-partisan statewide organization created under § 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,259 towns and to improve town government. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

### **1,000 Friends of Wisconsin**

1,000 Friends of Wisconsin was created to protect and enhance Wisconsin's urban and rural landscapes by providing citizens with the inspiration, information and tools they need to effectively participate in the decisions that have the greatest impact on community health: where we live, work, learn, play and how we get from one place to another. They accomplish their work through three major efforts:

1. Promoting Implementation of Smart Growth
2. Policy Development and Advocacy

### 3. Research and Information Sharing

#### ***Ideas for how to cooperate with services***

- Voluntary assistance (mutual aid)
- Trading services
- Renting equipment
- Contracting
- Sharing municipal staff (building inspector, assessor, accountant, etc.)
- Consolidating services

#### ***Existing and Potential Conflicts***

At this time the Town does not have any conflicts with the surrounding municipalities and agencies. Perhaps the greatest potential conflict would involve the potential for expansion of the sanitary district around Magnor Lake. Other stakeholders in this potential conflict could include the Village of Clayton, Polk County, and the Magnor Lake Association. Another potential conflict could arise as a result of future annexation plans from the Village of Clayton.

#### ***Conflict Resolution***

The Comprehensive Planning Law requires that the intergovernmental cooperation element addresses a process that the community can use to resolve conflicts.

Recommended methods for conflict resolution include:

- **Mediation**

Easily the most recommended form of conflict resolution. Mediation is a cooperative process involving two or more parties and a mediator. The Mediator acts as a neutral third party and is highly trained in conflict resolution to help all parties reach a mutually acceptable settlement. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged law suit.

Possible mediators could include County Planning agency staff, Regional planning commission staff, UW Extension agents, and retired or active judges and attorneys.

- **Binding arbitration**

This is a process where a neutral person is given the authority to make a legally binding decision and is used only with the consent of all of the parties. The parties present evidence and examine witnesses and the arbitrator makes a determination based on evidence.

- **Non-binding arbitration**

This is another technique in which a neutral person is given the authority to render a non-binding decision as a basis for subsequent negotiation between the parties after the parties present evidence and examine witnesses.

- **Early neutral evaluation**

Early neutral evaluation is a process in which a neutral person evaluates brief written and oral presentations early in the litigation process. The neutral person provides an initial appraisal of the merits of the case with suggestions for conducting discovery and obtaining a legal ruling to resolve the case as efficiently as possible.

- **Focus group**

These can be used to resolve disputes by using a panel of citizens selected in a manner agreed upon by all of the parties. The citizens hear presentations from the parties and, after hearing the issues, the focus group deliberates and renders an advisory opinion.

- **Mini-trial**

These consist of presentations by the parties to a panel selected and authorized by all the parties to negotiate a settlement of the dispute that, after the presentations, considers the legal and factual issues and attempts to negotiate a settlement.

- **Moderated settlement conference**

This is a process in which conferences are conducted by a neutral person who hears brief presentations from the parties in order to facilitate negotiations. The neutral person renders an advisory opinion in aid of negotiation.

- **Summary jury-trial**

A technique where attorneys make abbreviated presentations to a small jury selected from the regular jury list. The jury renders an advisory decision to help the parties assess their position to aid future negotiation.

**SWOT Analysis: Intergovernmental Cooperation**

<b>STRENGTHS</b> <ul style="list-style-type: none"><li>• Strong current relationships with surrounding municipalities and agencies</li><li>• Shared services with surrounding municipalities and agencies</li></ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"><li>• Logistics of sharing services and equipment</li><li>• Shared equipment maintenance costs</li><li>• Confusion about jurisdiction for supply of services</li></ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"><li>• Expansion of services</li><li>• Cooperative management of the sanitary district</li><li>• Timing is right for increased coordination with the Village of Clayton because of comprehensive planning process</li></ul>	<b>THREATS</b> <ul style="list-style-type: none"><li>• Extraterritorial zoning/planning issues</li><li>• Future annexation near the sanitary district</li><li>• Loss of Town identity due to sharing services and annexation</li></ul>

**Goals, Objectives, Implementation**

**Goal:** Establish a cooperative and mutually beneficial relationship with adjacent municipalities and agencies.

**Objectives:**

- Maintain the current relationships with surrounding municipalities and agencies.
- Expand services to the Town residents.
- Strengthen communication and relationship with the Village of Clayton.
- Minimize the cost of shared services.

**Implementation (Policies and Programs):**

- Increase interaction with the Village of Clayton concerning wastewater treatment plant capacity and expansion and future annexation plans.
- Conduct yearly meetings with the Village of Clayton Board.
- Work with the County to establish recycling drop-off at Town Hall.
- Establish more agreements to share services and labor with neighboring municipalities.

# LAND USE

## Introduction

The Land Use element relates to all other elements and determines how the Town wants to grow in the next five, ten, fifteen, and twenty years. This element describes existing land use patterns and sets forth a plan for future land use that is consistent with the Town’s vision. The identified future land use guides the Plan Commission, the Town Board, property owners, developers, and others in decisions relating to the type, location, and density of future development in the community. It also serves as the basis for updating the ordinances, regulations, and other implementation tools.

According to the *Guide to Community Planning in Wisconsin*, “planning is a way to improve local decisions that affect land.” Sound land use planning can:

- Provide a way to make more informed decisions
- Coordinate individual decisions and actions so that development decisions complement each other rather than detract from one another
- Provide facts on current conditions and trends
- Assist communities in evaluating future development proposals in light of community objectives
- Explore alternatives
- Provide a common framework for dealing with community change

## Community Survey

Responses to questions pertaining to land use from the Town’s survey are summarized below:

When asked about their opinion toward future growth and development in the Town of Clayton, 35.00% responded: *We need to support and encourage growth and development*; 39.38% responded: *The Town of Clayton is going to grow, but we need to manage it*; 4.38% responded: *We need to slow down the rate of growth and development in the Town of Clayton*; 18.13% responded: *I would like to see Clayton stay the way it is*; while 3.13% were *Not sure*.

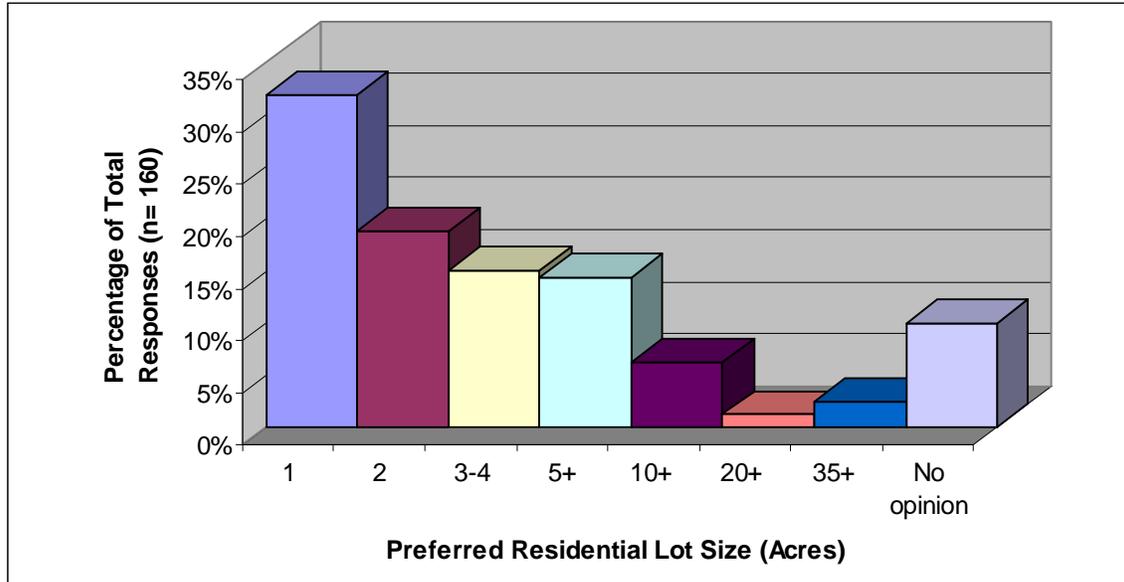
### Land Use Element Requirements:

*A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

§66.1001(2)(h), Wis Stats

Figure 8.1 shows responses to the survey question: *Minimum size for a new non-lakeshore residential lot is currently 1 acre for most of the Town of Clayton. What minimum residential lot size do you feel is best?* The highest response was for 1 acre lots.

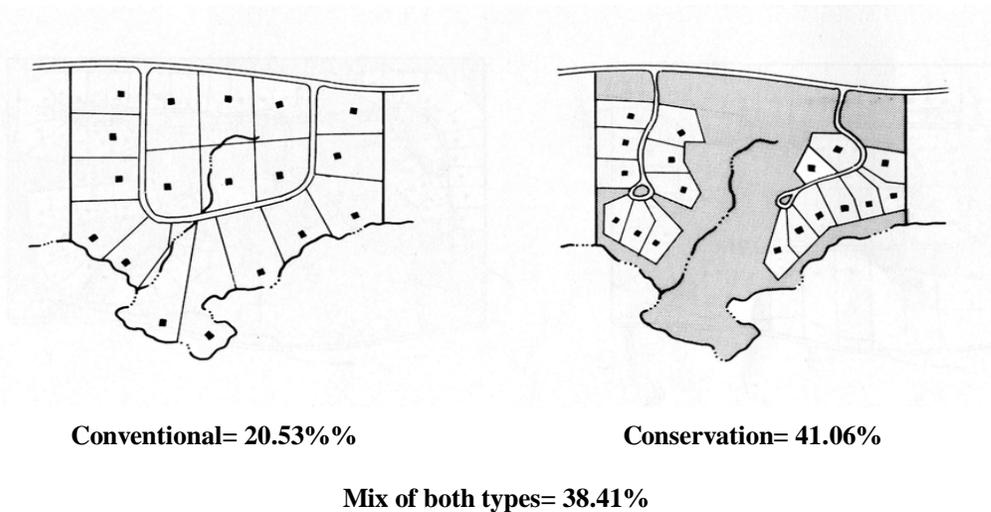
**Figure 8.1: Town of Clayton preferred residential lot size (2008)**



Source: Town of Clayton Community Survey (2008)

Figure 8.2 shows responses to the question: *If a new 18 lot residential subdivision were built on the same size parcel, would you prefer the conventional development method, with homes scattered throughout the subdivision (conventional), or homes clustered on smaller lots to allow more common spaces (conservation), or a mixture of both types?*

**Figure 8.2: Town of Clayton preferred subdivision type (2008)**



Source: Town of Clayton Community Survey (2008)

### Existing Land Use

Table 8.1 breaks down the number of assessed acres in the Town of Clayton according to the Wisconsin Department of Revenue. The table shows changes in land uses between 2000 and 2005.

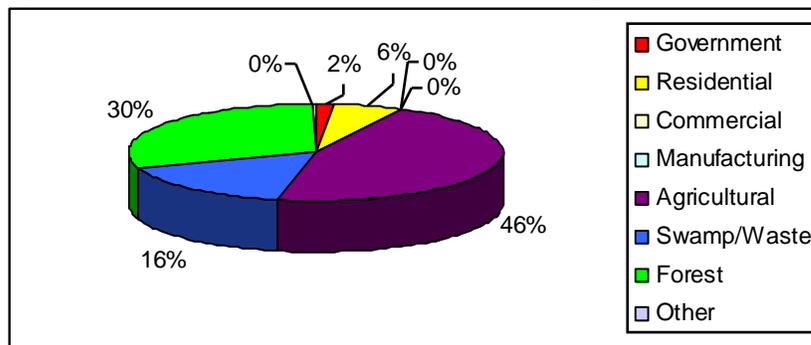
**Table 8.1: Town of Clayton assessed land use acreage data (2000-2005)**

Use (assessed)	2000	2001	2002	2003	2004	2005	Percent Change (2000-2005)
Government	0	0	0	358	358	358	(X)
Residential	988	1,048	1,089	1,124	1,136	1,202	21.7%
Commercial	10	12	12	12	8	8	-20.0%
Manufacturing	0	0	0	0	0	0	0.0%
Agricultural	10,688	10,532	10,462	10,468	9,642	9,667	-8.9%
Swamp/Waste	3,934	3,919	3,960	3,930	3,397	3,392	-13.8%
Forest	5,052	5,078	5,068	5,020	6,389	6,300	24.7%
Other	111	112	108	108	89	87	-21.6%
<b>Total</b>	<b>20,704</b>	<b>20,693</b>	<b>20,692</b>	<b>21,020</b>	<b>21,019</b>	<b>21,014</b>	<b>1.5%</b>

Source: Wisconsin Department of Revenue

Figure 8.3 shows the breakdown of assessed land uses in the Town of Clayton for 2005. Agricultural (46%) and forest (30%) land uses dominated the total acreage for the Town, while residential land use occupied just 6% in 2005.

**Figure 8.3: Town of Clayton assessed land use acreages (2005)**



Source: Wisconsin Department of Revenue

### Land Use Classifications

The Existing Land Use map was created using digital parcel data from the Polk County Land Information Department and 2007 tax roll data from the Polk County Treasurer and Town Assessor. The land use classifications are based on the assessment code given to each parcel in the tax roll data and are detailed in Wis. Stats. §70.32(2)a. The following land use classifications are included on the Existing Land Use map:

#### Land Use:

A representation of physical uses of land by categories such as residential, commercial, industrial, or agriculture.

#### Zoning:

A representation of the boundaries for which a certain set of standards applies, as adopted by the local governing body. Zoning districts are governed by the Zoning Code which outlines permitted uses, lot density, setbacks, design standards, etc.

- **Residential:** Parcels of untilled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located and which is not otherwise classified. Parcels of land that were assessed residential and were not assessed agricultural. Many of the larger parcels (over 4 acres) could also have a significant amount of forest or undeveloped assessed acres. The densest area of residential land uses is around Magnor Lake.
- **Commercial:** All lands used for commercial purposes; including wholesale and general retail, financial institutions, indoor recreation and entertainment. For the purposes of this plan, any land uses considered industrial or manufacturing also fall under commercial.
- **Agricultural:** Parcels, exclusive of buildings and improvements, which are devoted primarily to agricultural use. Parcels that have any amount of land assessed as agricultural and do not contain any land assessed as residential. These areas include all land under cultivation for row crops, small grains, and hay as well as any structures associated with a farming operation that includes residence, barns, and other outbuildings. Also included are lands not currently under agriculture such as pasture, fields under the conservation reserve program, and prairie.
- **Farmstead:** Parcels that have both residential and agricultural assessed land. This category is meant to distinguish between large lot residential parcels and parcels that are primarily used for agriculture but also contain some residential assessed acreage. This is not a statutorily defined category.
- **Undeveloped:** Parcels of land that include bog, marsh, lowland brush, and uncultivated land zoned as shoreland. The undeveloped class replaced the “waste/swamp” category in 2004. It includes all wetlands and areas with soils of the type indentified on soil maps as mineral soils that are “somewhat poorly drained,” “poorly drained,” or “very poorly drained,” or “water,” and areas where aquatic or semi-aquatic vegetation is dominant. Undeveloped land also includes fallow tillable land, ponds, depleted gravel pits, and land that, because of soil or site conditions, is not producing or capable of producing commercial forest products. Parcels that are not assessed under any of the other categories and contain no structures were also labeled as undeveloped.
- **Forest:** Parcels that have any amount of land assessed as forest and do not contain any land assessed as residential, commercial, or agricultural. This category combines agricultural forest and productive forest lands, which are both statutorily defined categories.
- **Utility:** Parcels owned by utility companies. This is not a statutorily defined category.

- **Public/Institutional:** Parcels owned by the Town, County, School District, or churches and cemeteries.

According to the Program on Agricultural Technology Studies, farms and forests continue to dominate Wisconsin despite population growth and development pressures. In 2005, more than four out of every five acres of private land was either covered in forest or used for agricultural production. In contrast, developed lands, including residential, commercial, and manufacturing, accounted for only 9 percent of all private lands. Although farmland and forest lands are on the decline, development is not entirely making up the difference. Of the land that was taken from farmland and forest lands, about half was developed, leaving the other half as fallow, undeveloped ground. In recent years, Wisconsin has developed a number of policies in order to preserve these working lands. Use-value assessment or land-use taxation has been a main component of this. Over the past six years, farmland has been assessed by its value in production, and not its value on the open market.

### ***Land Supply***

The Town of Clayton, like most rural municipalities, has an abundance of available land. However, there are a handful natural and man-made factors that influence development. These include soil limitations, current land cover, and existing public utilities.

#### **Soil Limitations** (See Soil Limitations map)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Polk County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

#### **Land Cover** (See Current Land Cover map)

As described in the Agricultural, Natural and Cultural Resources Element; a great deal of land in the Town of Clayton is covered by surface water, wetland, or floodplain. These lands are not viable to develop, but contribute a great deal of financial, environmental, aesthetic, and recreational value to the Town.

**Public Utilities** (See Community Facilities map)

As described in the Utilities and Community Facilities Element, the only public utility that exists in the Town of Clayton is the Magnor Lake Sanitary District. The sanitary district is discussed in further detail in the Utilities and Community Facilities Element.

**Land Demand**

Table 8.2 breaks down the number of acres per capita for each land use classification in the Town of Clayton. Land use per capita is obtained by dividing existing land uses by the population. This information can help predict future land demand for particular uses. Agricultural and forest land uses had the highest acres per capita.

**Table 8.2: Town of Clayton acres per capita (2005)**

Use (accessed)	Acres per capita
Government	.38
Residential	1.27
Commercial	.01
Manufacturing	.00
Agricultural	10.20
Swamp/Waste	3.58
Forest	6.65
Other	.09

Source: Stevens Engineers, Wisconsin Department of Revenue

**Land Prices**

Table 8.3 shows recent real estate sales in the Town of Clayton and surrounding area. These real estate sales include residential and land only sales.

**Table 8.3: Town of Clayton and Town of Lincoln land sales (2007)**

Municipality	Property Type	Total Acres	Total Real Estate Value	Price Per Acre	Date Conveyed
Town of Clayton	Building	7	\$152,900	\$21,843	Dec. 2007
Town of Clayton	Land/Building	14	\$157,000	\$11,214	Nov. 2007
Town of Clayton	Land/Building	58	\$249,000	\$4,293	Dec. 2007
Town of Clayton	Land	13	\$31,200	\$2,400	Nov. 2007
Town of Lincoln	Land/Building	1	\$98,600	\$98,600	Oct. 2007
Town of Lincoln	Land/Building	38	\$295,000	\$7,763	Nov. 2007
Town of Lincoln	Land	60	\$244,375	\$4,073	Oct. 2007
Town of Lincoln	Land	11	\$35,000	\$3,182	Oct. 2007

Source: Polk County

**Redevelopment Opportunities**

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment.

## Land Use Projections

Using the acres per capita figures calculated when looking at land demand, the number of future residential land needed in the Town can be calculated. Table 8.4 shows the additional acreage needed to accommodate the projected population growth in the Town. Between 2005 and 2030, about 324 acres will be converted to residential land use. Based on the land use trends shown in Table 8.1, the majority of new residential land will come from existing agricultural land, as well as some forest land. Please note that these projections account for only land that is assessed as residential. For example, a new home constructed in the middle of a five acre field would account for a small amount of space (residentially assessed acres), but the location of the house may force the entire field to be un-farmable.

**Table 8.4: Town of Clayton future residential land use projections (2010-2030)**

	2005	2010	2015	2020	2025	2030	Total Acres Needed by 2025
<b>Projected Population</b>	<b>979</b>	<b>1,028</b>	<b>1,088</b>	<b>1,148</b>	<b>1,200</b>	<b>1,243</b>	
Residential Acres	1,202.00	1,262.16	1,335.83	1,409.50	1,473.34	1,526.13	
Additional Acres Needed	(X)	60.16	73.67	73.67	63.84	52.79	<b>324.13</b>

Source: Stevens Engineers

Table 8.5 shows the same projections for commercially assessed acres. Based on the number of acres per capita of commercial land in 2005; the Town is looking at an extremely small increase in commercial land.

**Table 8.5: Town of Clayton future commercial land use projections (2010-2030)**

	2005	2010	2015	2020	2025	2030	Total Acres Needed by 2025
<b>Projected Population</b>	<b>979</b>	<b>1,028</b>	<b>1,088</b>	<b>1,148</b>	<b>1,200</b>	<b>1,243</b>	
Commercial Acres	8.00	8.40	8.89	9.38	9.81	10.16	
Additional Acres Needed	(X)	0.40	0.49	0.49	0.42	0.35	<b>2.16</b>

Source: Stevens Engineers

The land use projections were developed by calculating the acres per capita from the 2005 assessments for residential and commercial land uses and from the trends shown in Table 8.1. Assuming that the number of government assessed acres remains relatively the same; the Town is looking at an increase in swamp/waste and residential land and a decrease in agricultural land. One possible explanation for the increase in swamp/waste assessed land is the leftover land from residential development which can no longer be farmed.

**Table 8.6: Town of Clayton five year land use projections (2010-2030)**

Year	Government Acres	Residential Acres	Commercial Acres	Agriculture Acres	Swamp/Waste/Other Acres	Forest Acres	Total Acres
2005	358.00	1,202.00	8.00	9,667.00	3,479.00	6,300.00	21,014.00
2010	358.00	1,262.16	8.40	9,116.99	3,653.13	6,615.32	21,014.00
2015	358.00	1,335.83	8.89	8,443.51	3,866.35	7,001.43	21,014.00
2020	358.00	1,409.50	9.38	7,770.02	4,079.56	7,387.54	21,014.00
2025	358.00	1,473.34	9.81	7,186.34	4,264.35	7,722.17	21,014.00
2030	358.00	1,526.13	10.16	6,703.67	4,417.16	7,998.88	21,014.00

Source: Stevens Engineers, Inc.

## **Preferred Future Land Use**

A Preferred Land Use (or Future Land Use) map is a community's visual guide to future planning. It is meant to be a map of what the community would like to happen. The map is not the same as a zoning map or an official map and is not a prediction of the future. The preferred land use map brings together all of the elements in the comprehensive plan.

The Plan Commission chose parcels to be converted into residential land uses that were adjacent to existing residential uses, located on or near existing transportation infrastructure, and would disrupt the least amount of prime agricultural land. Other considerations were proximity to existing development in the Village of Clayton and the Magnor Lake Sanitary District. The preferred areas of commercial conversion should be limited to parcels adjacent to principal arterials (U.S. Highway 63) and major collectors (CTH D, J).

## **Private Property Rights**

The intent of this plan is to respect private property rights by showing the entire planning process and making the rationale behind land use decisions made on a local level transparent to the public. If a landowner disagrees with the existing land use map, future land use map, or any other part of this plan, they have the right to petition the Town to amend the document. Any amendments would occur through a public process, including a public hearing (see Implementation Element).

## **Land Use Workshop**

In order to promote public participation in the comprehensive planning process, the Town of Clayton Plan Commission hosted an open house and land use workshop during their January 2009 meeting. The workshop was well attended by Town residents and neighboring Town and County officials. The Plan Commission presented the Draft Future Land Use map and their methodology behind it; attendees were then invited to provide comments about the map and the Town's Comprehensive Plan.

## **Existing and Potential Land Use Conflicts**

The following existing and potential land use conflicts were identified by members of the Plan Commission and the residents of the Town of Clayton:

- Multi-family housing in rural areas
- Motorized recreation in rural areas
- Residential development within intense agricultural areas
- Increased traffic along local roads
- Increased lakeshore development degrading environmental quality

## **Land Use Regulations**

The Town currently uses Polk County zoning, which covers the administration costs. Polk County currently has three major land use ordinances:

### **Comprehensive Land Use Ordinance**

The Comprehensive Land Use Ordinance was adopted by the County in 1971 and has been considered long out of date. The County's zoning ordinance identifies ten land use districts.

- Residential District
- Agricultural District (A-1)
- Exclusive Agricultural District (A-2)
- Conservancy District
- Restricted Commercial District (C-2)
- Commercial District (C-1)
- Industrial District (I-1)
- Restricted Industrial District (I-2)
- Recreational District
- Forestry District

### **Subdivision Ordinance**

Polk County established a subdivision ordinance as part of its land use regulations in 1996. These regulations provide an overlay district on top of the regular zoning ordinance. Polk County defines subdivisions as the division of a piece of property that results in one or more parcels or building sites that are five acres or smaller in size. According to the County Statute, Town comprehensive plans will be given review consideration, but the responsibility for enforcing the plans belongs "primarily" to the Town. Also included in the County language is requirement that developers proposing subdivisions complete and submit to the County a "town government checklist," which takes roads, culverts, surface drainage, erosion control, and soil permeability standards into consideration.

### **Shoreland Protection Zoning Ordinance**

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.

## **Town Zoning**

The Town could write its own zoning ordinance after being approved by the County Board. Any Town ordinance needs to be as restrictive, or more restrictive than an existing County ordinance. Town zoning would give the greatest amount of control over zoning decisions. Disadvantages of this would be that the Town would have to cover the administration costs, which would include a zoning administrator (part-time) and enforcement (including legal expenses).

## ***Goals, Objectives, Implementation***

**Goal:** Encourage land uses that will maintain the Town's rural character and agricultural heritage.

### **Objectives:**

- Maintain consistency in land use planning.
- Respect private property owner's rights.
- Separate incompatible land uses.
- Promote orderly growth.
- Allow commercial development along major transportation corridors.
- Land use decisions and policies should preserve prime farmland and protect the surface and groundwater resources in the Town.

### **Implementation:**

- Educate landowners on available land use options.
- Encourage the use of multiple housing designs in a subdivision.
- Discourage subdivision development on productive farmland.
- Review and update for consistency with this plan as rules and regulations change.
- Review and discuss the Polk County Comprehensive Land Use Ordinance.
- Explore the possibility of establishing a Subdivision Ordinance.

# IMPLEMENTATION

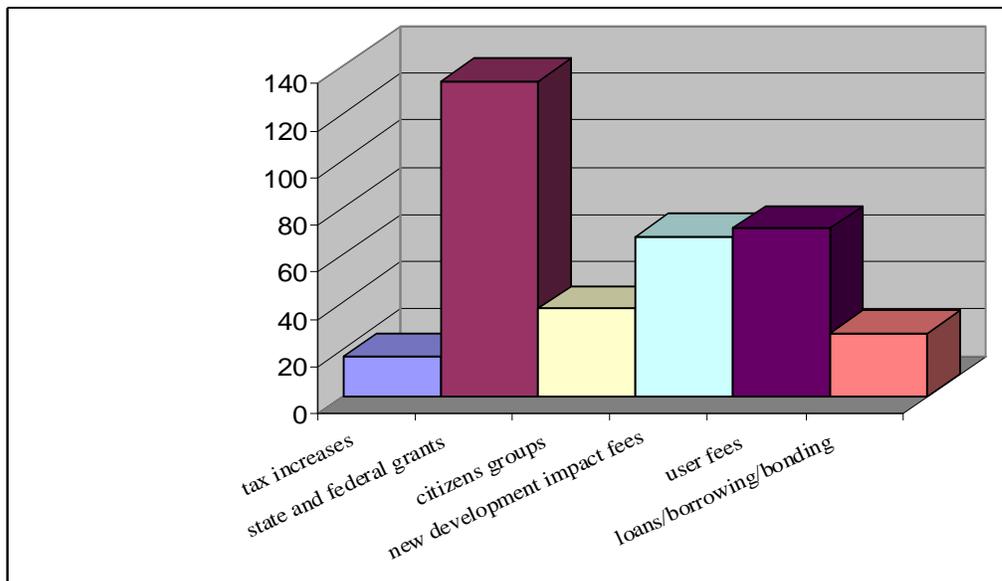
## Introduction

All too often, effort put into plans is put to waste because no actions are ever taken. These plans often sit on the shelf and never really make an impact, and the ideas that were created in the discussion of the plan are never implemented. This is why the final element in this plan is called the implementation element. This element should be looked as a “to do” list which compiles all the elements together and gives the plan some teeth. The implementation element gives decision makers, land owners, non-profit organizations, and others the ability to turn a plan into action.

When asked as part of the Community Survey, approximately 52% of respondents *agreed* or *strongly agreed* that public information regarding Town meetings, events, or activities is adequately available; while approximately 32% of respondents *disagreed* or *strongly disagreed*. When asked what methods of communication should be used more, approximately 30% suggested newspaper notices/featured articles, approximately 28% suggested newsletter, while 25% suggested a website.

Finally, residents were asked which methods the Town should consider for financing future needs for public facilities, parks, utilities, and roads. The chart below displays the responses for this question.

**Figure 9.1: Potential ways of financing future Town needs**



Source: Town of Clayton Community Survey (2008)

### Implementation Element Requirements:

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances. Official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

§66.1001(2)(i) Wis. Stat.

## **Plan Adoption**

As stated in the Public Participation Plan, the adoption of the Town of Clayton Comprehensive Plan involves the consent of the Plan Commission, the Town Board, and the public. By adopting this plan, the entire Town of Clayton recognizes its commitment to uphold the plan and ensure the implementation of the goals, objectives, policies, and programs that were developed in the plan.

## **Plan Monitoring, Amendments, and Update**

It is the major function of the Town of Clayton Plan Commission to prepare and amend the comprehensive plan as well as coordinate and oversee that the implementation measures are accomplished. Because the comprehensive plan addresses many different areas of the community, the plan commission cannot control implementation without assistance from the entire community. As identified in the Implementation Matrix, the Plan Commission has chosen to assign specific implementation activities to the Town Board, particularly ones which involve drafting Town ordinances.

### **Plan Monitoring**

Once adopted, all land use actions must be consistent with the Town of Clayton Comprehensive Plan. In order to achieve this, the Town should evaluate decisions regarding development, public investments, regulations, incentives, and other actions to the Goals, Objectives, Policies, and Programs of the Town of Clayton Comprehensive Plan.

### **Plan Amendments**

Amendments to be made following the adoption of the Town of Clayton Comprehensive Plan are generally defined as minor or major. Minor amendments are generally limited to changes to maps or general text. Major amendments are defined as any change to the Goals, Objectives, Policies, Programs, or the Future Land Use Map. Major amendments will require at a minimum a public hearing to gather input from the community. Any amendment to the Town of Clayton Comprehensive Plan must be adopted by ordinance according to the procedures outlined in Wis. Stat. 66.0295(4).

### **Plan Updates**

The state requires that comprehensive plans are updated no less than once every ten years. Compared to an amendment, an update involves a significant change of the text and maps. Because the Town of Clayton Comprehensive Plan relied heavily on the 2000 census, much of the data collected is already out of date. In order to keep the demographic and projection data up to date, these statistics should be updated immediately after every United States Census report. These updates should be made in addition to the required ten year updates to spread out the work load.

## **Consistency among Plan Elements**

The State Comprehensive Planning statutes require plans to describe how each of the elements of the comprehensive plan will be integrated and made consistent with each other. Because the Town of Clayton conducted a SWOT Analysis on every element, the Plan Commission was able to compare the results of each element to each other to ensure consistency among the beliefs reflected in the goals, objectives, policies, and programs.

## **Implementation Toolbox**

The following list contains specific methods of implementation that could be available to the Town of Clayton:

### **Zoning Ordinance**

The idea of zoning is to separate incompatible land uses. It addresses use, bulk, and density of land development. A general zoning ordinance is probably the most common implementation tool. There are many different types of zoning. Communities may need help from a professional planner to administer these ordinances.

### **Subdivision Ordinance**

State subdivision regulations provide minimum standards and procedures for dividing and recording parcels of land in a community. State agencies are authorized to review and object to local subdivisions on the basis of minimum requirements for sanitation, street access and platting. Wisconsin counties, towns, cities, and villages are also authorized to adopt local land division ordinances that are more restrictive than state subdivision standards. These ordinances often focus on the design and physical layout of a development and may require developers to provide public improvements such as roads, utilities, landscaping or signage. Together with zoning, which focuses on the uses of land in a community, land division and subdivision regulations help to control the physical layout and quality of new developments.

### **Eminent Domain**

Eminent domain allows government to take private property for public purposes, even if the owner does not consent, if the government compensates the property owner for their loss. Local governments may use eminent domain to acquire critical natural resource lands.

### **Conservation Subdivision Design**

A conservation design (cluster development) is a type of “Planned Unit Development” in which the underlying zoning and subdivision ordinances are modified to allow buildings (usually residences) to be grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development

provides great flexibility of design to fit site-specific resource protection needs. Conservation design creates the same number of residences under current community zoning and subdivision regulations or offers a density bonus to encourage this type of development. There is a savings in development costs due to less road surface, shorter utility runs, less grading and other site preparation costs. Municipalities also experience lower long-term maintenance costs for the same reasons. The preserved land may be owned and managed by a homeowners association, a land trust or the municipality.

### **Conservation Easements**

A conservation easement is an incentive-based legal agreement that is voluntarily placed on a piece of property to restrict the development, management, or use of the land in order to protect a resource or to allow the public use of private land as in the case of a trail or water access.

### **Purchasing of Development Rights (PDR)**

Purchasing development rights is an incentive based, voluntary program with the intent of permanently protecting productive, sensitive, or aesthetic landscapes, yet retaining private ownership and management. A landowner sells the development rights of a parcel to a public agency, land trust, or unit of government. A conservation easement is recorded on the title of the property that limits development permanently. While the right to develop or subdivide that land is permanently restricted, the land owner retains all other rights and responsibilities with that land and can use or sell it for purposes allowed in the easement. PDR programs and conservation easements do not necessarily require public access, though it may be granted as part of the agreement or be a requirement of the funding source.

### **Transfer of Development Rights (TDR)**

Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. While the seller of development rights still owns the land and can continue using it, an easement is placed on the property that prevents further development. A TDR program protects land resources while at the same time providing additional income to both the landowner and the holder of the development rights.

### **Traditional Neighborhood Design (TND)**

The Wisconsin Comprehensive Planning law defines Traditional Neighborhood Development (TND) to mean: A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of

paths, streets, and lanes designed for pedestrians as well as vehicles. Residents have the option of walking, biking, or driving to places within their neighborhood. Potential future modes of transit are also considered during the planning stages. Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space such as plazas, greens, parks, and squares enhances community identity and value. Such neighborhoods allow the efficient use of public resources and can help preserve the historic and architectural character of the community.

### **Planned Unit Development (PUD)**

The term Planned Unit Development (PUD) is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus fixing the type and location of uses and buildings over the entire project. Potential benefits of a PUD include more efficient site design, preservation of amenities such as open space, lower costs for street construction and utility extension for the developer and lower maintenance costs for the municipality.

### **Overlay Zoning**

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across the base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

### **Density Bonuses**

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increasing development density may allow for increases in developed square footage or increases in the number of developed units. This tool works best in areas where growth pressures are strong and land availability is limited or when incentives for attaining the goals outweigh alternative development options.

### **Official Maps**

These maps can show existing and planned public facilities among other things. They can also be used to restrict the issuance of building permits within the limits of the mapped area; often by depicting classes of land.

## **Comprehensive Planning**

*Comprehensive Plan* – means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations and/or tables) goals, policies and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water.

## **Economic/Environmental Impact Analysis**

Growth has often been viewed as healthy and desirable for communities because it often leads to additional jobs; increased income for residents; a broader tax base; and the enhancement of cultural amenities such as libraries and parks. But growth may also be accompanied by costs such as increased fiscal expenditures for necessary public services and infrastructure, traffic congestion, consumption of local natural resources, loss of open space and unique cultural attributes. Also, development decisions are too often made without a sufficient understanding of the consequences of those decisions on overall community well-being. An economic/environmental impact analysis is conducted to slow down the development process and look at all the consequences that could result.

## **Impact Fees**

An impact fee is a financial tool used to subsidize anticipated capital improvements associated with new development. Impact fees enable cities, villages and towns to shift a proportionate share of the capital cost of public facilities serving new developments to developers (Wis. Stat. 66.0617). They also serve to bridge the gap between limits on traditional funding sources, such as property taxes and state or federal aids, and the high cost of new development.

## **Tax Increment Financing (TIF)**

Wisconsin's Tax Incremental Finance (TIF) program was approved in 1975. The purpose is to provide a way for a city, village, or town to promote tax base expansion through its own initiative and effort. As of October 1, 2004 towns were added to the TIF Program. Town projects aimed at agricultural, forestry, manufacturing or tourism improvements that would otherwise not have been initiated due to limited funds are eligible for the TIF Program. Any changes to the State Statutes regarding Town TIF Districts will be incorporated in the plan.

When a TIF District is created the aggregate equalized value of taxable and certain municipal-owned property is established by the Dept. of Revenue. This is called the Tax Incremental Base. The town then installs public improvements and property values grow. Taxes paid on the increased value are used to pay for projects undertaken by the town; this is the tax increment. It is based on the increased values in the TID and levies all of the taxing jurisdictions that share the tax base.

### Implementation Matrix

The implementation schedule provided in this element is a listing of all the policies and programs (or activities) that need to be completed in order to implement the goals of this comprehensive plan. The potential groups to implement have been suggested, however it may be the desire of these groups to form subgroups, task forces, or utilize other citizen participation methods to complete the tasks and encourage opportunities for public involvement.

Element	Proposed Action(s)	Potential Groups to Implement	Proposed Completion Date	Method of Funding	Current Status
Issues and Opportunities	Establish formal volunteer Parks and Recreation Committee and an operating budget	Town Board	December 2009	Annual budget	
Issues and Opportunities	Publish a Town newsletter	Town Board and Plan Commission		Annual budget	
Issues and Opportunities	Establish a yearly joint meeting between Town Board and Plan Commission	Town Board and Plan Commission			
Issues and Opportunities	Update background information once decennial Census data is available	Plan Commission	1 year after decennial Census data is available	Annual budget	
Housing	Study creating a fund to assist low income, disabled, or handicapped residents with a down payment on a home	Town Board	Ongoing	State and Federal Grants	
Housing	Encourage joint public and private participation with state and federal programs to provide incentives for affordable housing construction and rehabilitation	Town Board	Ongoing	Regional, State and Federal Grants	
Transportation	Designate certain local roads as bike and pedestrian routes	Plan Commission	Ongoing	Annual budget	

Transportation	Explore public transportation options	Town Board	Ongoing		
Transportation	Repair road signs and place appropriate signs where dangerous roads conditions exist	Town Board	Ongoing	Annual budget and/or grants and matching funds	
Transportation	Develop a road sign maintenance program	Town Board	As needed	Annual budget and grants	
Transportation	Make driveways more accessible to emergency service vehicles and buses	Town Board and Plan Commission	Driveway Ordinance	Annual budget	
Utilities and Community Facilities	Complete a Capital Improvements Program	Town Board and Sanitary District	Dec. 2010	Annual budget	
Utilities and Community Facilities	Acquire land for expansion of Town Hall/Shop facilities	Town Board	Ongoing	Annual budget	
Utilities and Community Facilities	Implement compost and recycling services at Town Hall	Town Board	Dec. 2009	Annual budget	
Agricultural, Natural and Cultural Resources	Designate areas for future park expansion	Plan Commission	Dec. 2009		
Agricultural, Natural and Cultural Resources	Create a Farmland Preservation Plan	Plan Commission	Dec. 2009	Annual budget	
Economic Development	Encourage early stage technical assistance to local entrepreneurs to encourage growth	Town Board	Ongoing	State and County grants	
Intergovernmental Cooperation	Increase interaction with the Village of Clayton concerning WWTP and future development	Town Board, Sanitary District and Plan Commission	Ongoing	Annual budget	
Intergovernmental Cooperation	Maintain current agreements and establish more agreements to share services	Town Board	Ongoing	Annual budget	

Land Use	Set criteria and guidelines for potential subdivisions to recommend to Polk County	Town Board and Plan Commission	Jan. 2010		
Land Use	Review Polk County Comprehensive Land Use Ordinance	Plan Commission	Dec. 2009		
Land Use	Explore establishing a Subdivision Ordinance	Plan Commission	After Polk County updates their Subdivision Ordinance		
Land Use	Review the Polk County Comprehensive Plan	Plan Commission	One month after Polk County sends it out for review		
Land Use	Discourage subdivision development on productive farmland	Plan Commission	Ongoing		

**Town of Clayton, Polk County, WI**

# **Community Survey**

**Final Report**

**March 10, 2008**

**Prepared by:**

**Town of Clayton Plan Commission**

**With Assistance from:**



ENGINEERS · PLANNERS · SURVEYORS

**2211 O'Neil Road**

**Hudson, Wisconsin 54016**

## Town of Clayton ~ Survey Results

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### Executive Summary

In order to gather public input for the Town of Clayton Comprehensive Plan, a community survey was sent to 519 tax payers in the Town. The overall response rate was 33.72% (175 returned and recorded surveys). Such a response rate from this type of survey should accurately represent the opinions of the population of the Town of Clayton.

The following rules were used when collecting, recording, and interpreting the survey results:

### Rules Used when Collecting Survey Results

1. Comments written that were not directed towards any questions were added to additional comments.
2. Questions left blank were skipped.
3. Questions with more than one answer (except questions 31, 32, 33, 35, and 38) were not recorded.
4. All personal names were censored from the survey results
5. Any enclosed letters were recorded as additional comments.
6. No spelling or grammatical errors were fixed in the answers and responses.
7. Illegible hand writing was recorded as best as possible and marked '{???' for words unable to interpret.
8. Question marks placed in check boxes were counted as checks
9. Check marks placed in between two answers were disregarded.
10. Questions that had answers ranged (ex. 1<sup>st</sup> choice, 2<sup>nd</sup> choice, etc.) were recorded with the first choice chosen.

**Methodology used for Tabulating Results**

The tables that show the results use columns labeled *response*, *frequency*, *percent of frequency*, and *percent of total surveys*.

- *Response* refers to the possible answers on the survey.
- *Frequency* refers to the number of responses within that category.
- *Percent of Frequency* is the number of responses for that answer compared to the number of total answers for that question (frequency of answer divided by total frequency).
- *Percent of Total Surveys* is the number of responses for that answer compared to the number of total surveys received (frequency of answer divided by 366). The percent of total surveys takes into consideration the questions that were left blank or not counted.

## RESULTS OF SURVEY

**Q1 (a) - Agriculture** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	65	43.62%	37.14%
Somewhat Important	52	34.90%	29.71%
Not Important	32	21.48%	18.29%
<b>Total</b>	149	100.00%	85.14%

**Q1 (b) - Cost of home/rent/living** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	93	61.59%	53.14%
Somewhat Important	49	32.45%	28.00%
Not Important	9	5.96%	5.14%
<b>Total</b>	151	100.00%	86.29%

**Q1 (c) - Friendly people/neighbors** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	108	70.13%	61.71%
Somewhat Important	36	23.38%	20.57%
Not Important	10	6.49%	5.71%
<b>Total</b>	154	100.00%	88.00%

**Q1 (d) - Light traffic** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	81	53.64%	46.29%
Somewhat Important	51	33.77%	29.14%
Not Important	19	12.58%	10.86%
<b>Total</b>	151	100.00%	86.29%

**Q1 (e) - Low crime rate** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	119	78.81%	68.00%
Somewhat Important	28	18.54%	16.00%
Not Important	4	2.65%	2.29%
<b>Total</b>	151	100.00%	86.29%

**Q1 (f) - Proximity to family and friends** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	78	50.98%	44.57%
Somewhat Important	43	28.10%	24.57%
Not Important	32	20.92%	18.29%
<b>Total</b>	153	100.00%	87.43%

**Q1 (g) - Proximity to job or employment opportunities** are an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	50	32.89%	28.57%
Somewhat Important	49	32.24%	28.00%
Not Important	53	34.87%	30.29%
<b>Total</b>	152	100.00%	86.86%

**Q1 (h) - Proximity to Twin Cities** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	29	19.08%	16.57%
Somewhat Important	63	41.45%	36.00%
Not Important	60	39.47%	34.29%
<b>Total</b>	152	100.00%	86.86%

**Q1 (i) - Taxes** are an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	91	61.07%	52.00%
Somewhat Important	48	32.21%	27.43%
Not Important	10	6.71%	5.71%
<b>Total</b>	149	100.00%	85.14%

**Q1 (j) - Quality of Schools** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	96	63.16%	54.86%
Somewhat Important	33	21.71%	18.86%
Not Important	23	15.13%	13.14%
<b>Total</b>	152	100.00%	86.86%

**Q1 (k) - Recreational opportunities** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	57	36.77%	32.57%
Somewhat Important	67	43.23%	38.29%
Not Important	31	20.00%	17.71%
<b>Total</b>	155	100.00%	88.57%

**Q1 (l) - Rural Character** is an important reason for you and your family to live in the Town of Clayton

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Very Important	102	67.11%	58.29%
Somewhat Important	43	28.29%	24.57%
Not Important	7	4.61%	4.00%
<b>Total</b>	152	100.00%	86.86%

#### Q1 (Other)

#### Additional Responses

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- clean environment (Very Important)
- People leave you alone (Very Important)
- less government (Very Important)
- that's where my fiace lived, and continues to live now that he's my husband.
- Lake home property (Very Important)
- family homestead (Very Important)
- convenient for us without shopping at wal-mart
- own land (Somewhat Important)
- To stay relaxed + quiet

#### Additional Comments

- I am a business owner in Clayton (own 4 acres in Clayton township)
- (b) Taxes
- (d) Don't have LT. traffic
- (f) Don't live there!
- (g) few jobs available

- (h) toooo high
- (i) toooo high
- (i) Totally out of control
- (i) they're too high
- (j) I have no real kids just Dachands
- (j) Spending out of control
- (m) Can't move the land to a new location
- (m) Lake home property

**Q2 - What is the biggest issue/concern facing the Town of Clayton today?  
(Please list only one)**

**Responses**

---

- Taxes
- School funding
- Get rid of trailer court in town
- Our taxes
- Financially prudent operation. We can live with potholes and snow on the roads. We live in Wisconsin + can deal with that, not higher RE taxes.
- Areas that seem to draw property owners that do not keep property up
- High taxes.
- Control development
- Raising taxes
- Taxes too high
- Taxes
- They do not care about the people or help the people they just want to be big shots.
- Keep growth to a minimum to contain our rural atmosphere.
- Controlling Development
- Jobs
- the high taxes
- Leadership. Having vision, honesty, true concern for the public good.
- The phony property values that are over inflated therefore increasing taxes, will lead to people moving away.
- Depressed economic area
- Property Taxes
- Cost of living
- Taxes; proposed ordinances restricting property rights
- Finance
- Employment opportunities
- Stability
- Something for kids to do
- Retail stores
- The Town is dying
- Roads
- Employment opportunities
- Taxes
- Get rid of ATV's + snow mobiles
- Don't know
- Taxes
- Cost of maintenance

- Loss of farm land + recreational land to development
- Tax increases
- Taxes and regulation
- Land use
- Taxes
- taxes
- Rising taxes
- Keep things the same.
- Increasing crime
- B/ cost of home/rent/living
- Economy
- Poor road conditions during winter
- Police patrol
- Junkyards
- High taxes
- Taxes
- Growth - how much do we want, how to control
- No industry no jobs.
- Keeping taxes in order and still have money to take care of our roads
- overpopulation
- A good economical road maintenance program
- Jobs + growth
- taxes
- need more businesses
- Must have strong zoning to control growth - needs a master plan.
- Taxes
- Becoming extinct - there's not much there to keep you there.
- Roads - lot of roads need to be blacktopped or kept up.
- Rising cost to maintain and develop
- taxes
- Lack of businesses.
- Keeping up with the changing times to save our good life here
- Taxes
- taxes
- Taxes
- Black top road by Jeff Timms house
- economic development
- Growing in a planned esthetically pleasing fashion
- Keep people here to keep school running
- Maintain rural environment
- More people and the associated costs
- Taxes & Roads
- Real Estate Taxes
- Lack of public input
- Protecting the natural resources Lake Magnor for fishing, recreation etc.
- Lack of commercial growth
- Job opportunities
- Affordable need to shift tax base to business (more + new) rather than residential Lake Magnor
- 4 wheelers treating the entire area as their playground

- Keep it rural
- Controlling growth while strengthening economic base
- No store - how could we support it? Near competition.
- Some of our roads are in poor repair
- Keeping taxes in line
- no comment
- Taxes
- poor help w- issues from city. ie - neighbor has illegal junkyard allowing holding tanks w- families that routinely pump their own septic illegally - water quality issue, stench
- Moral decline of its residence, business owners + town leaders
- Job opportunities for residents
- People having junk in their yards
- supply services without raising taxes
- growth
- Taxes
- over population
- Industry, dying community.
- High taxes
- crime
- rental areas - trailer parks on small acreage -
- Urban sprawl
- Keeping up our roads without raising real estate taxes too much.
- there is not much for teens to do and not enough business
- more Blacktop roads
- Roads
- Job opportunities
- No industries
- my taxes go up and my roads don't get plowed ...hmmmm
- Increase of taxes / how to finance future needs/wants!
- None - that we are aware of
- Keeping it small
- The future of Lake Magnor
- controlled growth and environmental cares
- State Law
- Maintenance of property and up keep of the roads.
- Outside storage of junk + unauthorized junk yards lower property values + therefore taxes. Polk County does not enforce laws
- Over appraised values + really over taxed properties - Please see enclosed sales + values {???

**Q3 - What is your opinion toward future growth and development (commercial, recreational, residential, etc.) in the Town of Clayton**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
We need to support and encourage growth and development	56	35.00%	32.00%
The Town of Clayton is going to grow, but we need to manage it.	63	39.38%	36.00%
We need to slow down the rate of growth and development in the Town of Clayton	7	4.38%	4.00%
I would like to see the Town of Clayton stay the way it is.	29	18.13%	16.57%
Not sure	5	3.13%	2.86%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Additional Comments**

- This town is dead - no hope - trailer court is a dump!
- k. Less government and regulation, and taxes.

**Q4 - How would you rate the quality of life in the Town of Clayton?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Excellent	21	12.80%	12.00%
Good	100	60.98%	57.14%
Fair	31	18.90%	17.71%
Poor	3	1.83%	1.71%
No opinion	9	5.49%	5.14%
<b>Total</b>	<b>164</b>	<b>100.00%</b>	<b>93.71%</b>

**Additional Comments**

- 2 miles out / rural
- We live in out lying area

**Q5 - How do you recommend we encourage our youth to return here to live after college, military, etc.?**

**Responses**

- Reasonable living + employment family close.
- good luck - if schools are funded better, kids have more fun there - want to come back
- Better paying jobs - more job opportunities
- Need good job opportunities
- Allow the surrounding cities to deal with that, not in the Township. They can provide the economic development in the cities + villages, while the township can still enjoy the rewards
- By offering gd paying jobs
- Reasonable housing costs with job opportunity
- Create good jobs in a planned, self-sustaining community

- More industry for jobs
- need jobs that pay competitive wages
- reduce taxes
- Be more help to the people that live here
- By opening our own job training center
- Not important
- Create jobs
- We need employment
- Making sure there is a good, honest, clean, safe, place to return to.
- create jobs
- I would not recommend anyone returning!
- More job opportunities. Emphasis quality of life here.
- Make it affordable to live here.
- NO
- Better paying jobs
- I wouldn't - no jobs
- jobs
- employment op
- don't know
- offer good jobs
- Don't bother
- Employment opportunities that fit todays needs.
- Business or manufacturing
- Keep wages low But not for CEO + such
- I have 3 grown children who didn't grow up in this area + have no interest in living in this area.
- Jobs
- Industry available to them
- Nothing the township does will make them come back or stay away
- Quality of life
- Low taxes
- Why, there is not a job source to support more people + the jobs that are here don't pay for shit
- We have no jobs available
- jobs
- More better paying jobs locally
- Let them decide, as they get older - let them choose where to live. If it is still nice here - maybe they'll comeback after college + grad school or whatever they do to make themselves job ready.
- A good school and low crime rate
- More jobs - a nice park. More business.
- They will need good jobs so they can suport themselves + their families
- provide more job opportunities suitable for after college + military studies
- cheap land
- need employment in our area
- Create jobs, opportunity
- More industry
- get some industry - jobs
- Remind them of the values of a rural community
- It would be nice if young adults could find the jobs they need to make a good living, especially if they now have a technical degree.

- jobs. More activities to often related to school + community
- It takes high income jobs.
- our schools systems are really good - keep crime rates down
- keep it rural
- keep our township an affordable and safe place to live
- Comfortable surroundings, great school, clean air and area with reasonable proximity to decent job opportunities, part bedroom community type (1/3) 1/3 service community (farming included) and the rest split up for retirement and recreational. Utopia!!!
- Have jobs available
- Do you really want your kids to return here? I say let them go and be the best they can in the big world.
- need businesses for jobs so people will stay here
- Encourage high quality investment - especially high tech plant or facility
- Provide jobs
- Have no idea!! That's a good question my child left - never to live there again after college.
- By getting more opportunities for them to make a living.
- make sure they have jobs close to home
- Job opportunities + great school.
- Have good paying job opportunities
- Good place to live - little crime etc.
- Find job within 50 miles with good pay
- create jobs
- Need attractive jobs to have our youth return
- Keep rural lifestyle
- Jobs and opportunity for middle class income
- find ways to promote job growth that also provides good benefits yet highlights the advantages of small town living.
- Job opportunities - quality of life
- Job opportunities
- Place to work
- Provide Good Jobs
- Ability to live here and raise a family
- Jobs
- Commercial growth - jobs
- Get some good paying jobs.
- To create excellent business/family opportunities for their future.
- Promote the easy going lifestyle and closeness to the activities of the city need to have good jobs local
- Provide work opportunities in immediate locale as well as partner with others in nearby communities/region to provide work.
- Factory - business opp. - Recreation
- Attract high paying jobs
- Need job opportunities
- No idea
- country living
- can't do it
- There is not enough job opportunity in a town this small, and I want the town to stay small,
- Jobs & quality of life.
- Not sure

- Job opportunities, low taxes, a good education for their families.
- provide jobs
- Job opportunities
- Not necessary
- competitive wages + available housing.
- Any attempt by town government would be a missuse of tax money.
- don't encourage them to see other places
- Family; Farms
- We would have to have good paying jobs for them to return.
- Industry, Businesses, Parks + entertainment
- We need more business opportunities available for families to support themselves
- Jobs
- More employment opportunities
- We need job & housing opportunities
- With no employment opportunities, youth will live and work in other areas
- Offer more business - you cannot expect them to live here if there are no jobs
- More employment oppty's. In the region
- I'm not sure we can unless jobs are here that they want. They are going to have to be willing to travel to jobs to want what we have to offer.
- to be able to have pride in our part of the world where you can raise a family to respect others - + have pride in our country!
- Youth need to be encouraged to live/settle where their jobs, interests take them. This is 2008. We have a mobile society. If you want youth to settle here - you need the luxuries which they and (us-the old folks) cannot/don't want to pay for - hi taxes - what a question!
- Difficult in any small rural area
- You have to provide something to come back to! Planned housing developments and jobs etc.
- job opportunities
- More job opportunities
- Provide opportunity through growth
- jobs - environment
- business/entrepreneurship development - job opportunities
- To have decent jobs available.
- Too slow of pace, might return when start having children. Will not pull away from cities until then.
- No jobs - no future - very limited incomes Return for what?

**Q6 - The Town of Clayton should adopt and enforce a property maintenance ordinance relating to outside storage of junk.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	67	40.61%	38.29%
Agree	56	33.94%	32.00%
Disagree	20	12.12%	11.43%
Strongly Disagree	17	10.30%	9.71%
No Opinion	5	3.03%	2.86%
<b>Total</b>	<b>165</b>	<b>100.00%</b>	<b>94.29%</b>

**Additional Comments**

- in town not township
- What is classified as junk?
- This decreases our property value, thus taxes for city. My neighbor has a mess w- cars, city has ord they don't enforce
- The problem: "one man's trash is another man's treasure"
- Whose definition do you use - "you" want to keep it rural with city ordinances
- By formulating ordinances

**Q7 (a) - The Town of Clayton needs more Single Family Homes**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	35	22.15%	20.00%
Agree	68	43.04%	38.86%
Disagree	18	11.39%	10.29%
Strongly Disagree	6	3.80%	3.43%
No Opinion	31	19.62%	17.71%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q7 (b) - The Town of Clayton needs more Twin Homes/Condos**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	6	3.90%	3.43%
Agree	39	25.32%	22.29%
Disagree	46	29.87%	26.29%
Strongly Disagree	28	18.18%	16.00%
No Opinion	35	22.73%	20.00%
<b>Total</b>	<b>154</b>	<b>100.00%</b>	<b>88.00%</b>

**Q7 (c) - The Town of Clayton needs more Manufactured Dwellings (Double-wide)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	2	1.32%	1.14%
Agree	42	27.81%	24.00%
Disagree	34	22.52%	19.43%
Strongly Disagree	38	25.17%	21.71%
No Opinion	35	23.18%	20.00%
<b>Total</b>	<b>151</b>	<b>100.00%</b>	<b>86.29%</b>

**Q7 (d) - The Town of Clayton needs more Elderly/Assisted Living**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	28	17.72%	16.00%
Agree	75	47.47%	42.86%
Disagree	13	8.23%	7.43%
Strongly Disagree	8	5.06%	4.57%
No Opinion	34	21.52%	19.43%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q7 (e) - The Town of Clayton needs more Rental Housing**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	8	5.26%	4.57%
Agree	45	29.61%	25.71%
Disagree	40	26.32%	22.86%
Strongly Disagree	23	15.13%	13.14%
No Opinion	36	23.68%	20.57%
<b>Total</b>	<b>152</b>	<b>100.00%</b>	<b>86.86%</b>

**Q7 (f) - The Town of Clayton needs more Manufactured Homes (Mobile homes)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	2	1.31%	1.14%
Agree	15	9.80%	8.57%
Disagree	50	32.68%	28.57%
Strongly Disagree	53	34.64%	30.29%
No Opinion	33	21.57%	18.86%
<b>Total</b>	<b>153</b>	<b>100.00%</b>	<b>87.43%</b>

**Q7 (g) - (Other)**

**Additional Responses**

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- freedom (Strongly Agree)
- I don't know; but I want it to remain rural. So, no much development.
- Planned industries (Agree)

**Additional Comments**

- don't raise taxes because we need new housing
- These will be built if they are needed
- (a) Maintain + upgrade what we have first.
- (a) with reason for building

**Q8 - Should the Town of Clayton apply for state/federal housing improvement grants?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Yes	110	70.51%	62.86%
No	46	29.49%	26.29%
<b>Total</b>	<b>156</b>	<b>100.00%</b>	<b>89.14%</b>

**Additional Comments**

- Dont no what this is
- This means more taxes
- I don't know - maybe federal will have some strong environmental things - whichever has the most!
- I don't know how this helps

**Q9 - If you were eligible, would you be interested in a 0% interest home improvement loan with no repayment until you sell your home?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Yes	87	53.70%	49.71%
No	75	46.30%	42.86%
<b>Total</b>	<b>162</b>	<b>100.00%</b>	<b>92.57%</b>

**Additional Comments**

- possibly
- I live S of Clayton + use Z rds on a minimal basis through town.
- People with an adequate income are not eligible for a 0% loan. The people eligible for a 0% loan would not be an asset to the Town anyways.
- Of course!
- But these loans need to apply to houses living outside the village limits. At least to anyone holding a clayton address

**Q10 - How would you rate the general condition of local roads in the Town of Clayton?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Fine/well maintained	18	10.71%	10.29%
Good/some maintenance needed	128	76.19%	73.14%
Poor/need immediate attention	18	10.71%	10.29%
No opinion	4	2.38%	2.29%
<b>Total</b>	<b>168</b>	<b>100.00%</b>	<b>96.00%</b>

**Additional Comments**

- pave more dirt roads
- Ditches along many roads are broken off right to blacktop
- Keep 18 wheels off road's they don't need to be on!

**Q11 - How would you rate the ongoing maintenance of local roads in the Town of Clayton?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Excellent	13	7.83%	7.43%
Good	98	59.04%	56.00%
Fair	38	22.89%	21.71%
Poor	9	5.42%	5.14%
No opinion	8	4.82%	4.57%
<b>Total</b>	<b>166</b>	<b>100.00%</b>	<b>94.86%</b>

**Additional Comments**

- Equipment needed

**Q12 - How would you rate the snow removal of local roads in the Town of Clayton?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Excellent	39	23.49%	22.29%
Good	81	48.80%	46.29%
Fair	28	16.87%	16.00%
Poor	6	3.61%	3.43%
No opinion	12	7.23%	6.86%
<b>Total</b>	<b>166</b>	<b>100.00%</b>	<b>94.86%</b>

**Additional Comments**

- much improved
- Equipment needed
- snowplow does a great job this year
- But why do they always plow our driveway shut? Remedy needed.

**Q13 (a)** - Within the next 20 years, the Town of Clayton will need to provide a **Town Hall**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	9	5.66%	5.14%
Agree	40	25.16%	22.86%
Disagree	61	38.36%	34.86%
Strongly Disagree	23	14.47%	13.14%
No Opinion	26	16.35%	14.86%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q13 (b)** - Within the next 20 years, the Town of Clayton will need to provide a **Town Shop**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	8	5.06%	4.57%
Agree	47	29.75%	26.86%
Disagree	53	33.54%	30.29%
Strongly Disagree	19	12.03%	10.86%
No Opinion	31	19.62%	17.71%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q13 (c)** - Within the next 20 years, the Town of Clayton will need to provide **EMS/Fire Hall (Joint w/ Village)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	24	15.09%	13.71%
Agree	81	50.94%	46.29%
Disagree	28	17.61%	16.00%
Strongly Disagree	4	2.52%	2.29%
No Opinion	22	13.84%	12.57%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q13 (d)** - Within the next 20 years, the Town of Clayton will need to provide **Disabled and Elderly Transportation**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	27	16.88%	15.43%
Agree	78	48.75%	44.57%
Disagree	23	14.38%	13.14%
Strongly Disagree	7	4.38%	4.00%
No Opinion	25	15.63%	14.29%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Q13 (e) - Other**

**Additional Responses**

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- Police (Strongly Agree)
- Recycling (Agree)
- Signing for deaf + blind (Strongly Agree)
- reduce taxes (Strongly Agree)
- Natural gas line (Agree)
- Primary Prof. SVC. Of all types also merge schools with Clear Lake maybe even merge with Turtle Lake School. Look to the Future

**Additional Comments**

- Keep things the same + low key - keep RE taxes down
- Encourage businesses that provide life basics ie bakery, grocery hardware, meat shop, ect.
- don't raise taxes because we need a fire hall
- (b) What is this? What does a Town shop sell?

**Q14 (a) - The Town of Clayton should build or expand Parks/Open Spaces**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	25	15.82%	14.29%
Agree	58	36.71%	33.14%
Disagree	45	28.48%	25.71%
Strongly Disagree	15	9.49%	8.57%
No Opinion	15	9.49%	8.57%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q14 (b) - The Town of Clayton should build or expand Golf Courses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	2	1.27%	1.14%
Agree	22	14.01%	12.57%
Disagree	72	45.86%	41.14%
Strongly Disagree	43	27.39%	24.57%
No Opinion	18	11.46%	10.29%
<b>Total</b>	<b>157</b>	<b>100.00%</b>	<b>89.71%</b>

Q14 (c) - The Town of Clayton should build or expand **Bike Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	20	12.42%	11.43%
Agree	71	44.10%	40.57%
Disagree	41	25.47%	23.43%
Strongly Disagree	14	8.70%	8.00%
No Opinion	15	9.32%	8.57%
<b>Total</b>	<b>161</b>	<b>100.00%</b>	<b>92.00%</b>

Q14 (d) - The Town of Clayton should build or expand **Walking/Hiking Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	23	14.20%	13.14%
Agree	75	46.30%	42.86%
Disagree	39	24.07%	22.29%
Strongly Disagree	14	8.64%	8.00%
No Opinion	11	6.79%	6.29%
<b>Total</b>	<b>162</b>	<b>100.00%</b>	<b>92.57%</b>

Q14 (e) - The Town of Clayton should build or expand **ATV Trails and/or Snowmobile Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	18	11.39%	10.29%
Agree	62	39.24%	35.43%
Disagree	46	29.11%	26.29%
Strongly Disagree	19	12.03%	10.86%
No Opinion	13	8.23%	7.43%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

Q14 (f) - The Town of Clayton should build or expand **Cross Country Ski Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	10	6.45%	5.71%
Agree	60	38.71%	34.29%
Disagree	44	28.39%	25.14%
Strongly Disagree	17	10.97%	9.71%
No Opinion	24	15.48%	13.71%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q14 (g) - The Town of Clayton should build or expand Horseback Riding Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	8	5.26%	4.57%
Agree	37	24.34%	21.14%
Disagree	57	37.50%	32.57%
Strongly Disagree	19	12.50%	10.86%
No Opinion	31	20.39%	17.71%
<b>Total</b>	<b>152</b>	<b>100.00%</b>	<b>86.86%</b>

**Q14 (h) - The Town of Clayton should build or expand Boat Launch/Water Access**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	14	8.81%	8.00%
Agree	77	48.43%	44.00%
Disagree	36	22.64%	20.57%
Strongly Disagree	12	7.55%	6.86%
No Opinion	20	12.58%	11.43%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q14 (i) - The Town of Clayton should build or expand Hunting/Fishing Access**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	17	10.63%	9.71%
Agree	81	50.63%	46.29%
Disagree	32	20.00%	18.29%
Strongly Disagree	12	7.50%	6.86%
No Opinion	18	11.25%	10.29%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Q14 (j) - Other****Additional Responses**

- Schools (Strongly Agree)
- community center, pool
- private property + capitalism (Strongly Agree)
- maintain what we have (Strongly Agree)
- depends on industries + population
- Industry (Agree)
- Med. Clinic (Strongly Agree)

**Additional Comments**

- none
- don't use our snowmobile trails for walking or horseback riding
- Grants are paid for by tax payers!
- There is no beneficial/potential recreation opportunities for Clayton. Beautify the Village and leave it at that. Employment is #1. Need to look at historical events like the threshing show/cheese making, etc.
- none
- (a) we are open spaces
- (b) too many around here already
- (c) RR track already
- (d) used on the same trail
- (e) There are enough already aren't there
- (f) used on the same trail
- (i) I'm scared on my property during hunting season.
- (i) Too many trespassers now

**Q15 - Current regulations are doing enough to protect Lake Magnor and other lakes in the Town of Clayton from pollution**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	11	7.28%	6.29%
Agree	59	39.07%	33.71%
Disagree	33	21.85%	18.86%
Strongly Disagree	14	9.27%	8.00%
No Opinion	34	22.52%	19.43%
<b>Total</b>	151	100.00%	86.29%

**Additional Comments**

- greenwater + dead fish in summer
- Look at the creeks running into Lake Magnor sometime during the summer

**Q16 (a) - To help slow global warming or be more earth-friendly, the Town of Clayton should Provide local recycling drop off(s)**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	74	45.40%	42.29%
Agree	75	46.01%	42.86%
Disagree	6	3.68%	3.43%
Strongly Disagree	2	1.23%	1.14%
No Opinion	6	3.68%	3.43%
<b>Total</b>	163	100.00%	93.14%

**Q16 (b)** - To help slow global warming or be more earth-friendly, the Town of Clayton should **Invite speaker regarding what individuals can do**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	20	12.42%	11.43%
Agree	53	32.92%	30.29%
Disagree	37	22.98%	21.14%
Strongly Disagree	15	9.32%	8.57%
No Opinion	36	22.36%	20.57%
<b>Total</b>	<b>161</b>	<b>100.00%</b>	<b>92.00%</b>

**Q16 (c)** - To help slow global warming or be more earth-friendly, the Town of Clayton should **Use energy-saving or renewable energy devices in Town of Clayton buildings and/or vehicles**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	45	27.61%	25.71%
Agree	90	55.21%	51.43%
Disagree	12	7.36%	6.86%
Strongly Disagree	2	1.23%	1.14%
No Opinion	14	8.59%	8.00%
<b>Total</b>	<b>163</b>	<b>100.00%</b>	<b>93.14%</b>

**Q16 (d)** - To help slow global warming or be more earth-friendly, the Town of Clayton should **Encourage/not restrict installation of wind generators or other renewable energy devices**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	60	37.04%	34.29%
Agree	75	46.30%	42.86%
Disagree	8	4.94%	4.57%
Strongly Disagree	1	0.62%	0.57%
No Opinion	18	11.11%	10.29%
<b>Total</b>	<b>162</b>	<b>100.00%</b>	<b>92.57%</b>

**Q16 (e)** - To help slow global warming or be more earth-friendly, the Town of Clayton should **Encourage/not restrict "green" businesses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	49	30.06%	28.00%
Agree	88	53.99%	50.29%
Disagree	6	3.68%	3.43%
Strongly Disagree	2	1.23%	1.14%
No Opinion	18	11.04%	10.29%
<b>Total</b>	<b>163</b>	<b>100.00%</b>	<b>93.14%</b>

**Q16 (f)** - To help slow global warming or be more earth-friendly, the Town of Clayton should **Encourage clean up/elimination of blight**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	56	34.15%	32.00%
Agree	73	44.51%	41.71%
Disagree	7	4.27%	4.00%
Strongly Disagree	2	1.22%	1.14%
No Opinion	26	15.85%	14.86%
<b>Total</b>	<b>164</b>	<b>100.00%</b>	<b>93.71%</b>

**Q16 (g) - Other**

**Additional Responses**

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- Contact Mayor {name} in St. Croix Falls for ideas on what they are doing about these issues
- add additional dump days (Strongly Agree)
- use less salt on road (Strongly Agree)

**Additional Comments**

- invalid - global warming is an unproven theory and government is powerless to change the weather, therefore, government should shut up and fix my roads.
- global warming does not exist - but all suggestions at left are good common sense issues.
- There is no global warming! It is good to protect the environment but global warming is B.S.!

**Q17 - Should the Town actively encourage and support new businesses?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Yes, within the Town of Clayton	8	5.06%	4.57%
Yes, in the Village of Clayton	33	20.89%	18.86%
Yes, in both the Town and Village	103	65.19%	58.86%
No, in either the Town or Village	8	5.06%	4.57%
No opinion	6	3.80%	3.43%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Additional Comments**

- Not sure
- No {regarding 'support'}

**Q18 (a) - The Town of Clayton needs Commercial Development**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	38	23.90%	21.71%
Agree	68	42.77%	38.86%
Disagree	33	20.75%	18.86%
Strongly Disagree	6	3.77%	3.43%
No Opinion	14	8.81%	8.00%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q18 (b) - The Town of Clayton needs Light Industrial Development**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	35	22.15%	20.00%
Agree	83	52.53%	47.43%
Disagree	20	12.66%	11.43%
Strongly Disagree	6	3.80%	3.43%
No Opinion	14	8.86%	8.00%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q18 (c) - The Town of Clayton needs Home-Based Businesses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	22	14.19%	12.57%
Agree	91	58.71%	52.00%
Disagree	8	5.16%	4.57%
Strongly Disagree	2	1.29%	1.14%
No Opinion	32	20.65%	18.29%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q18 (d) - The Town of Clayton needs Recreational Businesses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	26	16.77%	14.86%
Agree	87	56.13%	49.71%
Disagree	16	10.32%	9.14%
Strongly Disagree	1	0.65%	0.57%
No Opinion	25	16.13%	14.29%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q18 (e) - The Town of Clayton needs Agricultural-Based Business**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	40	25.81%	22.86%
Agree	83	53.55%	47.43%
Disagree	9	5.81%	5.14%
Strongly Disagree	0	0.00%	0.00%
No Opinion	23	14.84%	13.14%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q18 (f) - The Town of Clayton needs DSL/High Speed Internet**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	54	33.96%	30.86%
Agree	67	42.14%	38.29%
Disagree	14	8.81%	8.00%
Strongly Disagree	1	0.63%	0.57%
No Opinion	23	14.47%	13.14%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q18 (g) - The Town of Clayton needs Tourism**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	24	15.48%	13.71%
Agree	78	50.32%	44.57%
Disagree	23	14.84%	13.14%
Strongly Disagree	8	5.16%	4.57%
No Opinion	22	14.19%	12.57%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q18 (h) - Other**

**Additional Responses**

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- some of everything (Agree)

**Additional Comments**

- none
- less government and low taxes will attract capitolism. High taxes and over regulation inhibits capitolism. People will take better care of themselves if government "free's" them.
- none
- (e) organic farms
- (f) Already have.
- (g) Tour what!

**Q19 (a) - The Town of Clayton has a good working relationship with Clayton School District.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	33	20.50%	18.86%
Agree	65	40.37%	37.14%
Disagree	3	1.86%	1.71%
Strongly Disagree	0	0.00%	0.00%
No Opinion	60	37.27%	34.29%
<b>Total</b>	<b>161</b>	<b>100.00%</b>	<b>92.00%</b>

**Q19 (b) - The Town of Clayton has a good working relationship with Turtle Lake School District.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	10	6.25%	5.71%
Agree	49	30.63%	28.00%
Disagree	7	4.38%	4.00%
Strongly Disagree	1	0.63%	0.57%
No Opinion	93	58.13%	53.14%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Q19 (c)** - The Town of Clayton has a good working relationship with **Clear Lake School District**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	9	5.63%	5.14%
Agree	49	30.63%	28.00%
Disagree	8	5.00%	4.57%
Strongly Disagree	2	1.25%	1.14%
No Opinion	92	57.50%	52.57%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Q19 (d)** - The Town of Clayton has a good working relationship with **Amery School District**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	9	5.70%	5.14%
Agree	43	27.22%	24.57%
Disagree	10	6.33%	5.71%
Strongly Disagree	4	2.53%	2.29%
No Opinion	92	58.23%	52.57%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q19 (e)** - The Town of Clayton has a good working relationship with **Neighboring Communities**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	13	8.39%	7.43%
Agree	57	36.77%	32.57%
Disagree	3	1.94%	1.71%
Strongly Disagree	2	1.29%	1.14%
No Opinion	80	51.61%	45.71%
<b>Total</b>	<b>155</b>	<b>100.00%</b>	<b>88.57%</b>

**Q19 (f)** - The Town of Clayton has a good working relationship with the **Village of Clayton**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	24	15.09%	13.71%
Agree	64	40.25%	36.57%
Disagree	2	1.26%	1.14%
Strongly Disagree	3	1.89%	1.71%
No Opinion	66	41.51%	37.71%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q19 (g)** - The Town of Clayton has a good working relationship with **Polk County**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	15	9.49%	8.57%
Agree	60	37.97%	34.29%
Disagree	7	4.43%	4.00%
Strongly Disagree	3	1.90%	1.71%
No Opinion	73	46.20%	41.71%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q19 (h)** - The Town of Clayton has a good working relationship with **Barron County**.

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	8	5.10%	4.57%
Agree	38	24.20%	21.71%
Disagree	8	5.10%	4.57%
Strongly Disagree	2	1.27%	1.14%
No Opinion	101	64.33%	57.71%
<b>Total</b>	<b>157</b>	<b>100.00%</b>	<b>89.71%</b>

**Q19 (h) - Other**

**Individual Responses**

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- I don't know (No Opinion)

**Additional Comments**

- The town of Clayton has no business with all this fluf. Get back to the basics of road maintenance.
- I don't know - I'm relatively new in this part of the country.
- who knows

**Q20 - The Town of Clayton should share staff and/or equipment with neighboring municipalities.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	31	19.02%	17.71%
Agree	80	49.08%	45.71%
Disagree	22	13.50%	12.57%
Strongly Disagree	8	4.91%	4.57%
No Opinion	22	13.50%	12.57%
<b>Total</b>	<b>163</b>	<b>100.00%</b>	<b>93.14%</b>

**Q21 - Many Town of Clayton residents enjoy its "rural character". How would you define "rural character"?**

**Response**

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- Quiet, clean, peaceful, harmony with board members.
- Very friendly
- "quite"
- Pleasing landscape, good neighbors, simple life
- Neighborly - Helpful
- Living outside city, rustic, country.
- Family farms - low crime rate - recreational opportunities
- Open space, including bike, hike trails
- More farm + wooded land with a small amount of industry or business
- No close neighbors
- No large housing developments, low noise + traffic
- Agriculture - open spaces
- Farm, knowing + visiting with neighbors. Local businesses having needed things for living rurally
- not being depressed by government or big shots
- No high speed chases, helicopters flying over our houses in the middle of the night. Not having to take my keys out of my car or locking up my house
- Unblemished by man
- clean outdoors, wildlife, simple farms
- Clean open spaces, farming operations, trees and nature in abundance. Slower lifestyles, friendly people.
- We like the fact that is quiet we can go as we wish on our property. People don't interfere with our life style + little laws infringe on our daily activities
- Open areas, not being too close to neighbors
- Housing codes - Build family homes, get rid of junk!
- Neighborly
- Beautiful and un-developed
- Looking out the window (not) seeing another house seeing woodland and open spaces - not built up with houses
- Not in town
- Open spaces
- Seeing wildlife in their natural habitat. Quiet mornings
- don't know
- Peaceful country living.
- It is the character we had before suburbia started moving here from the cities bringing and making us adopt their city ways.
- Trusting the person that lives next door.
- very good
- Free of ATV's + snow mobiles, keep heavy traffic to county road's not town roads
- open spaces - not too crowded
- Character as is, is acceptable
- Having no neighbors that bug you.
- Quality of life
- Private property rights
- Farms + land, clean homesteads, nature,

- undeveloped land, family farms
- Beautiful open area + flavor
- Well, I moved from NY State (Albany to be exact) trees, & farmfields, deerstands, and more farm fields and R X R tracks that are buzzing with ATV's where can you walk?
- open space
- None to do.
- Open spaces, natural landscapes e.g. trees, rolling hills, etc agriculture
- Farm land, trees, lakes, friendly, smaller scaled school + businesses
- small population
- Quiet & friendly
- Greater than 1 acre parcels for homesites.
- Getting along
- Open spaces, agriculture (but not factory farms) somewhat slower lifestyle no freeways, wild areas, forests
- Having "open space". Friendly, quiet. Trusting
- Just as it is.
- Being able to drive down a country road and not see wall to wall housing projects - keep housing growth but not small villages - as you drive around the T.W.S.P
- low population
- It looks junky the buildings need more up keep and a cute little main street like Amery.
- A communittee w/o housing developments. Open contry living and farms
- Clean open spaces, with farm fields and animals, home, wooded lots with communities working together for the good of the township. No Hillbilly atmospheres
- quite, area, honest + people hard working
- fields of crops, marsh, woods. Not new homes poping up in every other cornfield!
- we're in the country but close enough to neighbors that we can walk there
- Small village in area or smaller town + cities wich the remainder is agriculture
- Friendly
- wide open spaces - the country look + feel - no over crowding - quiet - serene etc.
- close enough to things needed (job, groceries, doctors etc) Far enough away lite traffic area
- quiet without official involvement or to many rules
- Friendly, get togethers, school activities, nice yards + woods.
- Rural means - houses are not right next to each other - large yards
- I think it's good
- no close neighbors, oppurtunities to enjoy the outdoors
- Space between homes several acres for each seeing wildlife
- Like it is now.
- No more than 25% of land area is developed for houses + comercial businesses. The remaining is used for agriculture or open areas.
- Character, ethics, family values, looking out for each other + being friendly
- country setting
- Peaceful, less traffic
- Quiet, peaceful
- Access to outdoors
- Not having houses every place they can put one - mom + pop business - keep the country the country
- Mixture farms & single family dwellings
- Large enough lots so neighbors aren't to close, low traffic rate
- Good
- Open

- Open space, trees, and farming
- Make no laws changing
- The presence of family farms and undeveloped areas (wetlands, woods, prairie)
- Well maintained homes on yards kept up, and lots that are large enough to keep neighbors apart - wooded + quiet with respect for each other. Preferably not small lots. We enjoy our privacy.
- Friendly neighbors (who for most of the time, just leave you alone)
- Quiet slow moving
- wide open spaces
- very good
- Low traffic + larger lots
- Acreage required for mobile homes, working farms, outdoor recreation, few franchises, limited traffic + stoplights
- Farms, trees, lakes, cows
- Preservation of historical, "influential" buildings and sharing the past history of Clayton with current residents and tourists.
- Quiet , friendly, light an intrusive regulation appretive of agriculture heritage of community
- Wildlife, open spaces, small, close community, rural scenery. Traditional values
- Not many residents and not much traffic on our roads
- Agriculture, slow pace, neighborly
- Being able to live, without a lot of traffic, very small crime area, kids can play and be safe, leave agriculture as is - zoning
- peaceful - space between residences, wooded acreage fields for agriculture, hunting etc,
- Less people less traffic less of everything
- 
- Close community, small business that have a "homey" feel, lots of space (no crowding), low crime
- A safe, comfortable, slower-paced, lower crime and more privacy to enjoy life more.
- See the sun - smell the earth - hear the birds
- Not having to see your neighbor when you look out your window + being able to have privacy in your yard
- Open farmland, mixed with woods, barns silos creek, lakes
- Seeing farms + animals as you travel the roads. Low travel levels. Friendly people. Seeing wooded land + grassy meadows.
- Natural, open space
- Minimum lot sizes/Ag usage encouraged
- My door is rarely locked and my neighbors bring me left over northern from ice fishing I can sit in my yard + not see a car
- quiet + nice - except for the creamery they should not be able to spread waste H2O on land, should be recycled
- landscape of small, well kept lots with buildings, scattered - No stop lights - no large factories - smoke contaminating businesses - clean - with wild life.
- Single family homes on larger parcels (over 35 acres). Recreational opportunities are also important.
- We don't have a "rural character" at Lake Magnor.
- Awesome, quiet
- Friendly. Helpful. Concerned
- It's quiet
- knowing your neighbors - helping each other
- Nead land kept up, so it is cleaned up on a regular basis.

- No developments, not seeing multiple houses outside front window.

**Q22 - With increasing single-family residents, "nuisance" complaints sometimes try to stop or impede farming operations. A Wisconsin law allows local governments to adopt "right to farm" ordinances to prevent this. Do you feel existing Town of Clayton farms should be preserved by such a local ordinance?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Yes	134	80.72%	76.57%
No	14	8.43%	8.00%
No Opinion	18	10.84%	10.29%
<b>Total</b>	<b>166</b>	<b>100.00%</b>	<b>94.86%</b>

**Additional Comments**

- I do not know enough about the right to farm law. I do know some farming operations should be reported.

**Q23 - Preserving traditional "family" farms (rather than mega-farms) is a high priority or low priority?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
High Priority	126	79.25%	72.00%
Low Priority	33	20.75%	18.86%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Additional Comments**

- Neither high nor low - keep RE taxes low + it will help them survive
- Not the future
- To late for Clayton!
- It's too late. The family farms are about gone!
- Keep what's left of rural wis.
- very few in Clayton townships - most farming is done by large farmer who rent/own land the owners can not farm, themselves due to age, {??} costs.

**Q24 - I would pay additional taxes or a special fee to preserve prime farmland, wildlife habitats, trails, and parks in the Town of Clayton (through public purchases of land, easements, development rights, etc.)**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Yes, up to \$50.00 per year	51	31.29%	29.14%
Yes, up to \$150.00 per year	19	11.66%	10.86%
Yes, up to \$300.00 per year	10	6.13%	5.71%
No, I wouldn't pay extra for this	62	38.04%	35.43%
No Opinion	21	12.88%	12.00%
<b>Total</b>	<b>163</b>	<b>100.00%</b>	<b>93.14%</b>

**Additional Comments**

- I should have to pay more
- I can't afford the taxes now
- I'm on disability and could afford but it shouldn't come to that.
- If all interest groups could use these lands ie: snowmobilers/hikers
- Everyone is taking money from the public. Maybe a tax should be aplyed to a certain tax bracket
- Yes only if usage not restricted to non motorized use
- depends on plan
- It's already there - just leave it
- If I knew it was doing some good

**Q25 - How would you rate current efforts by Polk County to regulate and guide development?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Too much planning and too many regulations	45	28.13%	25.71%
About the right amount of planning/regulations	29	18.13%	16.57%
Not enough planning and regulations	24	15.00%	13.71%
No opinion	62	38.75%	35.43%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Additional Comments**

- but not competent either
- A bunch of idiots with no direction
- What has Polk Cty done and where do i find it?
- without sufficient brain power! or {???
- Polk Cty govt is broken - They forgot how to serve the people
- Don't know
- not enough info
- county priorities differ from resident priorities
- e. Not enough planning too many regulations
- We're losing ground
- (d) as written too vague

**Q26 - The Town of Clayton should develop and promote design guidelines, standards, or ordinances for residential development? (These could be created without changing county zoning)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Frequency</b>
Strongly Agree	29	18.13%	16.57%
Agree	63	39.38%	36.00%
Disagree	22	13.75%	12.57%
Strongly Disagree	21	13.13%	12.00%
No Opinion	25	15.63%	14.29%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Additional Comments**

- In town they should be some guide lines but ordinances infringe on people right to do what they want.
- Not Sure
- ? We already have an ordinance that is not being enforced!! Why go thru this expense again?
- But enforce them!
- To keep it to a minimum
- not sure I understand
- When they get more business in
- rural = individuality
- (e) as written too vague

**Q27 (a) - The Town of Clayton should implement Shoreline/Lakefront Protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	64	39.75%	36.57%
Agree	63	39.13%	36.00%
Disagree	15	9.32%	8.57%
Strongly Disagree	11	6.83%	6.29%
No Opinion	8	4.97%	4.57%
<b>Total</b>	<b>161</b>	<b>100.00%</b>	<b>92.00%</b>

**Q27 (b) - The Town of Clayton should implement Wildlife Habitat Protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	60	37.74%	34.29%
Agree	70	44.03%	40.00%
Disagree	13	8.18%	7.43%
Strongly Disagree	8	5.03%	4.57%
No Opinion	8	5.03%	4.57%
<b>Total</b>	<b>159</b>	<b>100.00%</b>	<b>90.86%</b>

**Q27 (c) - The Town of Clayton should implement Farmland Preservation**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	60	38.46%	34.29%
Agree	68	43.59%	38.86%
Disagree	13	8.33%	7.43%
Strongly Disagree	6	3.85%	3.43%
No Opinion	9	5.77%	5.14%
<b>Total</b>	<b>156</b>	<b>100.00%</b>	<b>89.14%</b>

**Q27 (d) - The Town of Clayton should implement Groundwater Protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	74	46.84%	42.29%
Agree	66	41.77%	37.71%
Disagree	7	4.43%	4.00%
Strongly Disagree	6	3.80%	3.43%
No Opinion	5	3.16%	2.86%
<b>Total</b>	<b>158</b>	<b>100.00%</b>	<b>90.29%</b>

**Q27 (e) - Other**

**Additional Responses**

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- Put community light rail in (Strongly Agree)
- Regulation on irrigation wells (Strongly Agree)
- No ice racing on Lake Magnor (Strongly Agree)

**Additional Comments**

- none
- already exist
- To a point that makes sense
- The city has put work into all of these, yet don't enforce them!
- the county already does all of this - how will the Town pay for this - "raise taxes?" That will bring in the young people to live & settle here!
- These are County issues

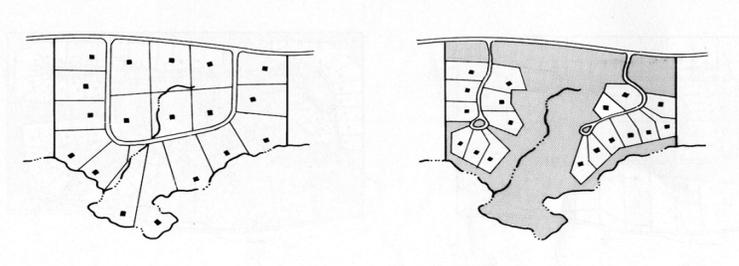
**Q28 - Minimum lot size for new non-lakeshore residential is currently 1 acre for most of the Town of Clayton. What minimum residential lot size do you feel is best?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
1 acre	51	31.88%	29.14%
2 acres	30	18.75%	17.14%
3-4 acres	24	15.00%	13.71%
5+ acres	23	14.38%	13.14%
10+ acres	10	6.25%	5.71%
20+ acres	2	1.25%	1.14%
35+ acres	4	2.50%	2.29%
No opinion	16	10.00%	9.14%
<b>Total</b>	<b>160</b>	<b>100.00%</b>	<b>91.43%</b>

**Additional Comments**

- I. Private property regardless of size, should be free
- 2.5 acres

**Q29 - Both subdivision examples below are the same size with 18 lots. If a new residential subdivision were built here, would you prefer the conventional development method, with homes scattered throughout the subdivision (CONVENTIONAL), or homes clustered on smaller lots to allow more open common spaces (CONSERVATION), or a mixture of both (BOTH TYPES)?**



Response	Frequency	Percent of Frequency	Percent of Total Surveys
Conventional Subdivision	31	20.53%	17.71%
Conservation Subdivision	62	41.06%	35.43%
Both Types	58	38.41%	33.14%
<b>Total</b>	<b>151</b>	<b>100.00%</b>	<b>86.29%</b>

**Additional Comments**

- none! No subdivision at all
- In town?? question no clear
- let the owner decide.
- No opinion
- depends on roads, land conditions locations + types of homes etc
- give people space
- neither

**Q30 - Do you feel that public information regarding Town meetings, events, or activities is adequately available to residents?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	5	3.11%	2.86%
Agree	80	49.69%	45.71%
Disagree	36	22.36%	20.57%
Strongly Disagree	16	9.94%	9.14%
No opinion	24	14.91%	13.71%
<b>Total</b>	<b>161</b>	<b>100.00%</b>	<b>92.00%</b>

**Additional Comments**

- We can't attend anyway

**Q31 - Please check all the methods of communication that you would like to see used more:**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Website	74	25.00%	42.29%
Newspaper notices/featured articles	88	29.73%	50.29%
Newsletters	84	28.38%	48.00%
Posting of Town meeting notices or agendas	50	16.89%	28.57%
<b>Total</b>	<b>296</b>	<b>100.00%</b>	<b>169.14%</b>

**Q31 – Other**

**Additional Responses**

- Put in all the papers
- Radio
- send out emails
- cheap method
- letters to those tax payers that answer this survey
- It's fine the way it is
- No opinion
- This is required by law

**Additional Comments**

- lower cost?  
 - (d) in more locations

**Q32 - The Town of Clayton should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Tax increases	17	4.79%	9.71%
State and Federal Grants	134	37.75%	76.57%
Citizens Groups	37	10.42%	21.14%
New Development Impact Fees	68	19.15%	38.86%
User fees	71	20.00%	40.57%
Loans/Borrowing/Bonding	27	7.61%	15.43%
<b>Total</b>	<b>355</b>	<b>100.00%</b>	<b>202.86%</b>

**Q32 – Other**

**Additional Responses**

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- fundraisers
- no fees
- we don't need to spend any money.
- fundraisers
- Watch spending in other places
- Live within means
- Mixture of using common sense!
- Fundraising
- Not sure how
- Budget

**Additional Responses**

- (b) = tax increases
- No opinion
- Slight up to \$50

**Q33 - In what ways would you like to become more involved in the Town of Clayton? (Check all that apply).**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Volunteer to create or maintain a Town website	7	9.33%	4.00%
Help with elections	19	25.33%	10.86%
Become a committee member	18	24.00%	10.29%
Adopt-a-Highway/ditch clean up	31	41.33%	17.71%
<b>Total</b>	<b>75</b>	<b>100.00%</b>	<b>42.86%</b>

**Q33 – Other**

**Additional Responses**

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- start going to meetings
- Not sure
- elderly - can't help - sorry
- none
- I would like to move out but I can't move the land
- Am legally blind and deaf
- convince as many people as possible that less government equals more freedom
- clean ditches near your residence all the time
- Have senior programs available
- No comment
- We are preserving a natural area on 9 acres at Beaver Brook
- When I retire
- Age keeps me from continuing these
- There needs to be better enforcement of litter/dumping laws!
- not able to
- Not sure
- No idea

**Additional Comments**

- (d) Already do it. (Voluntarily)
- (d) already do this
- {referring to a} {???) professional, but have never created website. Do you currently have one?  
948-2685

**Q34 - Please describe your residency or affiliation with the Town of Clayton**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Primary Residence	126	74.12%	72.00%
2nd home (i.e. vacation home)	20	11.76%	11.43%
Non-resident land owner	24	14.12%	13.71%
Renter	0	0.00%	0.00%
<b>Total</b>	170	100.00%	97.14%

**Additional Comments**

- 2 miles south

**Q35 - Do you own or operate any of the following in the Town of Clayton? (Circle all that apply.)**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Farm	42	23.73%	24.00%
Home-based business	15	8.47%	8.57%
Other Business	6	3.39%	3.43%
"Green" Home	6	3.39%	3.43%
Lakeshore property	40	22.60%	22.86%
None of the above	68	38.42%	38.86%
<b>Total</b>	177	100.00%	101.14%

**Additional Comments**

- (b) Not in the town of clayton
- hobby
- (d) BS
- forestry
- Hobby farm
- do rent out some land for farming
- would like to start

**Q36 - How long have you owned or rented property in the Town of Clayton? (Circle one.)**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Less than 5 years	24	14.20%	13.71%
5 to 10 years	32	18.93%	18.29%
11 to 20 years	46	27.22%	26.29%
More than 20 years	67	39.64%	38.29%
<b>Total</b>	169	100.00%	96.57%

**Additional Comments**

- for me - my husband has own the property since
- But had been our family homestead

**Q37 (a) - Please indicate the total number of persons in your household**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
1 person	21	13.21%	12.00%
2 people	91	57.23%	52.00%
3 people	14	8.81%	8.00%
4 people	28	17.61%	16.00%
5 people	4	2.52%	2.29%
6 people	1	0.63%	0.57%
7 people	0	0.00%	0.00%
8 people	0	0.00%	0.00%
9 people	0	0.00%	0.00%
10 people	0	0.00%	0.00%
<b>Total</b>	159	100.00%	90.86%

**Q37 (b) - How many in each age group?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Under 17	60	16.71%	34.29%
Ages 18-24	22	6.13%	12.57%
Ages 25-64	190	52.92%	108.57%
Age 65+	87	24.23%	49.71%
<b>Total</b>	359	100.00%	205.14%

**Q38 - To plan for future service needs, how many of the following reside in your household?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Wheelchair Bound	5	3.11%	2.86%
Other Physically Impaired	6	3.73%	3.43%
Mentally Disadvantaged	8	4.97%	4.57%
Alzheimers/Dementia	4	2.48%	2.29%
Blind	7	4.35%	4.00%
Other Special Attention Needs	7	4.35%	4.00%
None of the Above	124	77.02%	70.86%
<b>Total</b>	161	100.00%	92.00%

**Please describe your vision of the Town of Clayton twenty years from now?**

- I envision is a rural area with little pollution, continued good roads + recreational trails. Well kept homes with no junk in the yard. Safety from out fire, police + EMS services.
- 1800 people. Small factories. More business in town - keep farms around.
- Cleaned up - get rid of garbage yards - have laws on how a trailer house should be
- No idea
- Keep things the same, w/ land and RE taxes as low as possible. Allow the farms to have a chance + keep development (housing) in the villages + cities.
- It needs to realize that people collecting junk, + old cars destroy the beauty of a small Town. Old buildings have to be torn down + replaced with needs of a small town.
- A planned, self-contained community where people could walk to most things - create an alternative to suburban sprawl and the glorification of the automobile, Reston, VA. Is an example of this type of town
- Maintain small farms / no large housing developments
- 1. Growth for industry around Clayton 2. Residential growth will be limited
- Slow growth, preserving farmland + farms
- A peaceful place with small farms - a township that help the people not walk all over them
- 20 years from now I foresee clayton at about the same size of Amery is today. Hopefully.
- Rural in nature, with wildlife and wetland habitat
- a rural area with more rural housing
- In 2028 this rural community has a nice balance of farming, food production (organic) operations and residential development with land use regulations in place and enforced. Local and county government leadership are dedicated to fiscal responsibility, honesty, true concern for the people + land. Clean water, clean air and nature in abundance - a blessed community because we are reaping what we sow.
- More family homes in the village of clayton - more small business south of town off highway + maybe east of town.
- Clean and friendly atmosphere. Local small town businesses.
- Keep it a small town that is why we moved hear if you want to live in a big city move to one.
- Still open farm land with hunting & fishing available
- The same
- To be an active, productive town in the State of Wisconsin. To be a town that travelers want to stay at on there way north. A town that I can be proud to reside in.
- Ghost Town
- Safe and prosperous with a sense of historical past.
- I won't be living
- Keeping up yet keeping our rural atmosphere
- More industry - good schools - more churches - a city well maintained by residents and the city
- Stay rural, good roads, clean yards, more wooded acres, clean waters, less traffic.
- Hopefully, much the same
- If people here continue to become more dependent on government services, clayton will be like New Orleans. A society of dependent helpless fools who can't save themselves in hard times.
- I hope the Town grows, slow, because there are to many narrow minded people here who are lifers, they run things they way they always have been, there is no reason 4 businesses to move here the work force isn't here + probably won't be in the future, I hope im wrong but i don't see it.

- Little change from the present, increased employment opportunity, no tract housing
- Keep it the same, internet access is important though.
- My vision, is to see it basically the way it is today - with new and "of the time" changes
  1. windpower
  2. making windpower available to individuals to instigate right on their property
  3. changes in education - stressing the need to preserve our planet earth.
- A ghost Town if it because there is not anything for young people in this town.
- A place with rural character. More jobs. Clean air + water
- Staying exactly the way it is.
- Probably not to much of a change. When we moved here 9 yrs ago we had more in town than we have now.
- Clean, rural residential, bedroom community of metro area
- no opinion
- Still rural in character with a few well designed residential developments - growth of job opportunities in nearby municipalities. Not necessarily in the town. Still has family farms.
- It would be nice to see more business in Clayton. I hope the school can continue to thrive, with parents, kids + community having pride in our village, township + school
- Have better roads, newer houses being built, our school doing good. Have money to have good maintenance, on our roads, possible having 2 maintenance men - two trucks for snow removal - Recreational area for kids and adults. Keeping farming in mind as we stay well rounded in this area.
- getting the taxes from the county lower
- A nice quiet communitie to live and not be controled by all sorts of rules + regulations, and a communitie that is kept rural
- more people + houses
- Hopefully Clayton will still be rural and be mostly farming around here. I hope we still have woods and clean lakes
- Much better planned, better {???) or town boundaries, cleaner road ditches, removal of abandoned equipment + cars on residential properties, high aesthetic standards for rural business properties
- I have not lived in Clayton for the past 10-11 years so I am very much removed from it all. I would hope to see clayton prosper and become someplace to raise a family with many options + opportunities to choose from.
- Still close knit community - still continuing to grow and modernize
- I would like to see it much the same as now.
- Clean, more housing developments, more small business
- Continue to be a small town. With more job opportunities. Continues to be a clean town.
- The same with lowe crime
- rural community with more jobs
- Picturesque. Plenty of openland/parkland - (Q35) 23 acre hay field
- I would like it to be the rural environment it is more.
- I expect an increase in houses # but would like to continue to see regular farm traffic. I would like more of the people living in Clayton to work in Clayton. I would middle class incomes and additional bussineses for tax base. I would like large land areas perserved from building.
- I would like to have it retain the "Roomey - down home feel that I grew up w/ yet find way for the next generation to be able to stay yet offer jobs that are competitive
- Growing hopefully, new businesses and jobs
- Back to back houses high taxes
- Mixture of farms & residences - farmland in use should exceed residence acres
- More businesses with opportunities for our younger people. More tourism attractions, better schools.

- A defined town center young educated people starting and maintaining businesses that can support families so that they will stay here from generation to generation this means that the town must grow.
- Steady growth of town that brings quality jobs to the area. Strengthen the farmer so jobs in this area are not going to illegal immigrants, but quality jobs with pay that local folks would want
- Leave as rural america
- Hopefully the town will continue to maintain a strong local identity while improving business, educational, and youth opportunities. Rural character needs to be retained as is currently.
- Unless some industries develop to keep folks here, I don't believe Clayton will improve much. I came here in 1939 and the town has really gone down hill, but in five years there has been some improvements. I wish it the best luck.
- It won't stay the same but I hope high property taxes don't discourage people from wanting to build/live here. The quality of life here is good but very few residents have "high" income. We just can't continue to increase taxes every year.
- I have no idea - I hope it will stay the same
- More property protection involvement
- I would like to see it as it is now without residential developments, the school still open - not consolidated, current businesses still operating, more formalized recreational opportunities such as a bike trail w- maps for tourism, more assisted living will be needed as we age, people would probably like families close by if in assisted living.
- Keep it ag. Based
- No bars in town. Close them down. Concentrate on developing moral character in the young people we have now. Work with the churches + other towns to help strengthen family values.
- Very much the same but with a clean direction of its future, organized planning, light industry, tourism, and a community with families at it core.
- I wish that coming generations could enjoy the quiet, peaceful community that I grew up in and have enjoyed for so many years. Changes are inevitable, but not necessarily desirable.
- Cleaner yards and better maintenance w/ yards. A farming community + animals well contained and familites w/ kids. Clean roads + ditches. No developments!
- I would like to see it the same as it is now!
- I would love to see a more prosperous Town. Grocery store etc. Not empty stores + only taverns. Fitness center, just all in all more business. But you need people + money to stay in business. We all are being taxed to death, so with that we don't have it to spend.
- Id like to see it stay just about the same as it is.
- If we don't add more updated facilities (DSL, cable, better blacktop roads, etc. we cannot expect our community to grow.
- I would like to see the area to stay a quiet + rural community.
- More individual households with people community to larger, cities for employment.
- Hopefully with more business so we can have our children come back and live. At the present the only hopes our children have is to work in a large metro area
- Rural but growing and meeting the needs of its residents
- Positive controlled growth with adequate services. The idea that weve looked past the almighty dollar and decided whats in the best interest of our community. We have ownership to decide the path we take. Preferably a green path.
- I would like to see clayton stay a small Town. It's much better to be raised in a quiet + calm area all the Hussel + bassel of the large town's + cities are not always
- I see the township with few actual "family operated farms" which actually house, produce cattle - we'll notably still see poorly. Kept farm sites with old delapidated buildings - yards, fences. We'll probably see many 2-3 acres will kept - clean neat

family homes scattered about.

- The Town does not need to "hit a home run" and try to attract huge businesses. Moderate growth with encouragement to new business.
- If they don't formulate better policy they will be annexed to the Village .
- rural - safe bike/walking paths - moderate development
- I hope it stays nearly the same.
- Rural {???) - lots of 10+ acres. With thee acres make people fee like country. In town youth center with {???) activities for kids. (pool table, roller blades, computer games, {???)
- I would picture Clayton to be self supporting with industry & more small business.

**In your opinion, what aspect of the Town of Clayton needs improvement?**

- Maybe get another plow truck. I don't know. I'm fine.
- Keep the god damned dog runners off of private property that they don't have permission to be on in the first place.
- Enforcement of the above.
- Control of schlock and junk + non-town buildings
- Roads need to upgraded
- drop offs
- The Town Board needs to be replaced. Better road repair and service
- I think a couple of small fast food stores would generate some interest in building homes here.
- Without a doubt, the highest need is adopting and enforcing a property maintenance ordinance - A real mess! Also an effective comprehensive plan.
- roads would help more development
- Leadership - law enforcement - roads
- Community center activies for kids, support for business + encouragement through supportive loans/grants tax breaks.
- DNR enforce regulations during hunting season - shooting close to homes + farms - shooting across {???) roads etc. large gangs of hunters driving small patches of woods etc.
- I think if there was no charge at clean - up days for anything, you wouldn't see all the appliances, etc. in the ditches. It costs more to pick the garbage up.
- I think things are fine just maintain what we have
- Close bins or door to door recycling thru waterman sanitation. Osceola had 2 trucks come on garbage day - one for recycling & one for garbage.
- A new feed mill, bank, jobs, daycare!!
- Town clean up! Town looks like a dump! Recycling station - need retail stores - stop rental property (housing) on Prentice Street
- About 50% of the staff the school now has
- Youth work ethic
- Getting rid of ATV's + snow mobiles
- Roads, industry
- Clean up trailer park mess.
- Need to attract board members that care about the township and have less decisions based on personal needs and wants. Also need to not let 1 person run the whole township, like the current clerk.
- Discontinue as many government services as possible, and return the taxes to the citizens that it belongs to.
- Land Use ordinances need to be placed to stop wasting ag land it's not replacable

- More business and thing or places for young people. Need new jobs
- Roads
- More things for seniors. Like a seniors club bingo for the elderly, also card games.  
More stores & a bakery
- More lake/sanitary resident representation board. Better communication of board matters/agendas
- no opinion
- The clean up of junk in peoples yards and the appearance of local houses and properties
- What we are currently doing, planning for the future
- Have rules on our housing growth, but still not make it to strict. Try and keep it a small Town - community not big city style. Keep our schools safe - will bring good people into our T.W.S.P.
- seems ok to me.
- I think that things a really pretty good the way they are.
- clean up - Polk County zoning rules should be enforced for future and existing residences, farms and businesses. Permits and fees and licenses should be absolutely demanded. Notice to comply or be turned over to the county should be sent to everyone. managed junk yard with permit, zoning, fences - ok
- get people here
- no opinion
- Bring businesses into Clayton on main street.
- Master plan for land use, town zoning control of yard vehicles
- more police protection (attention)
- I felt that there wasn't anything in Clayton once my children graduated from high school. Good paying jobs where hard to find or you had to travel long distances to find one.
- Have roads that are not blacktop done up and the ones that are maintained.
- More involvement by township residents
- I believe it should use its money to upkeep the roads etc. not on this nonsense
- Making people keep their yards/land clean and free from debris - more recycling - (Q19) I really don't know - It may come to that in the future - (Q20) unsure
- Are board
- economic development - road improvements - parks and boat landings - (Q29) neither - 10 acre minimum
- Keep all households in compliance with standards of junk free neighborhoods.
- I feel that overall, Clayton is the most progressive enclusive little town around w vision + a great school + personally - Our property is in the township + I would like to have a home - based business w/ out Polk County having so much say - I'd rather work more closely with the township.
- More employment for people so that young people can return from college and continue to live in clayton
- Clean up area's of junk, old cars etc, that are poluting the lakes + streams. If you have an ordinance enforce it!
- More tax base.
- Be realistic - Don't depend on Fed grants create + support business + jobs. Build grow needs a niche Artisan community etc whatever water park year round
- Keep tree hugger out and leave farmer alone
- Need greater employment opportunities.
- Need to be more welcoming to newcomers and invite them to participate in local activities
- Almost everything. - Esp. trailer park + the empty buildings
- Road repair

- no opinion
- I would like to see a homestead tax involvement.
- Enforcement of rules: junk cars, pumping own septic ensure that a variety of bids are sought for repairs to save tax \$, roads could use improvement.
- Clayton seems to attract single parent families. The school should stick to the basics of learning. Alcohol is a big problem here and across our nation. If we got rid of the bars - the people that like that will leave too.
- More organized activities for youth - with more variety than just athletics
- Ok the way it is.
- Clean up yards & fields of old machinery - Pastures w/ no machinery + things for animals to hurt themselves - some dirtroads to be paved - pot holes fixed - recycling to come in 1 or 2 x /month
- We could pave the rest of the dirt roads.
- Lower taxes and cleaning up Lake Magnor and a walking path on Hwy 63 to get around the Lake
- Roads - Better communications - We need to get our local law enforcement contracted w/ the township instead of having to depend on the county for our services.
- Rural homeowners made to comply with residential cleanup - i.e. get rid of "junk" around/near dwellings
- by looking to our children to be able to come back after school and raise their families. We need to add places to work for them to be able to live here
- Roads
- Hello! Do we know how to plow the snow? I can't believe how crappy snow plowing is. Recycling site! It's 2008 - we need to do this. It's our duty.
- The town board is too slow to react to town needs! They must have less concern for building garages and be more concerned of town needs. Contract for town maintenance and we will have more money for town roads etc. The board should have a town plan with goals to accomplish business on a yearly basis. A town committee should be involved to help formulate this plan.
- continue road development preserve lake - w/ - have place to deposit grass clipping, brush - mulch pile - also recyclables
- We need to take better care of Lake Magnor
- Youth center - kids are bored + cause problems. Also polk county enforcement of junk/salvage ordinance.
- Better storefronts and city exposure to the Hiway "curb appeal". Perhaps more leisure activities for retired. Nursing home to keep community members present.
- Because the economy is the way it is I don't see any changes being made in the future.

#### **Additional Comments?**

- Keep up the good work!
- This town will die out without the schools. Make sure they get funding.
- Have to make people clean up all the crap + iron in their yards. If they have the means to own it, then they have to find the means to keep all the ugly stuff in a shed.
- St. Croix Falls has a great start in building the kind of community that is increasingly needed now with high gas prices and the {????} ending of suburban sprawl. P.S. You are to be commended for even asking these questions. Too many Towns are still caught up in the uncontrolled growth syndrome - which is destroying their quality of life. Thanks
- I do not like people who get into office and act like big shots and walk all over the people they are governing. This is the current board we have now. The Town should help the people not depress them to do as the town wants. People pay taxes for the township to be their. They should not be fined or told what to do on their own land. the

township should have perks such as free gravel or help with driveways. Free sand for icy days. Something to show the people of the great township of clayton that they care and love the people that live here {signature}

- We do not live on our land nor do we plan to build on it. We bought it some years ago as an investment + someplace to come + walk around through the woods + relax.
- Moving here from California is probably the best thing I {???} did for my kids. But - most important was Polk County Special Ed. {???} is not more. {signature}
- Are there classes/instructions in road repair? We often experience a repair/patch that is worse than the damaged road. Chip seal should never be used. We have traveled canadian roads where one might see a road patch - but never feel it. Can we do that?
- Over all Clayton has very few residents to jobs would be needed. We have a business that is small + realistically due to taxes S.Sec. workers comp, insurance, liability, ect we can not afford to hire another full time person. When we started there were {???} still are not any grants/loans or tax breaks to encourage new businesses. A 2nd on our house was our only (best) option. People will not move to an area with no - jobs! We add a lot of money to the community + service to the area but we don't receive and tax breaks to help us develop jobs.
- Sorry I couldn't be of more help, but I have only lived in the Town of Clayton for 5 months and don't know much about it yet.
- I like small rural community life - I don't like crowded places this is what brought us here this is what will keep us here. People need elbow room. You go into town everyone is friendly and people know their neighbors - keep it small happier community
- The town needs to not restrict people's property rights. The junk ordinance would adversely affect people the law was not intended to protect. If you want to preserve farmland, you cannot require minimum plot sizes of 10 acres or more. You are much better off with smaller lots.
- We have only lived in Clayton township a short time - 1 full year. We are very impressed with the fellow that does the snow plowing. He hasn't hit our mailbox & plowed so close to the post that the mail man can get to it no problem. (We have friends in East Farmington (WI) township that went thru 3 mailboxes in {???} days & one never had mail in it) We are very happy with the road work he has done!!
- {Signature}
- the town of Clayton & the Village of Clayton should work together on these issues! We need new blood on the Town & Village Boards. Change is a good thing!!
- Ever wonder what will be done after everyone is taxed out???
- Some responses combine both village and township thought as the village and township are one community. Especially in Clayton.
- We only are at our cottage about 20-30 days a year. Taxes + utilities are very high especially the taxes on a small non-insulated cabin without hot water or shower - just a getaway. Our taxes are higher than the neighbors who have a finished year round home. Our frontage this is almost the same. Doesn't make sense to me, - This doesn't apply to us very much. I answered what applies to us
- To many planners trying to tell others how to live - a complete waste of time + money
- Growing up in Brooklyn, N.Y. and then moving out here to Clayton Township in 2000 - I love living here. It is a beautiful area. So, maintaining the beauty of the area making it a better place for wildlife - birds, deer, snakes, buffalo (whatever used to live here before man settled the area. Do some "grassroots organizing" skills I learn working with tooth NYPIRE & Acorn in N.Y.C.
- Clayton need a nice park. It doesn't need any more bars at all. Thing and places for younger people and things for kids to do.
- We live in the town of Clayton & pay high taxes but when we need a police dispatched to our residence they have to come from St. Croix Falls. Our taxes go to buying new equipment for the village & they have a police car that patrols their area. I still can't figure this out??
- Monthly board compensation should include special meetings & trips rather than

separate stipends for meeting additional to regular monthly meetings

- none
- I don't trade in clayton or have any nolege what they need do my trading in Clear Lake or amery I'm 81 yrs young. Out in the country lived this place since 1951. no comments on any of this stuff thanks.
- This survey doesn't pertain to Clayton. It is geared for a larger town or City or County
- Keep our T.W.S.P. Board a good group that can work to help the T.W.S.P. - working together for the same reason to watch our tax dollar.
- We love our township, our town. Thanks to our board members for for all you do. Thanks to the planning committee
- Clayton is very late in reaching {???) land use protection in a {???) of rapidly growing urban presures from the Twin Cities - This survey is hopefully a sign of change however late. It's all about strong local leadership. I applaud this survey for many reasons. Congratulations + Carpe Diem, {signature}
- grocery stores in the past didn't make it - smaller businesses are needed - must find a way to survive.
- Leave well enough alone. 2 many permits already land use building permit building inspector
- Great place to live + go to school!
- We have some of the most attractive, natural setting property in the area and want to preserve it for continued enjoyment by all those that pace by on highway JJ.
- I have watched as Clayton has really been progressive + willing to make adjustments since the time I lived in Clear Lake (around 20 years ago). We will be retiring in the township + I look forward to living in a community that I can work with + one that offers a future for our young people yet give us all a sense of ownership + belonging! Congratulations! Let's think outside the box w/ grants + loans to fund our community. I'm just starting to get informed about grants + grant writing
- Property taxes I believe has become a big issue. Taxes cannot continue to go up every year. I do think the County needs to reevaluate what they are doing to see how to reduce taxes not continue to increase them. With the housing market issues people cannot continue to pay high taxes as we all see our value decreasing.
- We are non residents - own farm land live in Colorado - Agriculture programs are probably the most important
- City people are moving in to the country and then complaining because it is country. They move in next to a turkey farm - pig farm etc and then want to get rid of the farm because it smells or they complain because there is old machinery or cars on the neighbors land. If they want everything changed then have them pay the taxes on the neighbors property
- The value of farming is not were it should be, farmers are seen as a an incovience with equipment and smell. They should be seen as an employer that keep open space and add to the rural character. Need also to balance the rural nice from just being a hick town. Few abusers of hunting and four wheeling puts a perception of hick town on everyone
- This survey is a waste of money - we have people in Township than can run it without money groppers trying to raise taxes
- Village needs to act on the request to designate the village as a Tree City USA
- I enjoy Clayton home development, business, school + improvements, new post office, new {???) sales, vet. Services, service station, child care, etc
- Thanks for asking! I hope the information, that you receive, is helpful.
- I do not want to see many more businesses or developments. I want to see what we have continue + be properly maintained. I want to see people follow the rules + if called on it, the city will have teeth into getting them to obey.
- Go and see how Towns with development. Have done it, such as "Troy" - deal with pressure of dev. Be proactive - not reactive - they have already done the hard work

- I do not want to see Clayton grow. There is more + more traffic on Hwy 63 everyday - probably thanks to the Turtle Lake Casino. If there is going to be any new business it should be to please the tourists that will leave. We don't need any more people here. We can drive to Rice Lake, Menominee, New Richmond, Amery for almost anything we need. We don't need any more low paying jobs created. I think you should bend over backwards for the farmers still here. Teach the community the importance of keeping the land thats left for agriculture. Do this in the schools. But please don't try to attract more people who are not contributing but only using the welfare + tax dollars. Stop the growth now before its out of hand. Encourage high moral character in the school staff, business owners + employees + especially the town board
- As a new member of this community, I'm continually shocked by the amount of alcohol + drug use by the youth of Clayton. A focus should be education and activities that harness the energy and productivity of these children + young adults. They need someone to help them - to give them chance to do better and be better. Through mentoring - training (on the job etc) and education opportunities.
- If we wanted to live in a suburban environment we would have picked somewhere else to live. Clayton Twp is unique and special just the way it is. Let's not get too excited about changing things. In my opinion, taxes are already too high for what we get in exchange. Let's not force the people who have lived here long term out through high taxes and urban ordinances and regulation.
- Thanks, this was great!! Looking forward to more!
- Could use a landfill to dispose of tree trimmings, etc.
- Slowing growth before its to late
- Clayton is a very wonderful place to live, we just need more to offer to bring in people. We have on of the best schools and the friendliest communities, with no industry or any modern facilities to offer anyone to help our community grow.
- School taxes are too high - high schools should be consolidated
- As a dairy farmer, I would rather not see the area around me to go more housing or be developed making it harder to farm. Closer neighbors is not good for farms in today's world.
- Thanks for considering our opinions. {signature}
- good! Lets keep it small + down to earth with intregretery, + pride in our selfs not love just for me myself + !!
- The township needs to work on roadside litter (try to improve current situation) - Our maintenance man has been doing a great job! Your questions are very interesting. I'm sure they reflect the views/visions of the few who composed them. They seem to reflect the ideas of society age twenty five-to-forty -probably basic education - who "settled" near home - with/as very small property owners. Who like to live like they were in a metro pol. tan area. Probably work outside the Township. They probably could tell you the statistics of the Clayton school basketball (boys and girls) baseball. Football, wrestling and golf teams for the past 5-10 years. They probably know very little to nothing about the same school's total lang. arts, social studies, math or science programs. 1. Sound like "the planners" would like to "clean up" some of thier neighbors! Yet keep the Township rural in nature. Do we really need controlling ordinances dictating rural living to get in few violators in compliance? The "junk/clutter storage" issue seems odd to me. I guess "the planners" would rather sea this junk stored in buildings out of sight. I'm sure the buildings these people would erect would be well build, attractive struvctures. (oh, yes they'd need to be built according to Township building codes. More governmental constraints. Now we need planners, writers, enforces, lawyers, inspectors - an many ongoing litigations - Just what we need! Most of these people would not just volunteer their services. Nor do those issues consume little time, but are oning - up go the Taxes! Most farmers in Clayton Township - (who help keep it rural) would need major "clean up". Can they/we afford it. Take a drive through Clayton Township - U.S. 63 from Clayton - North - Most of the once prosperous farms and several small homes/land owners are major eye sores -

with farm income/expenses - you probably won't see much improvement soon. Two of these once prosperous farms are owned by a former Clayton Township resident who owns three farms close together - the buildings/fences are total messes - the owner does nothing to improve them - Does not live in the area - another rents the land and adds to the distructive homestead situation - Take County D - from Clayton north west. Must of the same. Then take the Township roads - Our once beautiful rural township seems to be taking a downward spirial - Onother 20 years - wow! The old farmers can not do it anymore - age, taxes. The young don't want to/cannot afford it. 2. How can limited Income (retired, handicaped, etc) Residents continue to live in the Township? Do "the planners" really care? Oh, yes they want the young to settle here.....and do what? with what? kind of like the Golden Age Issue - To bad taxes on primary residences could be fixed to remain at the same rate as year the resident hits 65 - or non at all after 65. 3. The Township need to increase its Tax Base - 4. Why create more Township ordinances when the county already has many which effect the Townships they don't/can not enforce? - sound like a pandora's box. 5. The Town Hall seems to be more than adequate to serve us for 20 years - 6. The Town seems to be covered with a fine, top quality top notch fire protection/first responders 7. The Towns maintenance department is also doing a great job!

- encourage green trends - yard improvements - including peservation methods - wetland preservation
- {???) professional, but have never created website. Do you currently have one? 948-2685
- Recreational activities - decreasing local jobs - hardly any and pay is substandard it seems. Without these revenue is limited & will dwindle worse.
- Because the economy is the way it is i don't see any changes being made in the future

Town of Clayton  
Monthly Meeting Minutes  
May 5, 2009

Chairman Jim Anderson called the posted meeting to order at 7:30 p.m. Also present were Supervisor Bill Vanda, Supervisor Bob Gale, Supervisor Grant Pickard, Supervisor Odell Olson, Treasurer Jane Leschisin, and Clerk Carol Wozniak. Nolan Wall of Stevens Engineers and seven residents were also present.

Bob moved, with a second by Bill, to accept the minutes of the April 14, 2009, regular meeting and the April 22 special meeting. The motion was approved by a voice vote.

The Treasurer's report shows a balance of \$6,951.98 in the checking and \$198,872.70 in the Money Market account for a total of \$205,824.68. Odell made a motion, seconded by Grant, to approve the treasurer's report. The motion was approved by a voice vote.

Bill Payment – Bill, with a second by Bob, made a motion to approve payment of voucher #9958 to 9977, in the amount of \$9039.23, which includes the loan and EFT WI withholding payment, and to void Ck #9866 and replace it with voucher #9978 to Alltel. The motion was approved by a voice vote.

Public Comment – There was none.

Amend Plan Commission Ordinance – Jim explained the changes he would like to be made to the Town Plan Commission Ordinance. The changes would consist of: establish a 5 member, rather than a 7 member, commission; it would consist of one board member, but not the chairman, and 4 citizen members, and the terms would be for 2 years not 3. After some discussion, Bill moved to accept the Town Plan Commission Ordinance as revised. Grant made the second and the motion was approved by a voice vote.

Public Hearing on the Comprehensive Plan – Jim announced the public hearing and the rules to be followed. Nolan Wall of Stevens Engineers reviewed the process that had gone into preparing the Town of Clayton 2030 Comprehensive Plan. He explained his proposed edits that were a result of comments received during the review period. The public was asked to speak. Pat Messicci asked about TIF and about the final wording for renewable energy. Jim asked 3 times if anyone else wished to speak. As no one else asked to speak, the public hearing was closed. Nolan then addressed Pat's concerns. The TIF comments are only informational in nature. As to both concerns, he reiterated that the plan can be updated in the future as the need arises. Bob made a motion to adopt ordinance #2009-1, Ordinance to Adopt the Town of Clayton 2030 Comprehensive Plan, with the suggested edits complied by Stevens based on the comments received during the review period. Grant made the second and the motion was approved by a voice vote.

Roads – Kevin had been out grading the roads. Discussed the road work that might be done this year.

Backhoe – Odell, Kevin and Jim had looked at one with 2300 hours and it was in very good condition. New ones are \$77,000, some on the internet ranged from \$38,000 to \$42,000. This one is priced at \$24,500. Odell, with a second by Bill, moved to buy this backhoe for \$24,500. The motion was approved by a voice vote. It was paid for with voucher #9979.

Tractor & Mower – They had 2 prices that would include delivery with the mower attached and taking our tractor on trade. They were \$70,000 and \$71,000. No action was taken.

Budget Adjustment for Beginning Cash-on-hand – On January 1<sup>st</sup> we had \$91,195.00. This is \$44,000 more than budgeted. Odell moved, with a second by Bill, to make a budget adjustment of \$44,000 from cash-on-hand to the equipment fund. The motion was approved by a voice vote.

Plan Commission Appointments – Pat Messicci has submitted her resignation. Some discussion, then tabled.

Mailbox at Town Hall – Some discussion. Carol would still want most of the mail to come to her. Jim wanted items for the chair to be able to come to the hall or a PO Box but it was noted that we would have an Amery mail office. This was tabled.

Reorganization of the Board – The board made no changes, so the meeting night will be the 2<sup>nd</sup> Tuesday, Citizens State Bank will remain the depository, the chairman will continue as Ambulance representative and the *Amery Free Press* will be the official paper when needed for legal notices.

Closed Session – Bob moved, with a second by Odell, to go into closed session per Wis Statute 19.85(1) (c), personnel matters. The roll call vote was: Odell – yes, Bob – yes, Bill – yes, Grant – yes, Jim - yes.

Odell moved, with a second by Bill, to return to open session. The roll call vote was: Odell – yes, Bob – yes, Bill – yes, Grant – yes, Jim - yes. The board took no further action.

Next regular meeting will be Tuesday, June 2, 2009, at 7:30 pm, with bill payment at 7:00 pm. Board of Review was set for June 4.

Odell moved, with a second by Bob, to adjourn at 9:07 pm. The motion was approved.

Carol M. Wozniak, Clerk



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
John Gozdziwski, Regional Director

127 South 4th Street  
Barron, Wisconsin 54812  
Telephone 715-637-6867  
FAX 715-537-3246  
TTY Access via relay - 711

April 2, 2009

Stevens Engineers  
Attn: Nolan Wall  
1680 Livingstone Road  
Hudson, WI 54016

Subject: Town of Clayton Comprehensive Plan Review

Dear Mr. Wall:

Thank you for bringing this plan to my attention. It reached me in a roundabout way but I am glad to provide some input. I am working with Barron County on their Comprehensive Plan so the chance to see a plan for a different area is very interesting to me. There is a biologist in Polk County, Michelle Carlisle, who works out of the Balsam Lake office and I am sending this to her now that I have reviewed it.

Overall, I thought the plan was well written. There is detail where necessary but it is not so long that it is hard to get through. I will offer comments on my primary area of interest and expertise, which is the Agricultural, Natural and Cultural Resources Section.

On page 57, which lists the Endangered/Threatened species, I found the lumping together of birds, mammals, fish, insects, and amphibians in the animal category confusing. It would be better to break them down into the categories as they are expressed by the Bureau of Endangered Resources. This would make the list more understandable.

Under the exotic species category, common buckthorn is not listed. This is an exotic shrub that is becoming very prevalent and is present in the Town of Clayton.

I was glad to see the swamp/waste designation changed to wetlands. That is much more in line with the value of these lands on the landscape and the consideration they should be given in development and management decisions. Clayton has a lot of wetland and it is much better if this land is looked upon as an asset rather than a liability.

I thought the goals and objectives were very good. It seemed the 4 implementation elements fell short of doing what was expressed in the objectives. There is no mention of any particular area to restore, maintain, or protect wildlife habitat or environmentally sensitive areas. There is no mention of public lands, other than possibly a future park expansion. Along with the theme of the first and fourth objective, I see nothing recognizing the value of public land in the Township for recreational opportunity, or perhaps expanding the public land base for recreation because there is so little of it in the Township.

I appreciate the time and effort put into developing the Town of Clayton Comprehensive plan and I appreciate the opportunity to review it. Feel free to contact me if you have any questions.

Sincerely,

Kevin Morgan - Wildlife Biologist



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR  
**MICHAEL L. MORGAN**  
SECRETARY

**Division of Intergovernmental Relations**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
Tel. (608) 267-3369 Fax (608) 267-6917  
<http://www.doa.state.wi.us>

March 10, 2009

Nolan Wall  
Stevens Engineers  
1680 Livingstone Road  
Hudson, WI 54016

Dear Mr. Wall:

The Comprehensive Planning Grant Program received the draft comprehensive plan for the Town of Clayton on March 2, 2009. Thank you for your submittal. According to our review of the grant agreement requirements, we did not determine any requirements to be missing.

Please remember to include a copy of the adoption ordinance with the final plan submittal. Please contact me at (608) 267-3369 if you have any questions.

Sincerely,

Peter Herreid  
Comprehensive Planning Grant Administrator  
Tel. 608.267.3369  
[Peter.Herreid@wisconsin.gov](mailto:Peter.Herreid@wisconsin.gov)

cc: Tim Anderson, Planner, Polk County

## Elements by Townrange for Polk County

The Natural Heritage Inventory (NHI) database contains recent and historic element (rare species and natural community) observations. A generalized version of the NHI database is provided below as a general reference and should not be used as a substitute for a WI Dept of Natural Resources NHI review of a specific project area. The NHI database is dynamic, records are continually being added and/or updated. The following data are current as of 07/22/2008:

### Town Range

Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
<i>Agalinis gattingeri</i>	Roundstem Foxglove	THR		S3	G4	Plant
<i>Carex sychnocephala</i>	Many-headed Sedge	SC		S2	G4	Plant-
<i>Carex tenuiflora</i>	Sparse-flowered Sedge	SC		S3	G5	Plant-
<i>Drosera linearis</i>	Slenderleaf Sundew	THR		S1	G4	Plant-
<i>Gentiana alba</i>	Yellow Gentian	THR		S3	G4	Plant
<i>Leucophysalis grandiflora</i>	Large-flowered Ground-cherry	SC		S1	G4?	Plant
<i>Vaccinium vitis-idaea ssp. minus</i>	Mountain Cranberry	END		S1	G5T5	Plant
<b>026N020W</b>						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
<b>027N020W</b>						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
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<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
<b>028N019W</b>						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
028N020W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
029N020W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Simpsonaias ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
030N019W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish-

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
030N020W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
031N017W							
	<i>Podiceps grisegena</i>	Red-necked Grebe	END		S1B	G5	Bird-
031N018W							
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
031N019W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Arabis shortii</i>	Short's Rock-cress	SC		S2	G5	Plant
	<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Simpsonaias ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
032N016W							

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
032N017W	<i>Emydoidea blandingii</i>	Blanding's Turtle	THR		S3	G4	Turtle-
	<i>Ammodramus henslowii</i>	Henslow's Sparrow	THR		S3B	G4	Bird
	<i>Podiceps grisegena</i>	Red-necked Grebe	END		S1B	G5	Bird-
032N018W	<i>Cardamine pratensis</i>	Cuckooflower	SC		S3	G5	Plant-
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Lanius ludovicianus</i>	Loggerhead Shrike	END		S1B	G4	Bird
	<i>Senecio congestus</i>	Marsh Ragwort	SC		SH	G5	Plant-
032N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Arabis shortii</i>	Short's Rock-cress	SC		S2	G5	Plant
	<i>Asclepias lanuginosa</i>	Woolly Milkweed	THR		S1	G4?	Plant
	<i>Besseyia bullii</i>	Kitten Tails	THR		S3S4	G3	Plant
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
	<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird-
	<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
	<i>Dry prairie</i>	Dry Prairie	NA		S3	G3	Community
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel-
	<i>Gentiana alba</i>	Yellow Gentian	THR		S3	G4	Plant
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Lycaena dione</i>	Gray Copper	SC/N		S2	G5	Butterfly-
	<i>Minuartia dawsonensis</i>	Rock Stitchwort	SC		S1	G5	Plant
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Northern mesic forest</i>	Northern Mesic Forest	NA		S4	G4	Community
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant-
	<i>Protonotaria citrea</i>	Prothonotary Warbler	SC/M		S3B	G5	Bird-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Seiurus motacilla</i>	Louisiana Waterthrush	SC/M		S3B	G5	Bird-
	<i>Simpsonia ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
033N015W							

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Ceratophyllum echinatum</i>	Prickly Hornwort	SC		S2	G4?	Plant-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
033N016W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
033N017W	<i>Cypripedium parviflorum var. m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant-
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
033N018W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
033N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish-
	<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
	<i>Besseyia bullii</i>	Kitten Tails	THR		S3S4	G3	Plant
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
	<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Ictiobus niger</i>	Black Buffalo	THR		S2	G5	Fish-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Lithospermum latifolium</i>	American Gromwell	SC		S3	G4	Plant
	<i>Macrhybopsis aestivalis</i>	Shoal Chub	THR		S2	G5	Fish-
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Mussel Bed</i>	Mussel Bed	SC		S3?	GNR	Other-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Northern mesic forest</i>	Northern Mesic Forest	NA		S4	G4	Community
	<i>Notropis texanus</i>	Weed Shiner	SC/N		S3	G5	Fish-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish-
	<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Quadrula nodulata</i>	Wartyback	THR		S1S2	G4	Mussel-
	<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
	<i>Springs and spring runs, hard</i>	Springs and Spring Runs, Hard	NA		S4	GNR	Community

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Stream--fast, hard, cold</i>	Stream--Fast, Hard, Cold	NA		S4	GNR	Community
	<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
034N015W	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
034N016W	<i>Cypripedium parviflorum var. m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant-
	<i>Etheostoma microperca</i>	Least Darter	SC/N		S3	G5	Fish-
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird-
	<i>Platanthera dilatata</i>	Leafy White Orchis	SC		S3	G5	Plant-
034N017W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird-
034N018W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish-
	<i>Adlumia fungosa</i>	Climbing Fumitory	SC		S2	G4	Plant
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Attaneuria ruralis</i>	A Common Stonefly	SC/N		S1?	G4	Stonefly-
	<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Dryopteris fragrans var. remotiu</i>	Fragrant Fern	SC		S3	G5T3T5	Plant
	<i>Elatine triandra</i>	Longstem Water-wort	SC		S1	G5	Plant-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Moist cliff</i>	Moist Cliff	NA		S4	GNR	Community
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pedimelum argophyllum</i>	Silvery Scurf Pea	SC		S1	G5	Plant
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant-

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Southern dry forest</i>	Southern Dry Forest	NA		S3	G4	Community
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
	<i>Woodsia oregana var. cathcarti</i>	Oregon Woodsia (Tetraploid)	SC		S1	G5T5	Plant
034N019W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
	<i>Bird Rookery</i>	Bird Rookery	SC		SU	GNR	Other
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel-
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel-
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel-
	<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel-
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish-
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel-
	<i>Moist cliff</i>	Moist Cliff	NA		S4	GNR	Community
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly-
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel-
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel-
	<i>Simpsonaias ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel-
	<i>Southern dry forest</i>	Southern Dry Forest	NA		S3	G4	Community
	<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
	<i>Thalictrum venulosum</i>	Veined Meadowrue	SC		S1	G5	Plant-
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
	<i>Woodsia oregana var. cathcarti</i>	Oregon Woodsia (Tetraploid)	SC		S1	G5T5	Plant
035N015W							
	<i>Lake--soft bog</i>	Lake--Soft Bog	NA		S4	GNR	Community
	<i>Northern wet forest</i>	Northern Wet Forest	NA		S4	G4	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
	<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
035N016W							
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Northern wet-mesic forest</i>	Northern Wet-mesic Forest	NA		S3S4	G3?	Community
035N017W							

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
035N018W	<i>Ceratophyllum echinatum</i>	Prickly Hornwort	SC		S2	G4?	Plant-
035N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Artemisia dracunculus</i>	Dragon Wormwood	SC		S2	G5	Plant
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	SC		S2	G5	Plant-
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Notropis amnis</i>	Pallid Shiner	END		S2	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant-
	<i>Southern sedge meadow</i>	Southern Sedge Meadow	NA		S3	G4?	Community
036N015W	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Scirpus heterochaetus</i>	Slender Bulrush	SC		S1	G5	Plant-
036N016W	<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	SC/M		S3B	G5	Bird
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird-
	<i>Dendroica caerulescens</i>	Black-throated Blue Warbler	SC/M		S3B	G5	Bird
	<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
	<i>Eleocharis robbinsii</i>	Robbins' Spikerush	SC		S3	G4G5	Plant-
	<i>Ephemeral pond</i>	Ephemeral Pond	NA		SU	GNRQ	Community
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H		S3	G5	Salamande
	<i>Lake--soft bog</i>	Lake--Soft Bog	NA		S4	GNR	Community
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Northern wet forest</i>	Northern Wet Forest	NA		S4	G4	Community
	<i>Northern wet-mesic forest</i>	Northern Wet-mesic Forest	NA		S3S4	G3?	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
	<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N		S2	G2	Dragonfly-
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird-
	<i>Southern dry-mesic forest</i>	Southern Dry-mesic Forest	NA		S3	G4	Community
	<i>Tamarack (poor) swamp</i>	Tamarack (Poor) Swamp	NA		S3	G4	Community
	<i>Wilsonia canadensis</i>	Canada Warbler	SC/M		S3B	G5	Bird
036N017W	<i>Alder thicket</i>	Alder Thicket	NA		S4	G4	Community
	<i>Botaurus lentiginosus</i>	American Bittern	SC/M		S3B	G4	Bird-
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
	<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	SC/M		S3B	G5	Bird
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird-

## Town Range

Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
<i>Cypripedium parviflorum var. m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant-
<i>Dendroica caerulescens</i>	Black-throated Blue Warbler	SC/M		S3B	G5	Bird
<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
<i>Ephemeral pond</i>	Ephemeral Pond	NA		SU	GNRQ	Community
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
<i>Hardwood swamp</i>	Hardwood Swamp	NA		S3	G4	Community
<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H		S3	G5	Salamande
<i>Lake--deep, hard, drainage</i>	Lake--Deep, Hard, Drainage	NA		S3	GNR	Community
<i>Northern sedge meadow</i>	Northern Sedge Meadow	NA		S3	G4	Community
<i>Southern dry-mesic forest</i>	Southern Dry-mesic Forest	NA		S3	G4	Community
<i>Tamarack (poor) swamp</i>	Tamarack (Poor) Swamp	NA		S3	G4	Community
<i>Wilsonia canadensis</i>	Canada Warbler	SC/M		S3B	G5	Bird
036N018W						
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
036N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
<i>Asclepias ovalifolia</i>	Dwarf Milkweed	THR		S3	G5?	Plant
<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird-
<i>Dalea villosa</i>	Silky Prairie-clover	SC		S2	G5	Plant
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
<i>Northern dry forest</i>	Northern Dry Forest	NA		S3	G3?	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
<i>Pine barrens</i>	Pine Barrens	NA		S2	G2	Community
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant-
<i>Southern sedge meadow</i>	Southern Sedge Meadow	NA		S3	G4?	Community
036N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
<i>Asclepias ovalifolia</i>	Dwarf Milkweed	THR		S3	G5?	Plant
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant-
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
<i>Dalea villosa</i>	Silky Prairie-clover	SC		S2	G5	Plant
<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
<i>Forested seep</i>	Forested Seep	NA		S2	GNR	Community
<i>Liatriis punctata var. nebraskana</i>	Dotted Blazing Star	END		S2S3	G5T3T5	Plant
<i>Lycaeides melissa samuelis</i>	Karner Blue	SC/FL	LE	S3	G5T2	Butterfly
<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
<i>Northern dry forest</i>	Northern Dry Forest	NA		S3	G3?	Community
<i>Northern sedge meadow</i>	Northern Sedge Meadow	NA		S3	G4	Community
<i>Oak barrens</i>	Oak Barrens	NA		S2	G2?	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish-
	<i>Pine barrens</i>	Pine Barrens	NA		S2	G2	Community
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant-
	<i>Sand prairie</i>	Sand Prairie	NA		S2	GNR	Community
	<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
	<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
037N015W							
	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
	<i>Lake--shallow, soft, seepage</i>	Lake--Shallow, Soft, Seepage	NA		S4	GNR	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
037N016W							
	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Lake--shallow, soft, seepage</i>	Lake--Shallow, Soft, Seepage	NA		S4	GNR	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
	<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N		S2	G2	Dragonfly-
037N017W							
	<i>Emydoidea blandingii</i>	Blanding's Turtle	THR		S3	G4	Turtle-
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird-
	<i>Lake--shallow, hard, seepage</i>	Lake--Shallow, Hard, Seepage	NA		SU	GNR	Community
	<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
	<i>Scirpus torreyi</i>	Torrey's Bulrush	SC		S2	G5?	Plant-
037N020W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
038N015W							
	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
038N016W							
	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
038N019W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
038N020W							
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
039N019W							

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
04ON017W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
04ON018W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
04ON019W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
041N015W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
041N016W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
041N017W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
042N014W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-

Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
042N015W	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
042N016W	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
043N013W	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
043N014W	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly-
044N013W	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel-
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel-
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish-
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel-

This report lists locations for all elements occurring in Polk County, since many element occurrences cross county boundaries, it may also list townships from additional counties.

Ordinance No. 2009-1

**ORDINANCE TO ADOPT THE TOWN OF CLAYTON 2030 COMPREHENSIVE PLAN**

**TOWN OF CLAYTON**  
Polk County, WI

The town board of the Town of Clayton, Wisconsin do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) under 60.22(3) of the Wisconsin Statutes, the Town of Clayton, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The town board of the Town of Clayton, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Clayton, by a majority vote of the entire plan commission recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the document entitled "Town of Clayton 2030 Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town of Clayton has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The town board of the Town of Clayton, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Clayton 2030 Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

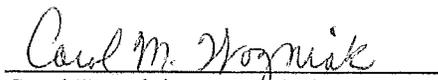
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the town board and publication or posting required by law.

Adopted this 5<sup>th</sup> day of May, 2009

Approved:

  
\_\_\_\_\_  
Jim Anderson, Town Chairman

Attest:

  
\_\_\_\_\_  
Carol Wozniak, Town Clerk

# **Town of Clayton**

## Comprehensive Planning **Public Participation Plan**

Prepared by:  
**Town of Clayton Plan Commission**

Adopted by:  
**Town of Clayton Town Board**  
November 2007

With assistance from:



## **PURPOSE**

Public participation is an important component of the comprehensive planning process. The Town of Clayton Comprehensive Plan is meant to reflect the views and opinions of the residents, which are unlike the views and opinions of other municipalities. The Comprehensive Plan is considered a tool that residents can use to guide the direction of the Town in the way that suits them best.

This plan is intended to outline the public participation strategy for the development, evaluation, and eventual adoption of the Town of Clayton Comprehensive Plan. In accordance with Wisconsin State Statute 66.1001 (4)(a):

*The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.*

## **PLAN COMMISSION MEETINGS**

The Town Board of the Town of Clayton has designated the Town of Clayton Plan Commission to develop and review the comprehensive plan. All meetings of the Town of Clayton Plan Commission will be posted in advance and open to the public in accordance with Wisconsin law. The agenda shall allow for comments from the general public. Plan Commission members will ensure that public meetings allow for open discussion on issues concerning the comprehensive plan. To accomplish this, the following steps will be taken:

- The purpose of the meeting as well as items to be addressed will all be posted on each agenda.
- The date and time of meetings will be convenient to allow for maximum public involvement.
- All agendas will be posted 24 hours prior to the meeting.

## **PUBLIC PARTICIPATION METHODS**

The following list consists of public participation methods chosen by the Plan Commission to be considered throughout the creation of the Comprehensive Plan. These

methods are designed to increase the public's awareness of planning and participation activities and help them become further involved in the process.

**Plan Commission Meetings:** The Town of Clayton Plan Commission will develop the Comprehensive Plan. The Plan Commission may invite key citizens for specific issues and not require them to remain active members throughout the process. The planning consultant, Stevens Engineers, facilitates the meetings, provides background research, and writes the document. The Plan Commission decides what is included in the plan and approves the contents of the final document with ultimate adoption authority lying with the Town Board. All Plan Commission meetings are open to the public.

**Public Notice:** Notices will be posted in numerous locations in the Town. These may include but are not limited to the Town Hall, the Central Auto Body, the Lake Magnor Store, and the Clayton Post Office. Local radio station WPCA may also be utilized to make public notices.

**Direct mail:** The Town may utilize a direct mailing to inform and update residents on the planning process. Because of costs, this mailing would likely be sent out along with additional Town mail.

**Newsletter:** The Town of Clayton would utilize the, "Hometown Gazette" and/or "Amery Free Press" to inform the public if a press release was ever made. This press release could be an invitation to an open house or public workshop.

**Websites:** The Town is looking into the creation of a website. This website could be used to post agendas, minutes, additional information regarding the comprehensive planning process, possible survey results, and finally the adopted comprehensive plan.

**Open house/Public Workshop:** In addition to the regular Plan Commission meetings, the public will be invited to an open house or public workshop at various points in the planning process. These meetings could be during regular Plan Commission meetings or be scheduled on special dates meant to maximize attendance. These meetings can be used to summarize the progress on the plan and allow for public comment and/or directly involve the public in the development of the plan.

**Public hearing:** A public hearing will be held in accordance with Wisconsin Statute 66.1001(4)(d) prior to the Town Board adopting the Comprehensive Plan. The hearing consists of 1) a summary of why the project is being done, 2) the alternative solutions identified, 3) an assessment of the consequences and impacts of each solution, and 4) reactions to the proposed course of action. An official, permanent record of the public hearing is established.

**Opinion surveys:** The Town of Clayton is considering sending out a community survey to the residents and/or land owners in the Town. The survey would ask general questions regarding their values and beliefs as well as specific questions pertaining to the Town of

Clayton. The results of the survey would assist the Plan Commission with decision making while developing the comprehensive plan.

### **ADDITIONAL STEPS FOR PUBLIC PARTICIPATION**

The Town of Clayton reserves the right to execute additional steps, means, or methods in order to gain additional public participation and/or additional understanding of the Comprehensive Plan and the process of its development and adoption. These optional steps may include, but are not limited to, informational memos, postcards, letters, posters, fliers, or websites.

### **PUBLIC ACCESS AND PUBLIC COMMENT ON DRAFT DOCUMENT**

The main purpose of public participation is to make the comprehensive planning process transparent and available to residents of the Town while taking financial constraints and time constraints into consideration. The majority of public participation will center on Plan Commission meetings which will be posted and open to the public. Wisconsin's open records law will be complied with at all times. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Town Hall and will be available for public inspection during normal office hours or by request. The public is encouraged to submit written comments regarding the plan or any amendments of the plan. The following steps will be taken to ensure orderly opportunity for comment:

- All meeting and hearing notices will contain the name, address, and email address (if applicable) of person(s) written comments should be sent to.
- Anyone speaking is encouraged to clearly and concisely state their comments.
- Town Board and Plan Commission members shall respond to written comments either individually or collectively by type of comments.
- Responses may be in the form of written or oral communication, or by a written summary of the Town's disposition of the comments in the comprehensive plan.

### **PLAN COMMISSION ADOPTION OF PLAN BY RESOLUTION**

The Town of Clayton Plan Commission may recommend the adoption or amendment of the comprehensive plan only by the adoption of a resolution by a majority vote of the entire Commission at a regularly scheduled and publicly noticed meeting of the Plan Commission in accordance with Wisconsin Statute 66.1001 (4)(b). The vote shall be recorded in the official minutes of the Plan Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of the Comprehensive Plan.

### **DISTRIBUTION OF THE RECOMMENDED AND ADOPTED PLANS**

In accordance with Wisconsin State Statute 66.1001 (4), *Procedures for Adopting Comprehensive Plans*, one copy of the recommended and adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan
- The Wisconsin Land Council;
- The Wisconsin Department of Administration
- The West Central Wisconsin Regional Planning Commission; and
- The public library that serves the Town of Clayton (Clayton School Library)
- Polk County Planning Department

### **ADOPTION OF COMPREHENSIVE PLAN BY TOWN BOARD**

After adoption of a resolution by the Town of Clayton Plan Commission, the Town Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. The hearing will be preceded by a Class I notice under ch. 985 that is published at least 30 days before the hearing is held. The Class I notice shall contain at least the following information:

- The date, time, and place of the hearing;
- A summary, which may include a map, of the proposed Comprehensive Plan;
- The name of an individual employed by the Town of Clayton who may provide additional information regarding the proposed ordinance; and
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community and at the Clayton Town Hall. Written comments on the plan from members of the public will be accepted by the Town Board at any time prior to the public hearing and at the public hearing.

### **STATE STATUTES**

Where there is a conflict with these written procedures and provisions of Wisconsin State Statute 66.1001 (4). Procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

### **AMENDMENTS**

The Town Board may amend these procedures.

Resolution No. \_\_\_\_\_

**RESOLUTION ADOPTING  
WRITTEN PUBLIC PARTICIPATION PROCEDURES**

**TOWN OF CLAYTON**  
Polk County, Wisconsin

WHEREAS, the Town of Clayton is preparing a Comprehensive Plan under Wisconsin State Statute 66.1001, and;

WHEREAS, the Town of Clayton may amend the Comprehensive Plan, and;

WHEREAS, Wisconsin State Statute 66.1101 (4) requires a governing body of a local unit of government to adopt written procedures designed to foster public participation in the adoption or amendment of a comprehensive plan, and;

WHEREAS, the Town Plan Commission has prepared, publicly reviewed such written procedures, and recommended approval to the Town Board of the public participation plan entitled Town of Clayton: Comprehensive Planning Public Participation Plan, which is attached hereto and made part hereof, and;

WHEREAS, the Town of Clayton believes that regular, meaningful, public involvement in the comprehensive planning process is important to assure that the resulting Comprehensive Plan meets the wishes and expectations of the public.

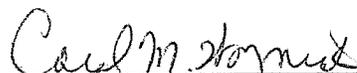
NOW THEREFORE BE IT RESOLVED, the Town of Clayton Town Board officially adopts Town of Clayton: Comprehensive Planning Public Participation Plan.

Adopted this 6th day of November, 2007.

Approved:

  
\_\_\_\_\_  
Craig Morak, Town Chairman

Attest:

  
\_\_\_\_\_  
Carol Wozniak, Town Clerk

Resolution No. 2009-1

**RESOLUTION TO ACCEPT THE COMPREHENSIVE PLAN AND  
DISTRIBUTE FOR PUBLIC REVIEW**

**TOWN OF CLAYTON  
Polk County, Wisconsin**

The Town Board of the Town of Clayton, Wisconsin, does resolve the following:

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

Whereas, the Town Board of the Town of Clayton, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

Whereas, the Plan Commission of the Town of Clayton by a majority vote recorded in its official minutes, is recommending to the Town Board the acceptance of the document entitled "Town of Clayton 2030 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

NOW THEREFORE BE IT RESOLVED, the Town of Clayton Town Board officially accepts "Town of Clayton 2030 Comprehensive Plan" together with all sections and maps, and authorizes distribution for public review followed by a Public Hearing as required by law.

ADOPTED this 3<sup>rd</sup> day of March, 2009.

Approved:

Craig Moriak  
Craig Moriak, Town Chairman

Attest:

Carol M. Wozniak  
Carol Wozniak, Town Clerk

April 14, 2009

Village of Clayton  
Bill Olson, Village Clerk  
111 Clayton Avenue West  
P.O. Box 63  
Clayton, WI 54004

RE: Town of Clayton Comprehensive Plan

Dear Bill,

I have reviewed the Town of Clayton Comprehensive Plan per your request. Through the review I did not identify any specific policies adversely affecting the Village of Clayton. Most of the references regarding the Village indicate an interest in cooperation such as the possibility of sharing of services, a desire to improve communication, and issues related to the sanitary district.

One comment regarding the Land Use Chapter is much of their future land use adjacent to the Village is shown as residential and commercial land. This may have an impact on the future of the Village if those areas are not annexed and likely would require utility services.

Based on my review I have the following comments (Sheldon provided comments on the Utility Chapter):

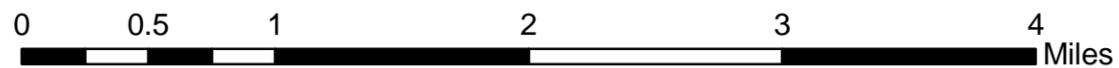
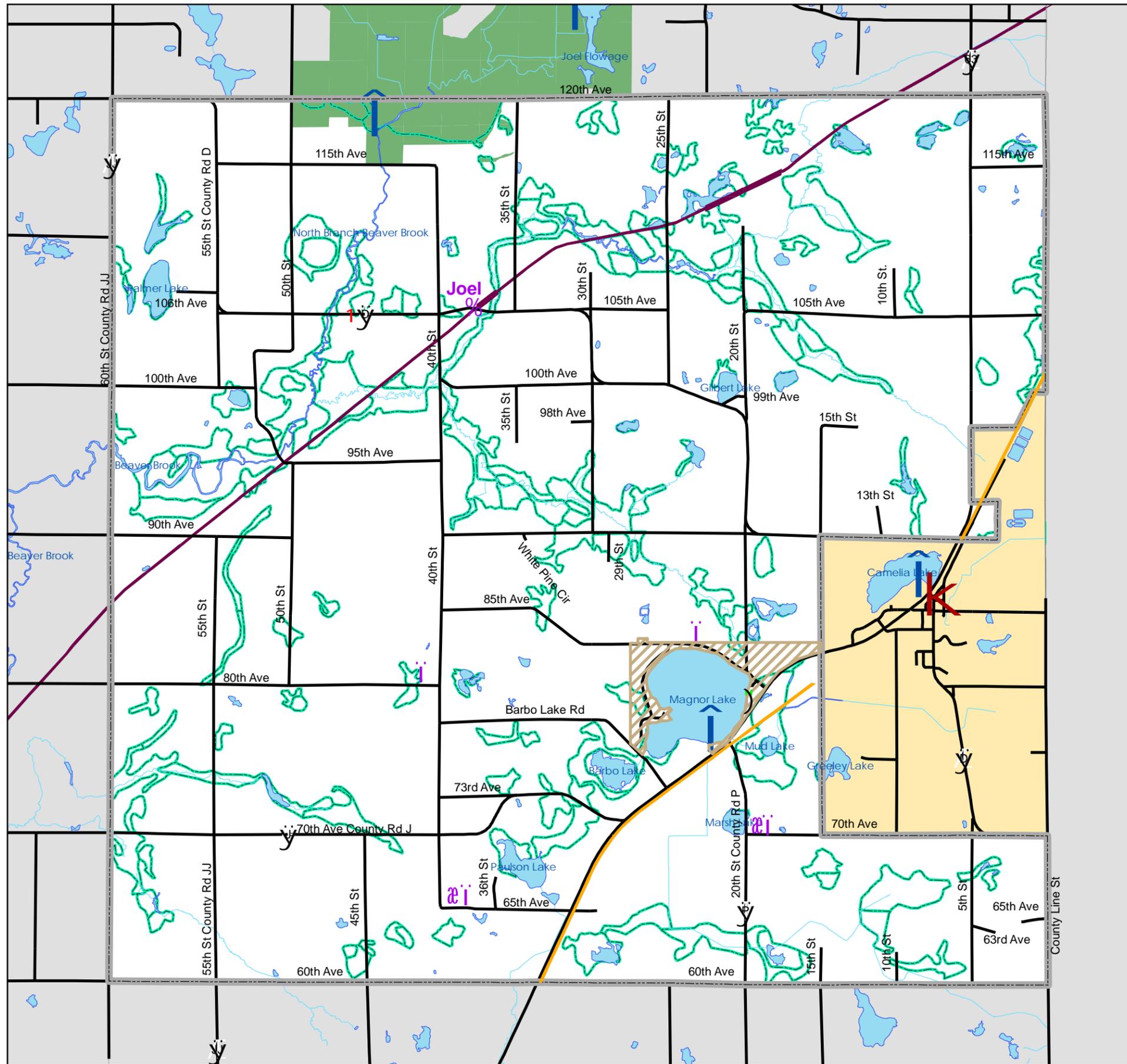
- Chapter 3, the Transportation Chapter may want to include a policy about working with the Village and other adjacent communities on a biking and trail network.
- Page 41 states that the community sanitary sewer is operated by the Magnor Lake Sanitary District. It should state that it is operated by the Village of Clayton.
- Page 41 says there is a sanitary sewer capacity of 60 connections. There should be some language in there stating that the Village has priority on the connections and at this time there is no designation of the future capacity.
- Page 47 the second paragraph is misleading. The ownership is not through the First Responders and the Fire Department.
- Page 81 refers to a TIF District discussing cities and villages. There are TIF Districts for Towns, and this section should reference that.

Overall, the Plan seems to be consistent with the goals, objectives, and policies of the Village of Clayton's Comprehensive Plan that we have discussed to date. If you have any questions regarding my comments, I can be reached by phone at 715-235-9081, or by email at [Josh.Miller@Cedarcorp.com](mailto:Josh.Miller@Cedarcorp.com).

Sincerely,



Josh Miller  
Planner



# Community Facilities

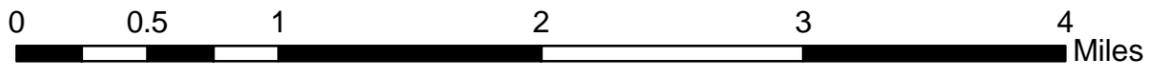
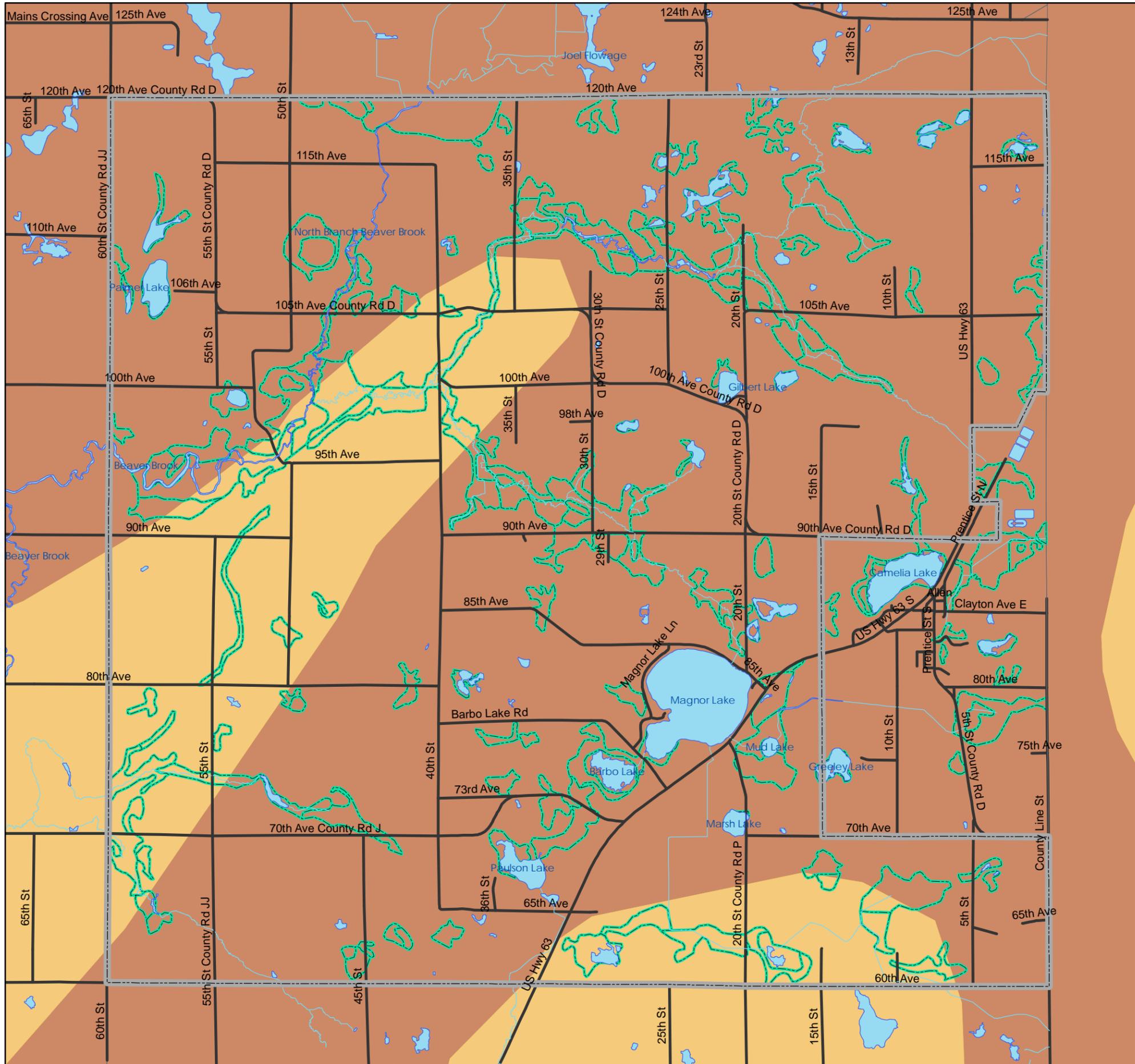
-  Town of Clayton
-  Village of Clayton
-  Lakes and Rivers
-  Streams
-  Wetlands
-  Boat Access
-  Clayton Town Hall
-  Fire Hall
-  Joel Marsh State Wildlife Area
-  Cattail State Trail
-  Clear Lake-Clayton Trail
-  Magnor Lake Sanitary District
-  Church
-  Cemetery
-  Beach/Park

# Town of Clayton



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2211 O'NEIL ROAD  
HUDSON, WISCONSIN  
WWW.STEVENSENGINEERS.COM  
715-386-5819  
715-386-5879 FAX  
May 2009  
Source: Polk County



# Depth to Bedrock

- Town of Clayton
- Lakes and Rivers
- Streams
- Wetlands

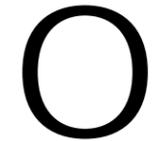
- ### Depth to Bedrock
- 50 feet to 100 feet
  - Greater than 100 feet

Depth to bedrock is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the depth to bedrock is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits. The greater the depth to bedrock, the more likely that the water table is located above the bedrock layer.

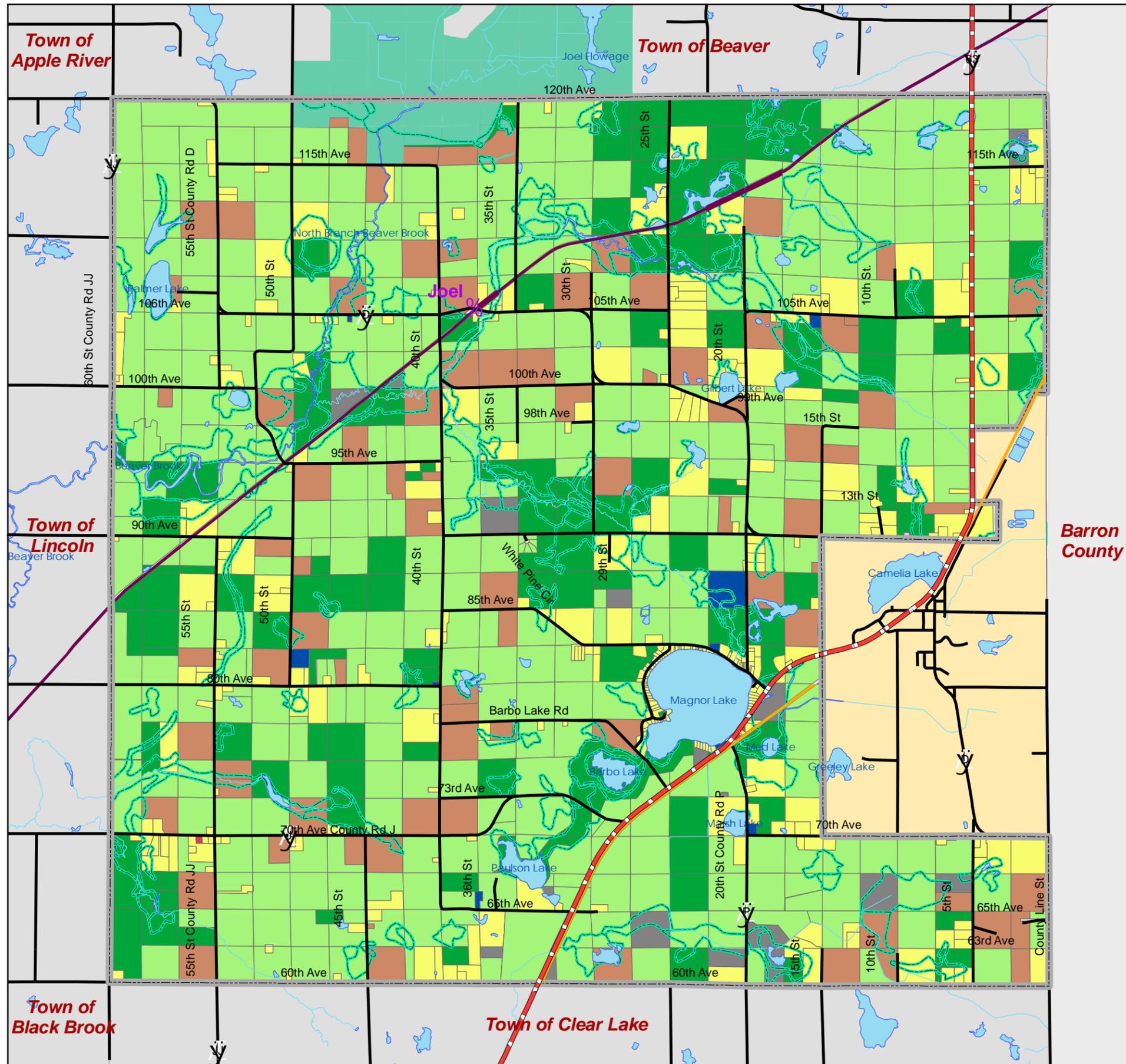
# Town of Clayton



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 WWW.STEVENSENGINEERS.COM  
 715-386-5819  
 715-386-5879 FAX  
 May 2009  
 Source(s): Polk County, Wisconsin DNR







# Existing Land Use

- Town of Clayton
  - Village of Clayton
  - Lakes and Rivers
  - Streams
  - Wetlands
  - Clear Lake - Clayton Trail
  - Cattail State Trail
  - Joel Marsh State Wildlife Area
- Existing Land Use**
- Residential
  - Commercial
  - Agricultural
  - Forest
  - Farmstead
  - Public/Institutional
  - Utility
  - Undeveloped

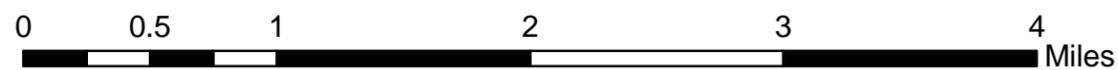
This map was created using the assessment codes for each property according to the 2007 Polk County Tax Roll and by using aerial photographs from the Polk County Land Information Department.

# Town of Clayton



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WWW.STEVENSENGINEERS.COM  
715-386-5819  
715-386-5879  
May 2009  
Source(s): Polk County, Town Assessor



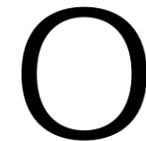
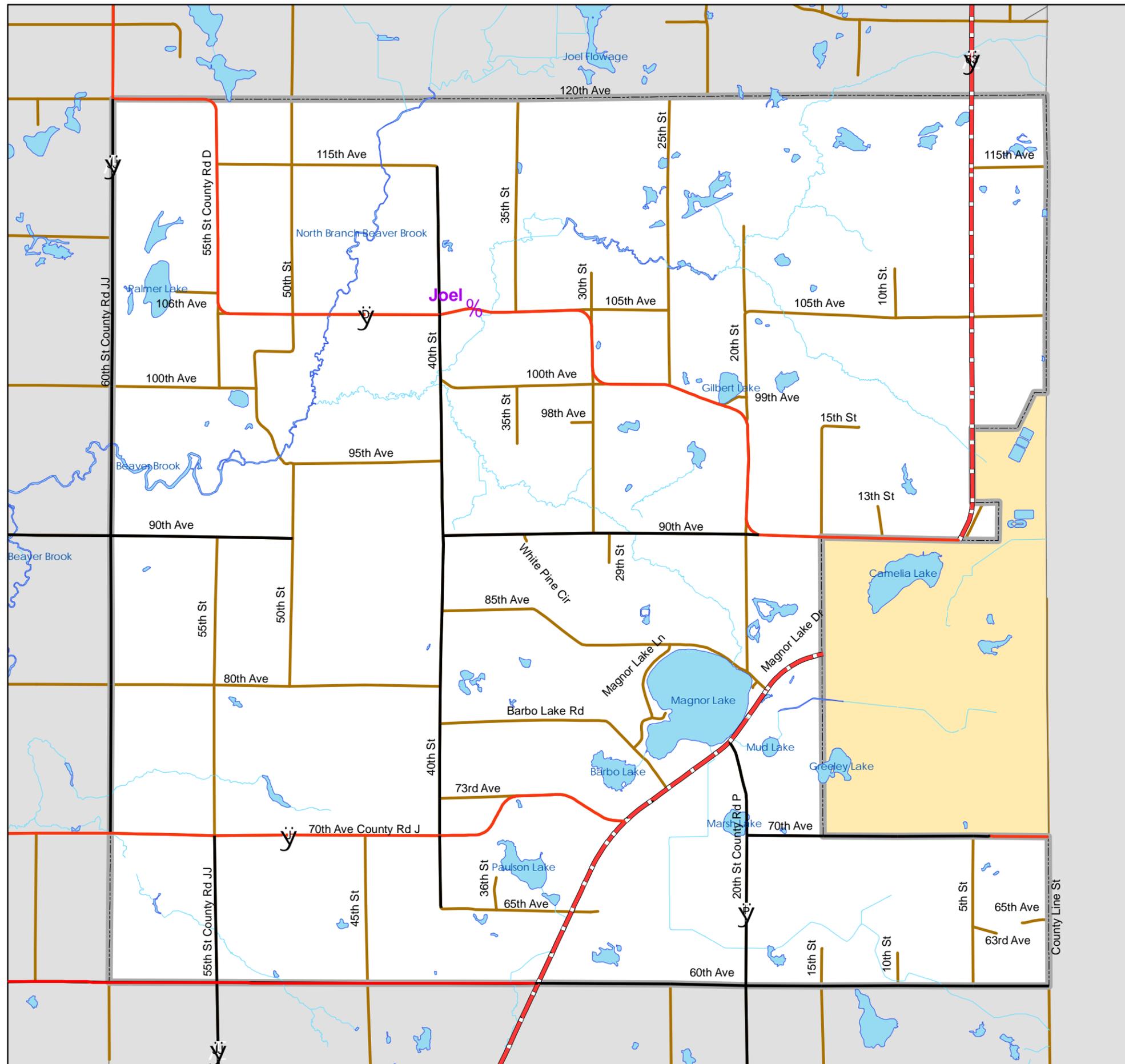
# Functional Classification

-  Town of Clayton
-  Village of Clayton

## Functional Classification

-  Principal Arterial
-  Major Collectors
-  Minor Collectors
-  Local Roads

The Functional Classification of roads refers to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system are those facilities that emphasize traffic mobility, whereas at the

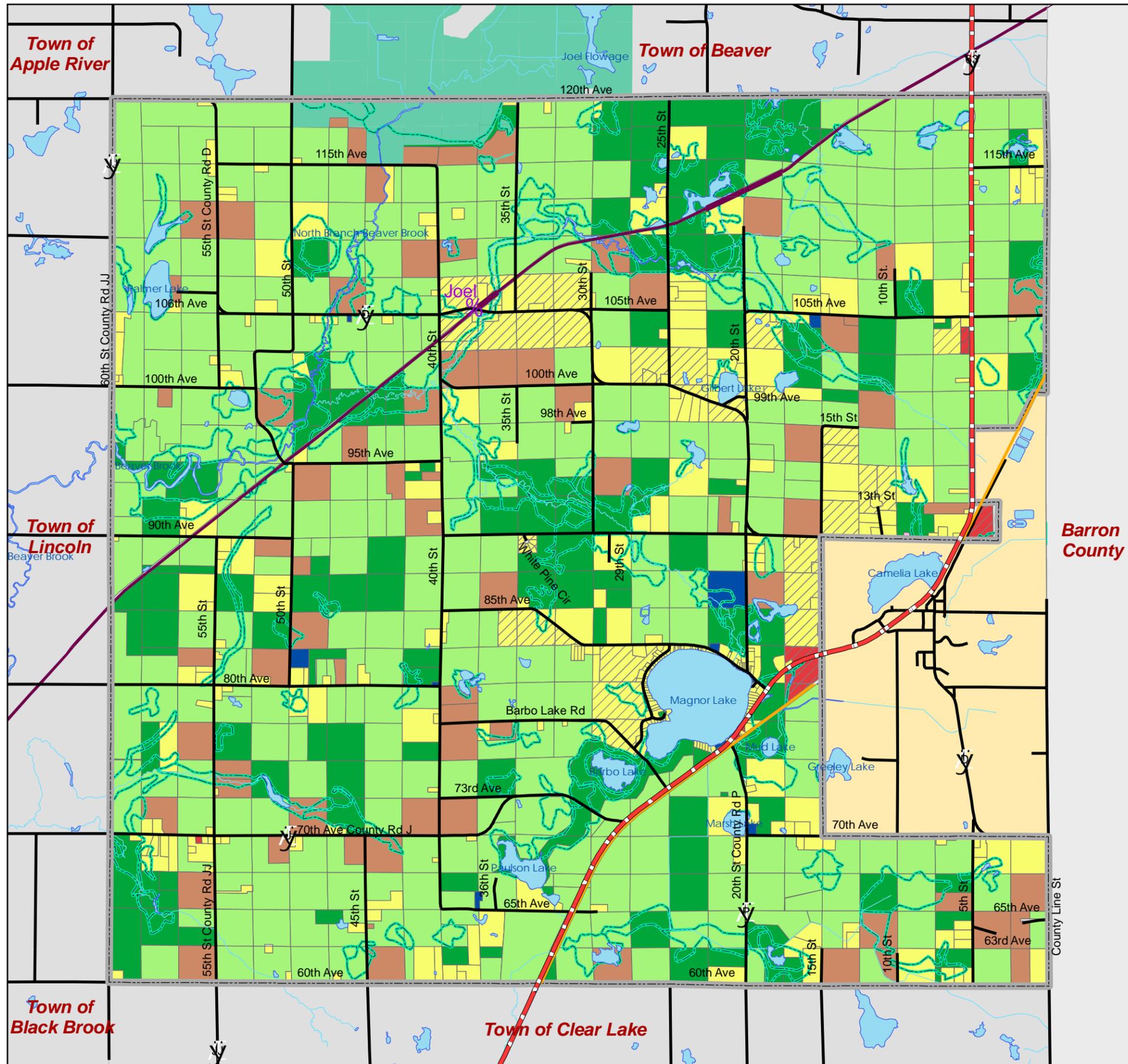


# Town of Clayton



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2211 ONEIL ROAD  
HUDSON, WISCONSIN  
WWW.STEVENSENGINEERS.COM  
715-386-5819  
715-386-5879 FAX  
May 2009  
Source(s): Polk County, Wisconsin DOT



# Future Land Use

- Town of Clayton
  - Village of Clayton
  - Lakes and Rivers
  - Streams
  - Wetlands
  - Clear Lake - Clayton Trail
  - Cattail State Trail
  - Joel Marsh State Wildlife Area
  - Converted Parcels
- Future Land Use**
- Residential
  - Commercial
  - Agricultural
  - Forest
  - Farmstead
  - Public/Institutional
  - Utility

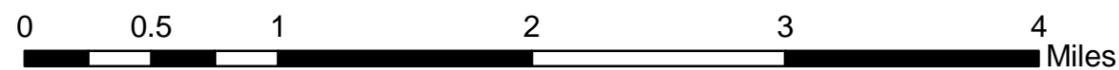
A Future Land Use map is a community's visual guide to future planning. It is meant to be a map of what the community would like to happen. The map is not the same as a zoning map or an official map and is not a prediction of the future.

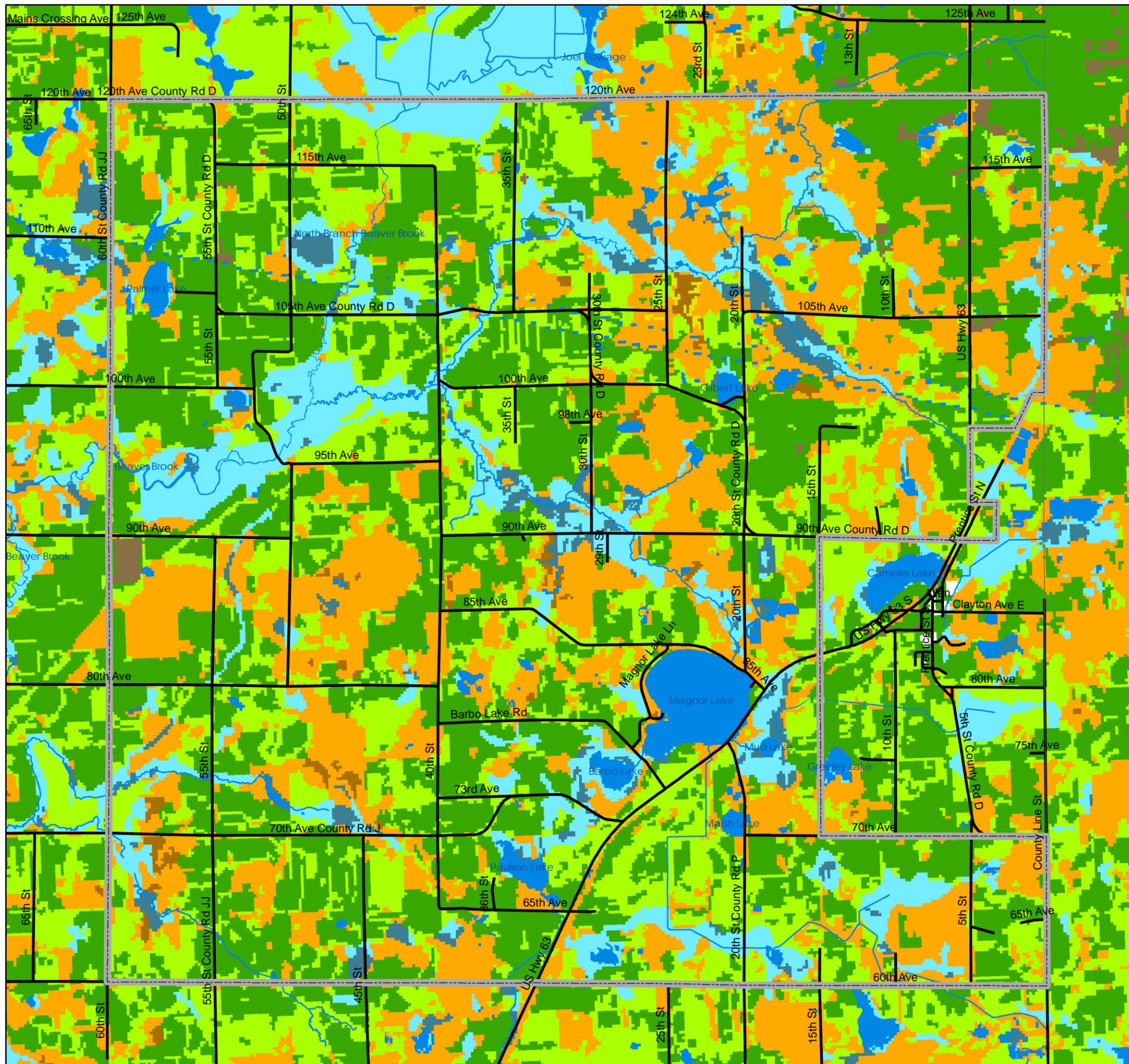
## Town of Clayton



**Stevens**  
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2211 ONEIL ROAD  
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715-386-5819  
715-386-5879 FAX  
May 2009  
Source(s): Polk County, Town Assessor





# Existing Land Cover

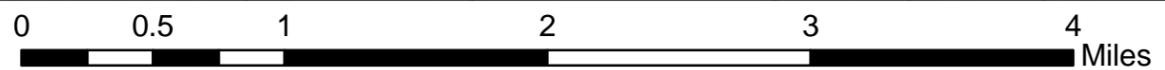
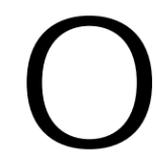
-  Town of Clayton
-  Agriculture
-  Grassland
-  Coniferous Forest
-  Deciduous Forest
-  Mixed Forest
-  Open Water
-  Wetland
-  Forested Wetland
-  Barren

The data used for this map was from Wisconsin DNR WISCLAND land cover data. This data was created from interpretation of 1992 satellite imagery. The land cover features from this data have 5 acre minimums. The data consists of 37 separate land covers, but these have been reduced and combined specifically for the Town of Clayton.

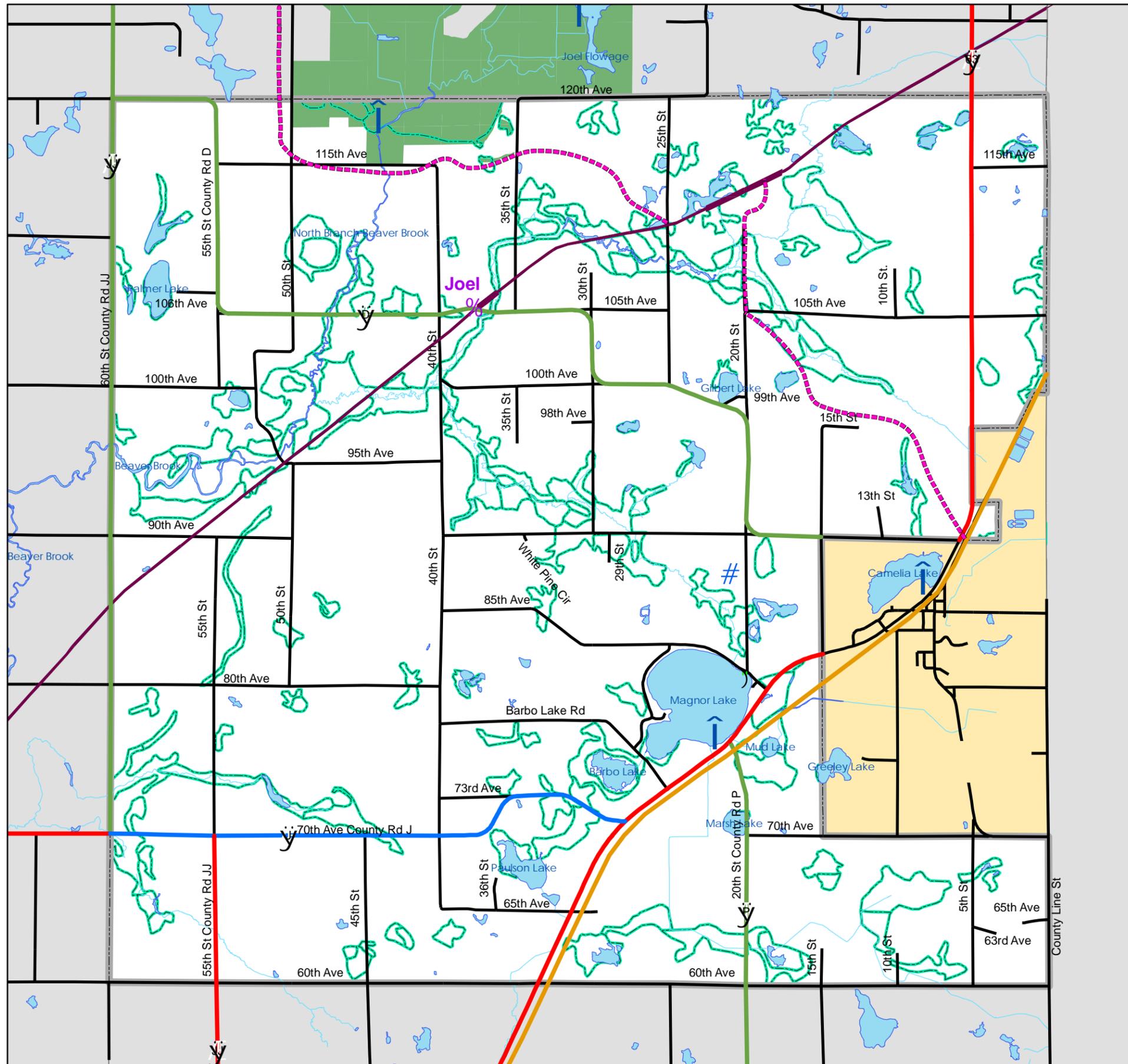
## Town of Clayton



**Stevens**  
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 715-386-5819  
 715-386-5879 FAX  
 May 2009  
 Source: Polk County



# Recreational Opportunities



- Town of Clayton
  - Village of Clayton
  - Lakes and Rivers
  - Streams
  - Wetlands
  - County Boat Access
  - Cattail State Trail
  - Joel March State Wildlife Area
  - Snowmobile Trail
  - Beach/Park
  - Richardson Sportman's Club
- Road Conditions for Bicycling**
- Best Conditions
  - Moderate Conditions
  - Undesirable Conditions

## Town of Clayton

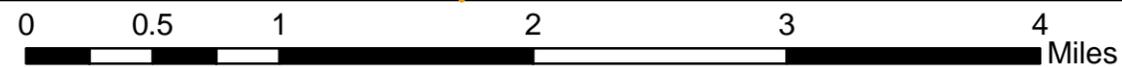
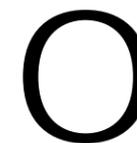


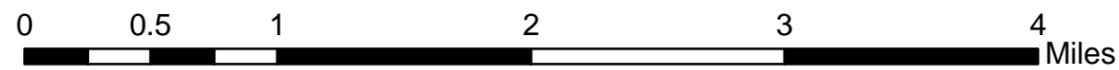
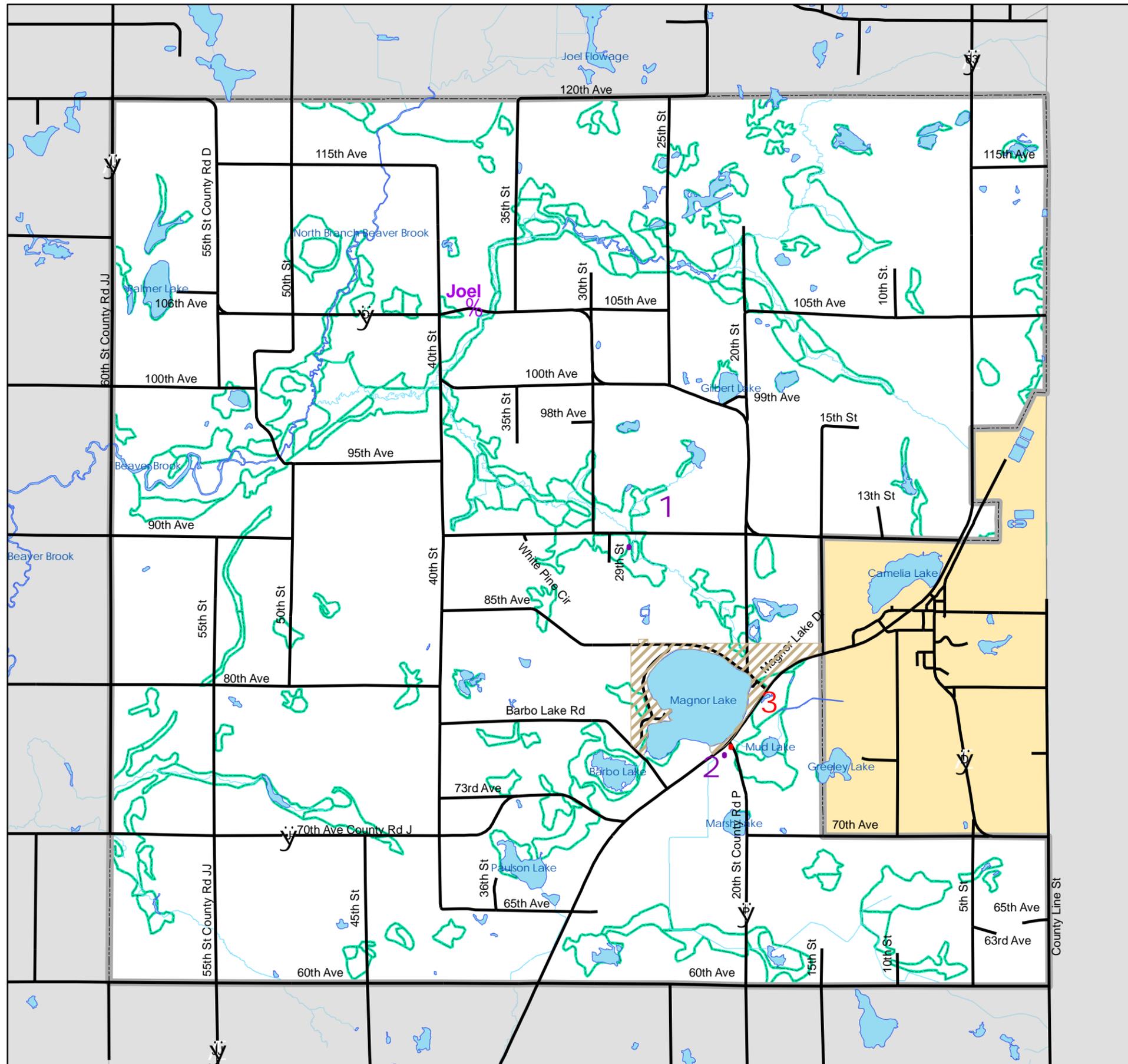
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May 2009  
Source(s): Polk County, WisDOT, Joelmobilers  
Snowmobile Club





# Remediation and Redevelopment Sites

- Town of Clayton
- Village of Clayton
- Lakes and Rivers
- Streams
- Wetlands
- Magnor Lake Sanitary District

- Open Site (ongoing cleanups)
- Closed Site (completed cleanups)
- Roth Property  
Open: Sept. 1984  
Closed: Sept. 1984
- Lake Magnor Store  
Open: Sept. 1998  
Closed: June 2006
- Sally's Gas  
Open: Aug. 1991

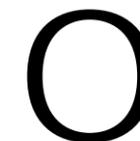
Remediation and Redevelopment sites are part of the DNR's Contaminated Lands Environmental Action Network (CLEAN), an inter-linked network of DNR databases tracking information on different contaminated land activities.

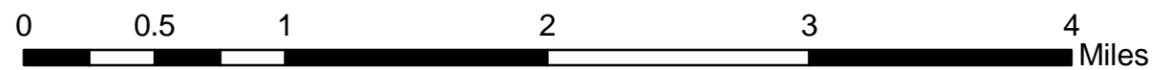
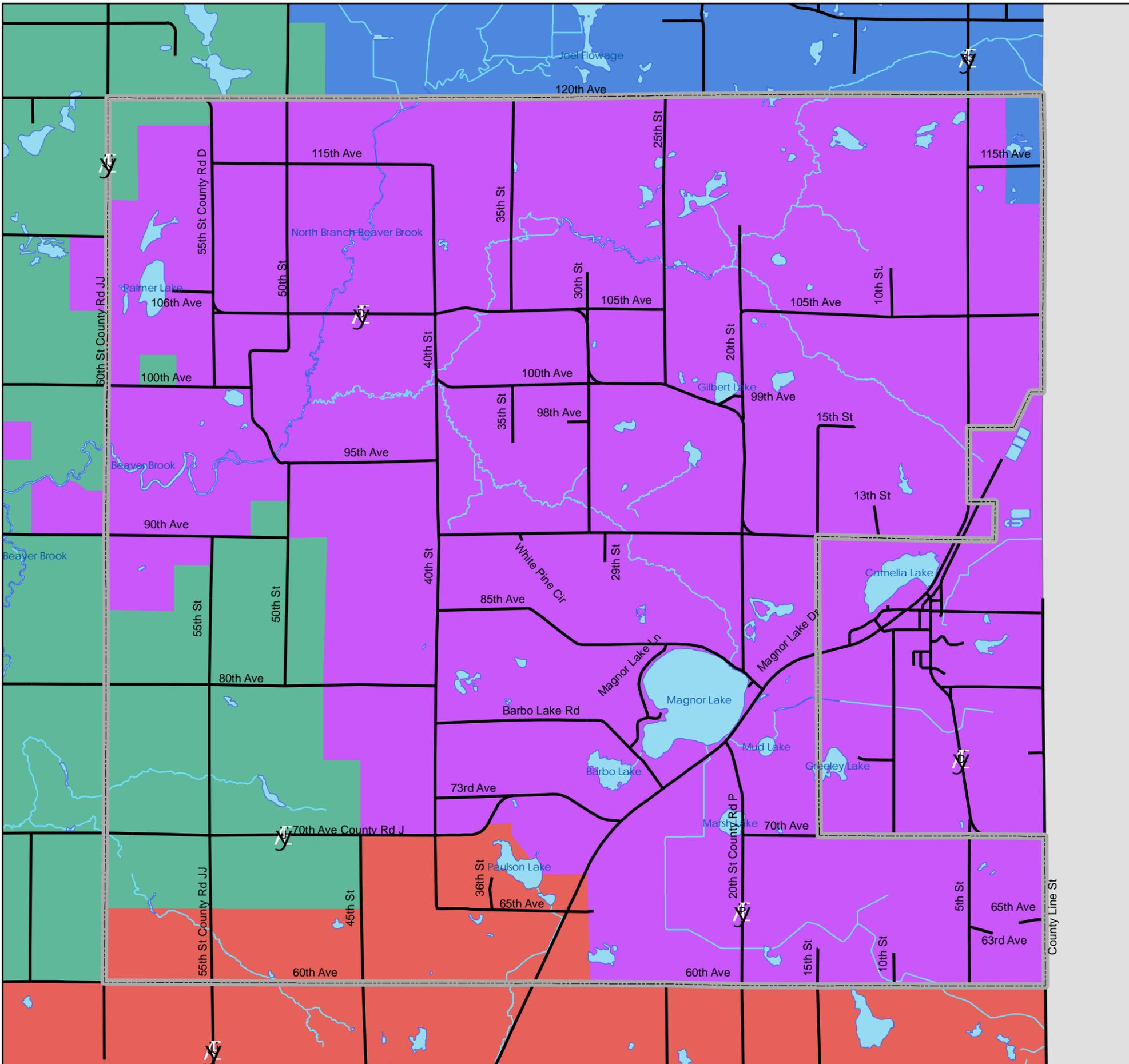
# Town of Clayton



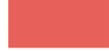
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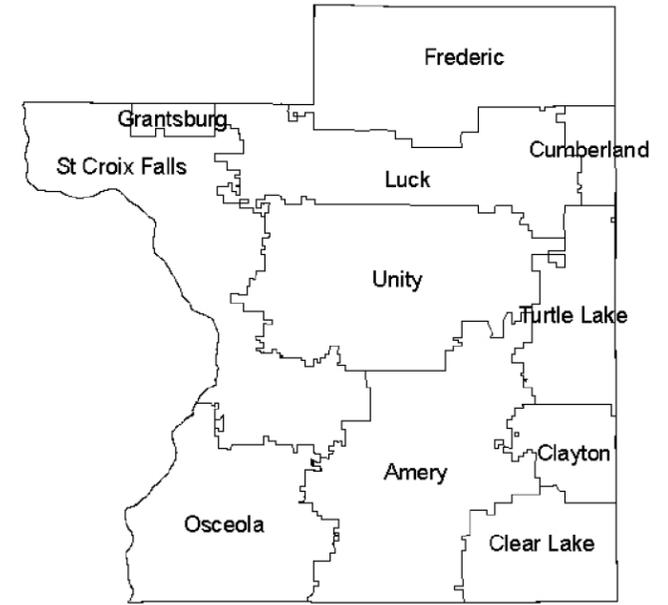
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May 2009  
Source(s): Polk County, Wisconsin DNR





# School Districts

-  Town of Clayton
-  Barron County
- School District**
-  Amery
-  Clayton
-  Clear Lake
-  Turtle Lake

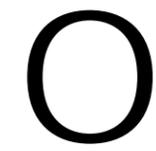


# Town of Clayton

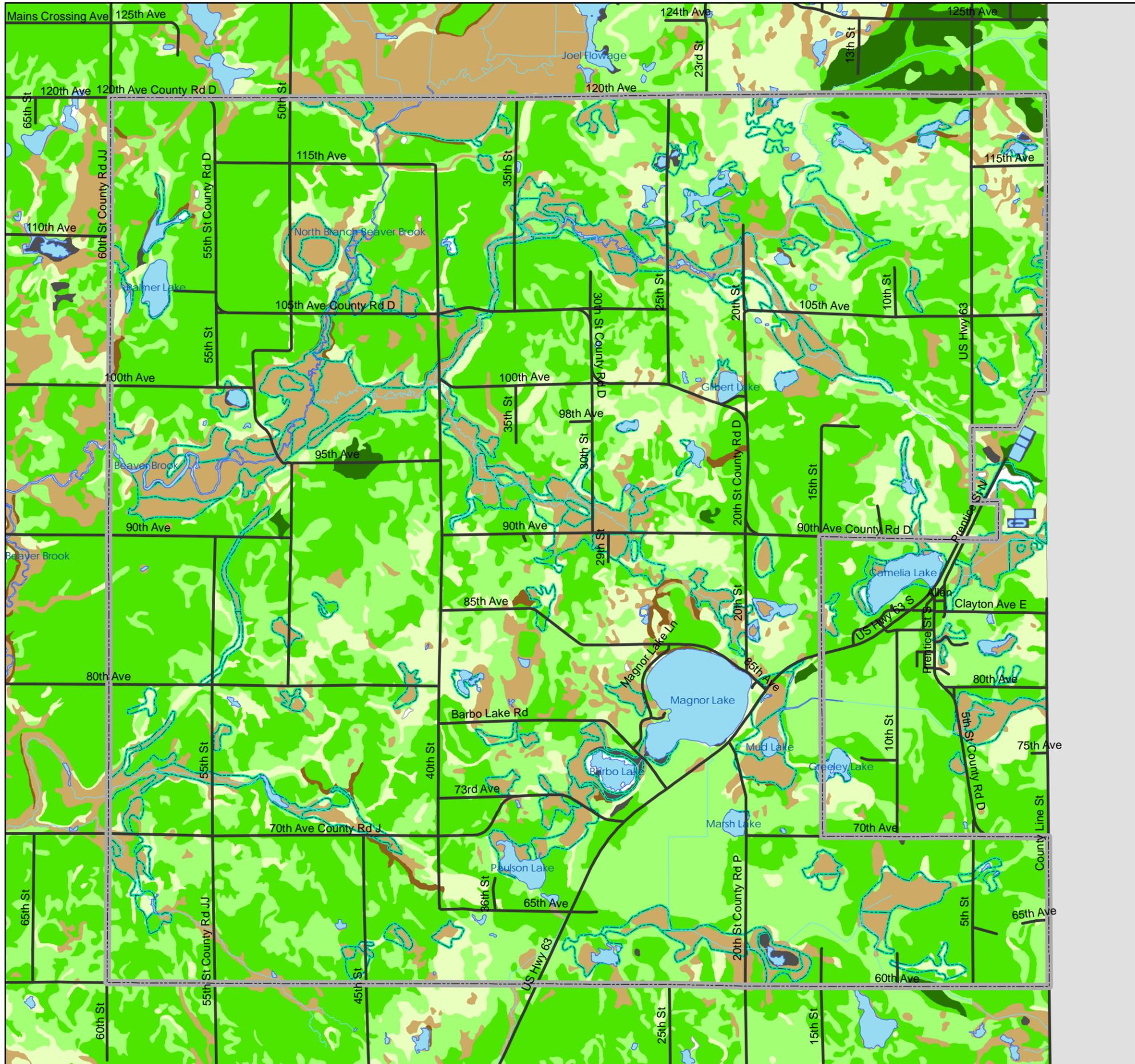


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Source: Polk County







# Soil Suitability

- Town of Clayton
- Barron County
- Lakes and Rivers
- Streams
- Wetlands

- ### Soil Suitability
- Missing Data
  - Class I
  - Class II
  - Class III
  - Class IV
  - Class V
  - Class VI
  - Class VII
  - Class VIII

#### Land Suited to Cultivation and Other Uses:

Class I - soils have few limitations that restrict their use.  
 Class II - soils have some limitations that reduce the choice of plants or require moderate conservation practices.  
 Class III - soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.  
 Class IV - soils have very severe limitations that restrict the choice of plants, require very careful management, or both.

#### Land Limited in Use-Generally Not Suited to Cultivation:

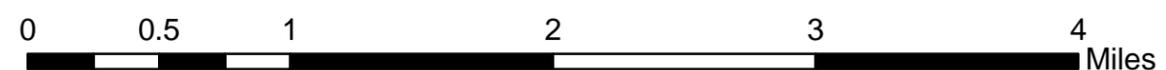
Class V - soils have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover.  
 Class VI - soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover.  
 Class VII - soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.  
 Class VIII - soils and landforms have limitations that preclude their use for commercial plant production.

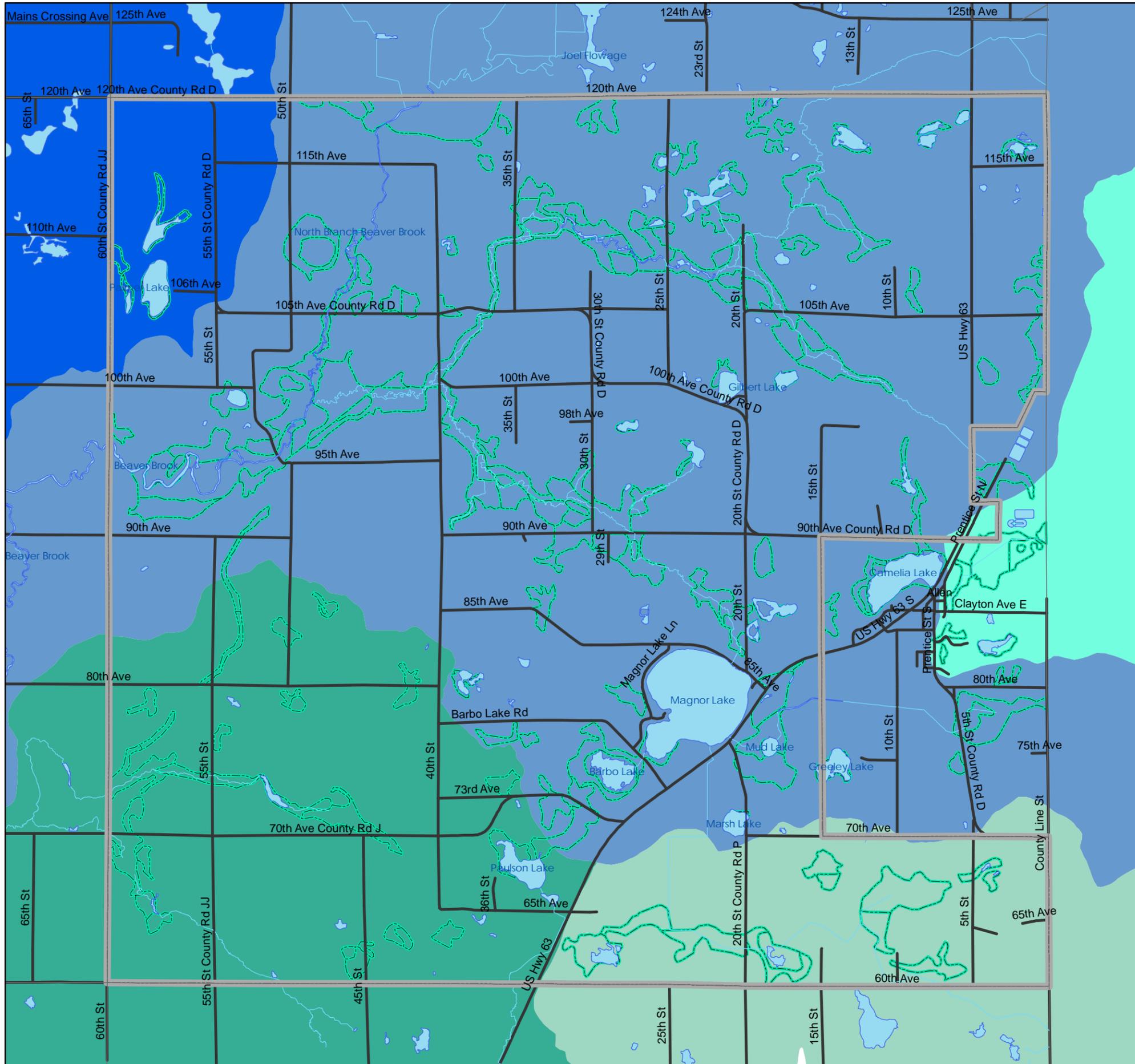
# Town of Clayton



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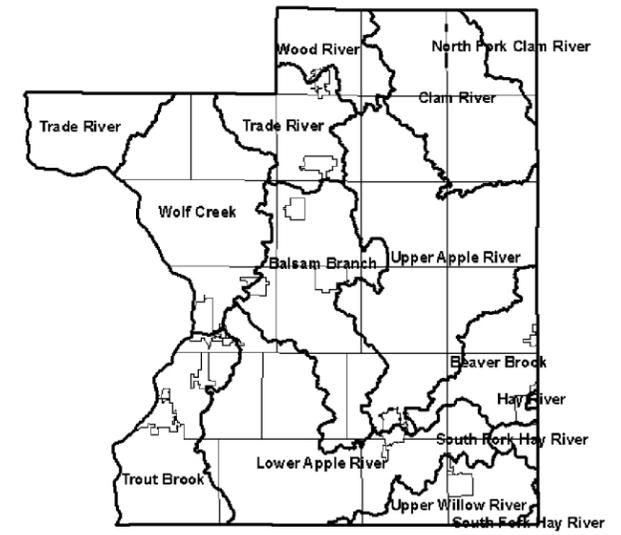
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 Source(s): Polk County, NRCS





# Watersheds

-  Town of Clayton
-  Lakes and Rivers
-  Streams
-  Wetlands
- Watersheds**
-  Beaver Brook
-  Hay River
-  Lower Apple River
-  South Fork Hay River
-  Upper Apple River



Town of  
*Clayton*



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