

# TOWN OF WATERVILLE LAND USE PLAN

## **INTRODUCTION**

### **Authority and Background**

By January 1, 2010, local governments engaging in mapping, subdivision regulation, or certain other zoning activities will be required to have a comprehensive land use plan, which complies with the provisions of Chapter 66.1001 of the Wisconsin Statutes. The Town of Waterville Board of Supervisors, anticipating the necessity of such future activities, adopted village powers in compliance with Chapter 60.22(3) of the Wisconsin Statutes on April 13, 2005, and, on July 23, 2007, appointed a commission of local citizens to develop a comprehensive land use plan. This commission was charged with developing and recommending to the board a comprehensive land use plan, which meets the requirements specified in Chapter 66.1001(2) of the Wisconsin Statutes.

### **Land Use Planning Process**

The responsibility of the Plan Commission was: 1) to learn about past community changes, changes likely to occur in the future, and community likes and dislikes, and, 2) to determine what residents want the community to become. The Plan Commission studied information from a variety of sources and evaluated Township needs. Community participation in this process included a survey, visioning sessions, and informational meetings. The Plan Commission has been charged with the responsibility for making recommendations to the town board to ensure implementation of the plan is consistent with the town's goals and objectives. This plan makes recommendations to the town board regarding appropriate actions necessary to address protecting/preserving valuable township characteristics for a twenty year planning horizon.

Recommendations in the comprehensive plan are long range. Some of them may not be implemented for a number of years. Some recommendations may never be implemented. Therefore, recommendations to create local ordinances need not be acted upon immediately. If the town were to become locally zoned, the town will need to draft the zones and zoning districts to reflect the town's comprehensive plan. All recommendations, goals, objectives, and changes should be made incrementally.

### **Comprehensive Plan Objectives**

Development has existed in the town since its inception, but only recently have these pressures become an issue within the township. Development pressures are reaching the point where residents believe something must be done soon to preserve the town's rural character.

The purpose of the plan is to provide information about the town, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The town board and plan commission will use the plan to make decisions about future growth and development.

The plan is organized around ten planning elements: Issues and Opportunities; Housing; Transportation; Agriculture; Natural and Cultural Resources; Utilities and Community Facilities; Economic Development; Land Use; Intergovernmental Cooperation; and Implementation.

Following are general overviews and an analysis framework addressing the planning elements:

**Issues and Opportunities** - Provides demographic information, identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics, and presents population projections.

**Housing** - Provides basic information about housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews state and federal housing programs.

**Transportation** - Provides basic information about existing transportation networks in and around the township, assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan, and develops goals and objectives.

**Agriculture** - Collects agricultural information about the variety of agricultural resources and programs in the area, develops maps of important agricultural resources such as productive soils, topography, land cover, and water features, and, identifies areas of significant agriculture and areas of non-agricultural importance.

**Natural and Cultural Resources** - Provides basic information about a variety of natural and cultural resources in the area and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

**Utilities and Community Facilities** - Provides information about facilities and services such as solid waste management, sewer and water, recreational areas and schools, identifies public facilities and services that need to be expanded, provides direction for utility, facility, and service growth as the population increases in the future.

**Economic Development** - Provides basic economic information about the town by analyzing the economic base of the community and statewide trends affecting the community and region, identifies desirable businesses and economic development programs at the local and state level, and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

**Land Use** - Prepares an existing land use map, identifies contaminated sites, assesses real estate forces, identifies conflicts, develops 20-year projections for future land use.

**Intergovernmental Cooperation** - Assesses the town's role and function in joint planning and decisions with surrounding jurisdictions, analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its bounds and between itself and other communities.

**Implementation** - Describes specific actions and sequences to implement the integration of the above elements, develops a process to measure progress, and develops a format for updating the plan.

**Community Involvement and Input** - The development and implementation of a successful comprehensive land use plan and the creation of policies and management tools are based largely on community involvement. Planners involve the community by gathering public input, educating the public, and fostering a sense of ownership of the plan. This section reviews community involvement activities and summarizes input obtained during the planning process.

## **DESCRIPTION, HISTORY AND DEMOGRAPHICS OF THE TOWN OF WATERVILLE**

The Town of Waterville, located in the northwest corner of Pepin County, was created by action of the Pepin County Board of Supervisors on March 20, 1860. Originally, the town was six miles east-to-west and four miles north-to-south and included all of Sections 1 through 24 of Township 25 North Range 14 West. Waterville was divided from the Town of Waubeek, which had been created by the Pepin County Board of Supervisors on March 15, 1858, during its very first meeting following the creation of Pepin County. Pepin County had been created less than a month earlier having been severed from Dunn County. The first Town of Waterville elections were held at the house of Willard F. Holbrook, who was subsequently elected to be the town's representative on the Pepin County Board of Supervisors.

At the fourth annual session of the Board of Supervisors of Pepin County held on November 12, 1861, the county board ordered that effective April, 1862, "...all of Township 25 Range 14 and Township 25 Range 13 now included in the Town of Frankfort except Sections 31 and 32 of Township 25 Range 14 be and the same is taken from the Town of Frankfort and annexed to the Town of Waterville for all town purposes."

However, at the county board's January 13, 1862 meeting, Henry Barber, who represented the Town of Frankfort on the county board, offered a resolution to repeal the board's annexation order and to leave it "...to the vote of the people of said Towns of Frankfort and Waterville at the coming Spring Election, to decide whether said portions of Frankfort be set off or not." The board minutes from that meeting did not indicate what action was taken on Barber's resolution. At the next meeting of the county board in May of 1862, the minutes of the January 13 meeting were corrected to show Mr. Barber's resolution was adopted. This correction followed the spring election, which had been held in April, when the voters in Frankfort and Waterville apparently approved the original annexation.

At some point(s) later in time a 2-mile-long (north-to-south) by quarter-mile-wide (east-to-west) sliver of land (the east  $\frac{1}{4}$  of Sections 1 and 12, Town 25 Range 14) was annexed from Waterville to Waubeek along their common east/west border and a  $2\frac{1}{4}$ -mile-long (east-to-west) by quarter-mile-wide (north-to-south) sliver (the south  $\frac{1}{4}$  of Sections 19, 20 and 21, Town 25 Range 13 west of the Chippewa River) was annexed from Waubeek to Waterville along their common south/north border.

Waterville is bordered on the north by the Town of Eau Galle (Dunn County), on the west by the Town of Union (Pierce County), on the south by the Town of Frankfort (Pepin County), and on the east by Town of Waubeek (Pepin County) and the Chippewa River.

According to the United States Census Bureau, the town has a total area of 36.2 square miles (an estimated 23,168 acres), 35.7 sq. mi. of it is land and .5 sq. mi. of it (1.3%) is water. The primary waterways in the town include: the Chippewa River, which borders approximately 1.75 miles of the southeast corner of the town; the Eau Galle River, which flows through an estimated 2.3 miles of the eastern portion; the Arkansaw Creek, which dissects the town from the northwest corner to its confluence with the Eau Galle River about a mile from the Chippewa; and the Little Arkansaw Creek, which flows through an estimated 4.5 miles beginning in Section 3 in the north central part of the town to its confluence with Arkansaw Creek about a quarter-mile north of the village of Arkansaw. The head-waters of the Porcupine Creek flow through the southwest and south central portion of the town.

In the mid-1800s, when the town was first being settled, the land cover consisted mostly of broad-leafed deciduous forests, mostly sugar maple, basswood, and red, black and white oak. There was a minor amount jack pines, scrub brush, oak trees and barrens on the Dead Lake Prairie in the southeast part of the town. There was also a minor amount of wetlands and swamps, primarily in the floodplains of the Chippewa and Eau Galle Rivers in the eastern part of

the town. Today, the land cover is a fairly even mix of wooded and open land, with most of the open land under cultivation.

The town includes the unincorporated community of Arkansaw, a community of an estimated 135 housing units, which are served by a sewage treatment facility operated as the Arkansaw Sanitary District. The earliest settlers were attracted to this spot along the Arkansaw Creek, which is a narrow gorge ideal for building and operating dams for milling grist and lumber. Numerous dams and mills were located along this very short stretch of the creek. The dams were regularly destroyed by floods. None remain today.

The 2000 census reported there were 859 people, 331 households, and 229 families residing in the town. The population density was 24.0/sq.mi. There were 351 housing units at an average density of 9.8/sq.mi. The racial makeup of the town was 99% White, 0.12% Asian, 0.23% from other races, and 0.70% from two or more races. Hispanic or Latino of any race were 1.05% of the population, who have come to the area in recent years.

Of the 331 households, 32.6% had children under the age of 18 living with them, 58.9% were married couples living together, 6.0% had a female householder with no husband present, and 30.8% were non-families. 25.7% of all households were made up of householders living alone and 29.3% of households included someone who was 65 years of age or older. The average household size was 2.60 and the average family size was 3.17.

The age of the population was spread out with 29.0% under the age of 20, 4% from 20 to 24, 30.8% from 25 to 44, 20.3% from 45 to 64, and 15.4% who were 65 years of age or older. The median age was 38 years. There were 292 females age 18 and over and 344 males.

The median income for a household in the town was \$37,292, and the median income for a family was \$41,250. Males had a median income of \$27,163 versus \$19,861 for females. The per capita income for the town was \$15,482. About 7.9% of families and 10.0% of the population were below the poverty line, including 10.2% of those under age 18 and 17.0% of those age 65 or over.

## **History**

Before the incursion of western Europeans into America, the lands within the Chippewa River Valley, including the Town of Waterville, were located between those lands occupied by the Ojibway and Dakota Indians. Both tribes valued the resources of the fertile river valley. No known permanent native American villages have been discovered, however, artifacts found with the town indicate there were several seasonal/hunting villages located in several areas of the town.

The first European settlers in the town came from England, Ireland, France and Germany. The earliest settlers were attracted by the lumber industry, mostly to the north. Many stopped and settled in the hills of Pepin County, including the Town of Waterville. Most began clearing trees and started farming; however, many had received training in their home countries in carpentry, masonry and other crafts and continued to ply these trades here. An important factor in their employment was the Arkansaw Creek, which provided the water power necessary to operate mills and factories.

According to the "History of Buffalo and Pepin Counties" (published in 1919 by H.C. Cooper, Jr., & Co. of Winona Minn.), there were two areas of early development, one on the Arkansaw Creek and the other on the Dead Lake Prairie on the terrace above the Chippewa River near the Waterville/Frankfort town line. Arkansaw was by far the most prosperous and is the only one remaining today.

Located along a sandstone dell of the Arkansaw Creek 2.5 miles from the Chippewa River, the village's early history centered around the activities of Willard F. Holbrook, who came

to the area in 1854. In 1855, he built a log house with the help of his brother George. In 1856, Willard built a sawmill and began making furniture.

Holbrook hired G.C. Wolcott to plat the village of Arkansaw in 1857. About that same time, H.M. Miles put up a small water-powered roller flour and grist mill. The village began to grow and prosper. The first post office came to the village in 1864.

In 1870, Holbrook formed a partnership with James Pauley of Reed's Landing, Minnesota, enlarged the sawmill, erected a new furniture factory, built a store, and also began the manufacture of potash and pearlsh. At one time, the factory employed as many as 35-40 workers. That same year, Abel Parker put up a sawmill and a hotel, the Cropsy House, was built. In 1871, H.M. Miles opened a store in partnership with Miletus Knight. The next year, Forest H. Hillard and Victor Rounds opened a drug and variety store.

Many new residences were built to accommodate the growing population. For the most part, the residences were built on the terraces and plateau overlooking the creek, while the business section was in the valley.

The prosperity of the village was interrupted by the great flood of 1878, which carried away three dams, all the bridges, the grist mill and many barns and residences. A one-room schoolhouse, which had been built in 1856 (the first teacher was Minnie Kelton), was also destroyed in the flood. This school was temporarily replaced by a log building, until 1883, when H.M. Miles erected a two-roomed building and a graded school was established. In 1911, this building was made into a two-story building with four classrooms. This building was destroyed by fire in 1919 and was replaced in 1920 by a two-story brick building with nine rooms and a gymnasium.

Most of the Town of Waterville by 1900 was served by rural one-room schools, which were all formally referred to by number and district within Pepin County. Informally, these schools had names like Forest Vale, Little Arkansaw, Big Arkansaw, Plummer, Big Coulee, Maple Ridge, Marble, Knight and others. These names derived from the general locations of the schools or from a family that might have donated the land upon which the school stood. Many of these schools closed by the 1940s. In the early 1960's, all the remaining rural schools closed their doors and were consolidated into larger districts of Arkansaw, Durand and Plum City.

In 1885, Holbrook erected a steam-driven planing mill to produce lumbermen's supplies and materials for the manufacture of furniture. He operated this mill until his death in 1887, when it was purchased by S.L. Plummer. Two years later, Plummer organized the Plummer Mercantile Company, which he operated until 1900. That year, the Waterville Co-operative Creamery Company (WCCC) was formed and took over Plummer's business. In 1917, WCCC built a concrete building and began to manufacture of butter. Butter was made at the creamery until 1955, after which it was used as a milk receiving and shipping station for a plant in Rochester, Minn.

Arkansaw was one of the first communities in the area to have electric lights, using the former Holbrook dam to generate electricity. After the flood of 1907 destroyed the dam, all lines and power rights were sold to Ernie Miles, who operated the dam and electric generating station at Eau Galle.

The Arkansaw Telephone Company incorporated in December, 1907. F.G. Hillard was its first president and E.L. Curtis its first secretary. Before this, a single line served Pepin, Nelson, Durand and Arkansaw and each person who wanted a telephone had to set his own poles. This company served the area until 1958, when it was sold to Nelson Telephone Cooperative in Durand.

The first bridge across the Arkansaw Creek consisted of 12"-15" diameter wood poles flattened on the top-side stretching from bank-to-bank and covered with wood planks held in place with wooden pins. It was washed away in 1878 and replaced with a larger bridge, which also was washed away in a flood and replaced by a wood-framed structure, which ultimately

gave way due to faulty design. An iron bridge was built and was also carried away in a flood . It was replaced by another iron structure about 75 feet long and 18-20 feet above the water.

For many years, the Catholic community in and around Arkansaw had to walk or drive oxen or horses for ten-to-fifteen miles to attend religious services in either Eau Galle or Durand. In 1888, Frank Meisner, Steven Seiler and Joe Hutter purchased two separate two-acre parcels of land for a church and a cemetery, located in Big Arkansaw Valley about two miles northwest of the village. During the spring of 1892, the cemetery was started and the first wood-framed church was built and named for St. Joseph. Around 1915, the old wooden church, being inadequate for the growing congregation, was replaced with the brick building still being used today.

In 1868, the Arkansaw Methodist Church was erected at a cost of \$2,500. This 30-by-40 foot structure was dedicated as a Methodist Episcopal Church during the summer of 1869. In 1900, the addition of a kitchen, parlor, alcove and hall was made and formally dedicated in December of that year.

The first church building of the Reorganized Church of Latter Day Saints was constructed in Porcupine and dedicated in 1896. It under went renovations and additions in 1912, 1944 and 1954. In 1971, a new church was built in Arkansaw.

### Landmarks and Points of Interest

Local landmarks include Arkansaw Creek, Arkansaw Creek Park, Arkansaw Memorial Cemetery, Arkansaw Methodist Church, Big Arkansaw School (historical), Big Coulee School (historical), Burke School (historical), Chippewa River, Dead Lake Prairie, Eau Galle Mound, Eau Galle River, Forestvale School (historical), French Cemetery, Holden Park Campground, Little Arkansaw Creek, Little Arkansaw School (historical), Marble School (historical), Missouri Creek, Plummer School (historical), Round Hill, Round Hill Cemetery, Saint Josephs Cemetery, Saint Josephs Church, Silver Birch Lake, Silver Birch Park, Thompson Slough, Wilcox Lake.

### Demographics

According to the 2000 U.S. Census, distribution of the town's population by age and gender is as follows:

Subject	Number	Percent
Total population. . . . .	859	100.0
GENDER		
Male . . . . .	465	54.1
Female. . . . .	394	45.9
AGE		
Under 5 years . . . . .	53	6.2
5 to 9 years . . . . .	51	5.9
10 to 14 years . . . . .	77	9.0
15 to 19 years . . . . .	71	8.3
20 to 24 years . . . . .	36	4.2
25 to 34 years . . . . .	104	12.1
35 to 44 years . . . . .	161	18.7
45 to 54 years . . . . .	90	10.5
55 to 59 years . . . . .	44	5.1
60 to 64 years . . . . .	40	4.7
65 to 74 years . . . . .	70	8.1
75 to 84 years . . . . .	46	5.4
85 years and over . . . . .	16	1.9
Median age (years) . . . . .	37.9	(X)

18 years and over . . . . .	636	74.0
Male . . . . .	344	40.0
Female. . . . .	292	34.0

21 years and over . . . . .	592	68.9
62 years and over . . . . .	162	18.9
65 years and over . . . . .	132	15.4
Male . . . . .	67	7.8
Female. . . . .	65	7.6

RACE

One race . . . . .	853	99.3
White . . . . .	850	99.0
Asian . . . . .	1	0.1
Filipino . . . . .	1	0.1
Some other race . . . . .	2	0.2
Two or more races . . . . .	6	0.7

## **COMMUNITY INVOLVEMENT AND INPUT**

The Town of Waterville Land Use Planning Commission determined it must involve the residents during the planning process. It first developed a Public Participation Plan, which was adopted by the Town Board in early December, 2007. The Commission then developed and mailed a land use planning survey to all property owners in the township for their input. Once the survey results were completed, the Commission held an open house in February, 2008, to present the findings to the residents and to solicit additional comments.

### **Town Of Waterville Public Participation Plan**

#### **PURPOSE**

In order for the Town of Waterville Board to operate effectively and to address the needs of the citizens of the township, the entire population must be kept informed. To insure responsiveness to the needs of its citizens, the town board, its committees, commissions or other appointed entities should provide for and encourage citizen participation. The decision-making process will be open and consistent with state and federal regulations. To accomplish this, the following plan will be followed:

#### **PUBLIC MEETINGS**

All meetings of the town board, committees, commissions, and other appointed entities will be:

- designed to provide the public with the most complete information regarding the affairs of the governmental bodies,
- held in places reasonably convenient and accessible to the public, and,
- open to the public unless otherwise expressly provided by law.

Written comments from citizens will be accepted at all meetings.

#### **NOTICE OF MEETINGS**

Public notice for all meetings will be accomplished by publishing notice in the town's official newspaper, the Courier Wedge, and/or posting notice in three locations likely to be seen by the public, including the Arkansaw Post Office and two other conspicuous locations within the township. These notices will include time, place, and date of the meeting or hearing, and a brief agenda. Timing of public notice shall be in compliance with Wisconsin's Open Meetings Law, which requires at least a 24-hour notice of a meeting. However, the town will strive to provide adequate advance notice of all governmental meetings.

#### **PUBLIC HEARINGS**

Public hearings shall be held from time-to-time to obtain citizen views and enable residents to respond to issues and activities of the town board, committees, commissions, or other appointed entities. Hearings shall be held after adequate notice, at times and locations convenient to citizens with accommodations for the handicapped. Written comments from citizens will be accepted at all public hearings,

#### **NOTICE OF HEARING**

Official notice of hearings will be by public notice in the official newspaper prior to the hearing. In addition, the public notice may be posted at the Arkansaw Post Office and two other conspicuous locations within the township. These notices will include time, place, and date of the hearing, and a brief agenda.

#### **NOTICE TO MEDIA**

The town board, committees, commissions, and other appointed entities will provide written notice to all news media, who have requested it in writing. Written notice will also be provided to the township's official newspaper.



## INFORMATIONAL MAILINGS

In an attempt to keep the public fully informed about issues and activities of the town board or its appointed entities, these township governmental bodies may develop relevant printed informational materials. These materials will be distributed by mail or other means so as to make the information readily available to as many citizens as possible.

## COMMUNITY PRESENTATIONS

In an attempt to keep the public fully informed about issues and activities of the town board or its appointed entities, these township governmental bodies may from time-to-time meet with civic and community organizations to discuss relevant issues and activities.

## NEWS RELEASES

In an attempt to keep the public fully informed about issues and activities of the town board or its appointed entities, these township governmental bodies may develop news releases. After being approved by the Town Chairman these news releases will be sent to the town's official newspaper and to other media outlets so as to make information available to as many citizens as possible.

## INTERNET / WEBSITE

In an attempt to keep the public fully informed about issues and activities of the town board or its appointed entities, the town may develop its own website and post relevant documents, maps, and other informational materials for public inspection; or, in cooperation with Pepin County, post such information on the Pepin County website.

These efforts are the minimum and more opportunities for public involvement may arise during the course of governmental affairs. The town will provide information relating to when and where documents, maps, and other information pertinent to the town's activities may be available for review by the public.

This Public Participation Plan has been developed by the Town of Waterville to foster public involvement in all aspects of township governance consistent with the spirit and intent of Wisconsin law.

Passed December 4, 2007 at the regular monthly Town Meeting.

## **ISSUES AND OPPORTUNITIES**

### **Vision Statement**

The Land Use Planning Commission will use common sense to prepare a plan designed to preserve the rural character of the Town of Waterville, honor the rights of the individual, encourage optimal use of existing infrastructure, and recommend minimal land use regulations.

### **Land Use Planning Survey**

The Town of Waterville Land Use Planning Commission developed a land use planning survey, which was sent to nearly 400 property owners in the town during December, 2007. More than 200 completed surveys were returned for a better than 52% rate of response.

Almost 90% of the respondents said prime agricultural land should be preserved and 74% said agriculture should be based on small-to-moderate sized family farms. The vast majority of respondents (88%) said Waterville has adequate recreational land available to its citizens and 84% believe there is adequate access to hunting and fishing in the town.

Meanwhile, 80% of respondents worry about the loss of wildlife habitat and 88% said wildlife habitat and environmentally sensitive areas should be protected.

Two-thirds of respondents worry about the loss of the "rural character" of the town, but a nearly equal number did not believe the town should discourage development. However, 85% said growth and development should be controlled in the town and 92% believe developers should pay their own way. Small home-based businesses should be encouraged according to 89% of the respondents and 83% agreed that manufacturing and commercial development should be allowed only in designated places.

Three-fourths of the survey respondents said the town should establish land use and development regulations and nearly the same amount agreed that landowners should be compensated when land use regulations decrease the value of their properties. However, more than 87% said they would be unwilling to pay higher taxes to compensate property owners for the decreased values of their properties due to land use regulations.

96% of respondents said the town roads they travel meet their needs, but only 55% said they felt property taxes were reasonable considering the public facilities provided by government. And, 84% worry about the increasing cost of public services like roads and schools.

Based on the level of response, the Plan Commission believes the results provide an accurate reflection of the majority of citizens of the town and will help guide land use recommendations made by the commission. Those items with huge majorities defined above provide solid guidelines for the commission in its future determinations. However, the response to many questions were more narrowly divided and will be viewed by the planning commission as issues which will be more likely to be divisive and to create conflict in the future. Among those issues are:

- Development of farmland to non-farm uses
- Siting of residential properties
- Future development of tourism, manufacturing and retail sales and services
- Restricting mobilehomes
- Water quality regulations
- Increasing property taxes
- Additional land use regulations
- Promoting growth and development
- Limiting landowner rights

## Issues

Based on the results of the Land Use Planning Survey and on each commission member's own observations and experience, the Planning Commission identified issues which create problems and/or conflicts related to future land use. The issues identified are listed under each of the appropriate elements of this plan:

### Housing –

- Substandard housing
- Lack of low income housing
- Driveway location
- Property trespass
- Lack of enforcement of existing regulations
- Land prices
- Uncontrolled animals
- Water quality
- Conflicts between longtime inhabitants and ex-urban newcomers
- Too many houses already
- Residential lot size
- Aging population
- Increasing taxes

### Transportation –

- Traffic and maintaining local roads
- Driveway location
- Unsafe driving practices (eg., cellphone usage...)

### Agriculture –

- Farmland preservation
- Overuse of irrigation
- Dairy farm size
- Water quality
- Conflicts between farms and residential property owners
- Land prices
- Fertilizer/pesticide use
- Soil erosion / destruction of windbreaks
- Property trespass
- Increasing taxes

### Natural and Cultural Resources –

- Soil erosion
- Water quality
- Fertilizer/pesticide use
- Air quality
- Lack of all terrain vehicle trails
- Burning regulations
- Shoreline erosion
- Future overcrowding of existing parks/recreational facilities

### Utilities and Community Facilities

- Lack of basic local retail services (eg., groceries, gasoline...)
- Lack of a town hall
- Potential lack of energy resources

### Economic Development –

- Lack of marginal farmland for other economic development
- Potential lack of energy resources
- Overuse of purchase/transfer of development rights

- Road maintenance
- Lack of regulations
- Land prices
- Lack of local jobs
- Aging population
- Water quality
- Enforcement of existing regulations
- Open pit mining
- Location of salvage yards
- Increasing taxes

Land Use –

- Lack of regulations
- Lack of enforcement of existing regulations
- Burning regulations
- Location of salvage yards
- Location of open pit mines

Intergovernmental Cooperation –

- Lack of enforcement of existing regulations
- Lack of regulations
- Increasing taxes

## **Opportunities**

Based on the results of the Land Use Planning Survey and on each commission member's own observations and experience, the Planning Commission identified characteristics of the community which enhance the quality of life today and those which may create opportunities for creating positive impacts in the future. The opportunities identified are:

- Parks and recreational / leisure opportunities
- Good quality schools
- Potential for energy resource development
- Natural beauty
- Good roads
- Potential for small businesses
- Vacant and unused buildings for future development
- Clean air
- Clean water
- Potential tourism development
- Excellent quality of life
- Potential for agri-tourism
- Potential for agri-business development
- Excellent work ethic
- Potential for expanding organic farming

## HOUSING

Waterville is composed primarily of agricultural and forested lands. Many housing units are scattered throughout the entire town. The town also contains the unincorporated village of Arkansaw, which is comprised of an estimated 135 housing units (based on the number of residential properties served by the Arkansaw Sanitary District; 119 single family homes and two 8 unit apartment complexes). Most of these structures are located within a 13 square block area that was platted in 1857. The two multi-unit apartment structures are operated by the Pepin County Housing Authority. Arkansaw is the largest cluster of residential structures in the Town and presents the greatest opportunity for re-development.

There are a half-dozen housing units located in the Chippewa River floodplain in the far east end of the town. These structures are considered to be non-conforming uses under the Floodplain Code of the Pepin County Code of Ordinances, but have been grandfathered by the code because they existed prior to its enactment. These structures are, however, somewhat restricted related to additional improvements and reconstruction following destruction by a flood.

Additional development in the town will occur as agricultural related lands are changed from current uses to non-agricultural uses. However, 71% of respondents to the Land Use Planning Survey said they were worried about converting existing farmland to non-farm uses and 73% said they were concerned about the loss of open space and scenic areas to development. A similar number of respondents also indicated there was little need for more rural residential home sites. Only 58% agreed that new homes should be clustered around existing roads and services; however, 84% worried about the increasing cost of government services. Only 54% said trailers/mobilehomes should be restricted to trailer parks.

Other issues related to housing identified by the Land Use Planning Survey and during discussions by the Plan Commission include: concern about substandard housing, lack of low income housing, driveway location, property trespass, lack of enforcement of existing regulations, land prices, uncontrolled domestic animals, water quality, conflicts between longtime inhabitants and ex-urban newcomers, too many houses already, residential lot size, aging population, and increasing property taxes.

Most of the following information is derived from the 2000 U.S. Census. NOTE: "household" refers to the people or family structure living in a housing unit, while "housing unit" refers the actual structure itself.

	number	percent
Total households. . . . .	331	100.0
Family households (families). . . . .	229	69.2
With own children under 18 years . . . . .	104	31.4
Married-couple family . . . . .	195	58.9
With own children under 18 years . . . . .	85	25.7
Female householder, no husband present . . . . .	20	6.0
With own children under 18 years . . . . .	12	3.6
Nonfamily households . . . . .	102	30.8
Householder living alone . . . . .	85	25.7
Householder 65 years and over . . . . .	42	12.7
Households with individuals under 18 years . . . .	108	32.6
Households with individuals 65 years and over . . .	97	29.3
Average household size. . . . .	2.60	
Average family size. . . . .	3.17	
Average household size of owner-occupied units. .	2.71 (X)	
Average household size of renter-occupied units .	2.05 (X)	

RELATIONSHIP		
Total population. . . . .	859	100.0
In households. . . . .	859	100.0
Householder . . . . .	331	38.5
Spouse . . . . .	195	22.7
Child. . . . .	288	33.5
Own child under 18 years . . . .	213	24.8
Other relatives . . . . .	14	1.6
Under 18 years . . . . .	5	0.6
Nonrelatives . . . . .	31	3.6
Unmarried partner . . . . .	17	2.0
	Number	Percent
TOTAL HOUSING UNITS. . . . .	351	100.0
UNITS IN STRUCTURE		
1-unit, detached. . . . .	302	85.8
1-unit, attached . . . . .	3	0.9
2 units . . . . .	--	
3 or 4 units . . . . .	2	0.6
5 to 9 units . . . . .	16	4.5
10 to 19 units . . . . .	--	
20 or more units . . . . .	--	
Mobile home. . . . .	29	8.2
HOUSING OCCUPANCY		
Total housing units. . . . .	351	100.0
Occupied housing units . . . . .	331	94.3
Vacant housing units. . . . .	20	5.7
For seasonal, recreational, or occasional use. . . . .	6	1.7
Homeowner vacancy rate (percent). . . . .	2.5	
Rental vacancy rate (percent). . . . .	1.7	
HOUSING TENURE		
Occupied housing units . . . . .	331	100.0
Owner-occupied housing units . .	274	82.8
Renter-occupied housing units . .	57	17.2
YEAR STRUCTURE BUILT		
1995 to 1998 . . . . .	15	4.3
1990 to 1994 . . . . .	4	1.1
1980 to 1989 . . . . .	36	10.2
1970 to 1979 . . . . .	62	17.6
1960 to 1969 . . . . .	18	5.1
1940 to 1959 . . . . .	49	13.9
1939 or earlier . . . . .	168	47.7

VALUE

Less than \$50,000. . . . .	62	36.7
\$50,000 to \$99,999. . . . .	74	43.8
\$100,000 to \$149,999. . . . .	16	9.5
\$150,000 to \$199,999. . . . .	16	9.5
\$200,000 to \$299,999. . . . .	1	0.6
\$300,000 to \$499,999. . . . .	--	
\$500,000 to \$999,999. . . . .	--	
\$1,000,000 or more. . . . .	--	
Median (dollars) . . . . .	61,700	

MEDIAN VALUE OWNER OCCUPIED

	1980	1990	2000	% Chg 80-90	% Chg 90-00
Pepin County	34,600	40,700	79,200	17.6	94.6
Waterville	26,100	32,100	61,700	23.0	92.2

YEAR HOUSEHOLDER MOVED INTO UNIT

1999 to March 2000 . . . . .	35	10.5
1995 to 1998 . . . . .	75	22.6
1990 to 1994 . . . . .	33	9.9
1980 to 1989 . . . . .	67	20.2
1970 to 1979 . . . . .	59	17.8
1969 or earlier . . . . .	63	19.0

HOUSE HEATING FUEL

Utility gas . . . . .	86	25.9
Bottled, tank, or LP gas . . . . .	107	32.2
Electricity. . . . .	25	7.5
Fuel oil, kerosene, etc . . . . .	63	19.0
Wood . . . . .	51	15.4
Solar energy. . . . .	--	

SELECTED CHARACTERISTICS

Lacking complete plumbing facilities . . . . .	--	
Lacking complete kitchen facilities . . . . .	--	
No telephone service . . . . .	1	0.3

TOTAL HOUSING UNITS TRENDS

	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00
Pepin Co	2,357	2,881	2,919	3,036	22.2	1.3	4.0
Waterville	310	387	341	351	24.8	-11.9	2.9
Wtrvll. Pop.	1,048	1075	875	859	2.6	-18.6	-1.8
#/hsng.unit	3.31	2.78	2.57	2.45			

**FUTURE HOUSING UNIT PROJECTIONS**

	2000	2006est.	2010	2015	2020	2025
Population Projections						
Pepin County	7,213	7,596	8,121*	8,418*	8,737*	8,862*
Waterville	859	868	893*	896*	901*	885*
Average Number of Persons per Household (331)	2.6					
Housing Projections		333	364	365	368	361

\*source: Mississippi River Regional Planning Commission

**SANITARY PERMIT ACTIVITIES\*:**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	TOTAL
new	3	6	5	7	3	5	5	5	4	43
replacement	3	3	1	3	4	1	2	2	2	21

\*source: Pepin County Land Management Office

**Recommendations**

1. Allow residential development while preserving the integrity of the environment and the rural character of the community.
2. Conserve or improve the quality of existing housing and home values.
3. Offer a diverse range of housing stock to serve existing socio-economic needs.
4. Provide adequate areas for residential development.
5. Provide a mixture of residential site sizes to meet the demands of resident's housing needs.
6. Ensure the quiet enjoyment of residential properties free from nuisances such as excessive noise, odors, smoke, etc.



## **TRANSPORTATION**

### **Roads & Highways**

The Town of Waterville is served by 6 miles of federal highway. U. S. Highway 10 traverses the town east-to-west six miles, dividing the town nearly in-half. This federal highway was resurfaced in 1997 and has a 1½-mile long slower traffic lane along the most significant uphill grade at the west end of the town. The highway is mostly straight and has good sight-lines. Bridges over the Eau Galle River and Arkansaw Creek were replaced in 1994.

The town is served by 29.4 miles of county trunk highways, which are well maintained all-weather roads allowing use by heavy vehicles throughout the year. County and federal highways are maintained by the Pepin County Highway Department.

The town itself is responsible for the maintenance and operation of 36.41 miles of road, of which 29.2 miles are hard-surfaced with blacktop pavement or seal-coating and 7.2 miles are surfaced with crushed rock. Presently, no miles of the hard-surfaced roads are suitable for or designated for heavy-weight vehicle traffic year-round. All town roads are closed to traffic over 22 tons (with no more than 6 tons per axle) for several weeks during the spring thaw.

The town has no interstate highways or other major arterial, high volume roads. The nearest four-lane highways are Interstate 94 located 20+ miles north and U.S. Highway 61 located 20+ miles southwest in Minnesota.

The roads throughout the town are scenic due to topography and the ever-changing landscape. Sightseers regularly drive along the back roads, as do motorcyclists and sports car enthusiasts in search of the excitement provided by curves and hills of the roads that follow the ridge-tops and valley floors.

The town has an up-to-date Rudimentary Needs Analysis maintained on the WisDOT website (Wisconsin Information System for Local Roads). This analysis includes a surface rating system based on a numerical system with one being worst and ten being best. Nearly 90% of the towns paved roads are rated 7-10 (34% are rated 7-8; 56% are 9-10). Less than 1% are rated 1-2; 3% are 3-4; 6.5% are 5-6.

Respondents to the town's Land Use Survey overwhelmingly (96%) stated the town roads they travel meet their needs. Fifty-five percent of respondents said they were concerned about increase in traffic on roads in the town. Also, 92% of respondents said all growth and development in the town should pay its own way.

### **Snowmobile Routes**

Local snowmobile clubs have agreements with individual landowners for established local trails. There are no state or county-owned trails in the town.

### **Bicycle Routes**

Much of the eastern half of the town is flat or rolling with short steep slopes rising to the first terrace above the floodplain and is very compatible to bicycle riding. Long and steep hills in the western half of the town make bicycling a challenge to casual riders, but are nonetheless used often by more experienced riders. Many county roads feature wide pavement with white striping which provide adequate space and safety for bicyclists. U.S. Highway 10 also has these features, but heavy traffic and semi-trucks and large vehicles make riding somewhat hazardous. Most of the town roads are surfaced, but have limited paved shoulder area on which to ride. However, low volumes of traffic make bicycle riding on town roads safe most of the time.

### **Railroad, Air, Water**

The town has no railroads, no airports, and no water transportation. The nearest commercial airport with passenger service is at Eau Claire, Wisconsin, 50 miles away. Residents also use the Minneapolis-St. Paul International Airport, which is 80 miles away. The

nearest commercial and passenger rail service access is Red Wing, Minnesota. The nearest barge terminals for shipment of grain are located at Red Wing and Winona, Minnesota.

### **Public & Specialized Needs**

Waterville is a rather low density rural community and therefore does not have use for a mass transit system. Taxi service is also not available in the Town of Waterville. Due to the size of the population and the projected growth over the next twenty years, little demand for such services is expected.

The only current method of specialized transportation is the Pepin County Office of Aging van. Transportation is provided for purposes such as medical, socialization or personal business.

Pepin County Senior Services will arrange transportation 7 days a week, 7:00AM to 7:00PM for any age 60+ or handicapped resident in Pepin County. Transportation at other times may be possible if a driver can be secured.

A resident who needs transportation can call Pepin County Senior Services at (715)-672-8936 for information about cost, availability, etc.

### **Recommendations**

#### **1. Highways/Roads**

Based on the high degree of satisfaction with the roads traveled by the respondents to the town's Land Use Survey, the town should strive to maintain and improve the current level of quality of its roads.

The town should work with WisDOT and Pepin County Highway Department to improve intersections along U.S. Highway 10 at County Roads D, N and X to include left-hand turn lanes in both directions.

The town should consider prohibiting roadside parking where the roadway is too narrow for a vehicle to be completely off the road and at curves, bridges, culverts and other locations where roadside parking could create a hazard.

The town should analyze the condition of bridges and culverts and schedule inadequate and/or deteriorated bridges for repair or replacement.

The town should consider painting centerlines and foglines on town roads. Site lines which are compromised by brush, overhanging trees and other foliage should be trimmed regularly.

#### **2. Bicycle Routes**

The town should develop a color-coded bicycle map indicating those roads which are most compatible with bicycle traffic (low vehicle traffic volume, hard surfaced roads) and those which are less to least compatible (high traffic, high speed, non-hard surface, etc.)

#### **3. Land Use & Transportation**

The town should encourage residential development near existing roads to maximize the use of those roads and should discourage development that demands long access driveways which potentially will have to become town roads. The town should develop a written policy stating the minimum specifications required before a private driveway or road will be considered for a future town road.

The town should encourage commercial or industrial development to those sites along existing federal, state and year-round county highways and with access directly on to those highways and roads. Owners and developers of properties at sites along a town road, which require year-round access or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing town road, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the town road.

#### **4. Driveways**

The town should consider the following recommendations related to driveways entering onto town roads: 1). consider adopting the requirements established by the Pepin County Driveway Access Code-Chapter 26 of the Pepin County Code of Ordinances; 2). Specify: A) a minimum distance between driveways, B) minimum sight-lines along the road from point of driveway entry, C) perpendicular (90 degree) entry of driveway onto the road, D) initial grade of the driveway sloping away from the roadway, E) minimum specifications for construction of a driveway.

## **AGRICULTURE**

Agriculture is the largest single land use in the Town of Waterville. According to the Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies (PATS), University of Wisconsin – Madison, 60% of the town's 36.2 square miles is being used as farmland (row crops, forages and grasslands). The PATS data indicated there were 117 farms in the town in 1997, an increase of 5.4% from 1990. The National Agricultural Statistics Service 2002 Census of Agriculture showed a 1% increase in the total number of farms in Pepin County between 1997-2002. Based on that percentage, Waterville had an estimated 118 farms in 2002. Only 44 of the farms were dairy farms in 1997. By 2002 the number of dairy farms had decreased to 30, a 50% decline from 1989 to 2002.

The PATS data also indicated that nearly 26% of the town's population lives on farms and that 24% of employable adults in the town work on farms. The data also showed income from farms accounted for more than 14% of the total income earned by all residents of the town.

Of the town's 1,755 taxable parcels of land (2007 Pepin County Statement of Assessments), 645 are assessed as agricultural, 284 as undeveloped, 282 as ag-forest, and 92 as forest, totaling 1,303 parcels. The estimated acres included in these property classifications totals 18,697 of the town's 19,330 total taxable acres.

Agricultural land and ag-forest land totaled \$5,422,000 in assessed value in 2007, 44% of the town's total \$12,437,950 assessed value for land. These figures do not include farm improvements, which are accounted for separately and included with residential property improvements. The land on which farm improvements (including house and outbuildings) are located are included in the assessment rolls under the "residential" category, so it is difficult to establish an accurate estimate of the total assessed value agriculture contributes to the town.

### **Prime Agricultural Land**

Prime farmland, as a designation assigned by U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. (see map)

### **Livestock Operations**

Agricultural land use has been shifting to larger, more crowded livestock farming operations known as Concentrated Animal Feeding Operations (CAFO). CAFO's often are confronted with "nuisance" issues as a result of operational byproducts such as, odor, noise and water pollution. CAFO's also cause a higher concentration of manure in a smaller area. The amount of animal waste generated from these operations, if not properly managed, can cause problems for adjacent land uses. The U.S. Environmental Protection Agency (EPA) has established rules regulating these operations to protect the land and water supply and improve the air quality surrounding CAFO's. These farms must apply for a National Pollutant Discharge Elimination System (NPDES) permit, which has established criteria and regulations for the CAFO's.

### **Groundwater**

Members of the Land Use Planning Commission attended a Groundwater Protection Workshop held at the Pepin County Government Center on September 18, 2008. The workshop

was sponsored by the County's UW-Extension, Land Management, Land Conservation, and Development Offices. The primary presenter was George Kraft, a hydrogeologist and Director of UW-Extension's Central Wisconsin Groundwater Center at UW-Stevens Point. Commission members learned about the water cycle, aquifers, movement of the groundwater, and impacts on the quantity and quality of groundwater. Human use of the land has serious impacts on the groundwater. Since the primary human activity in the Town of Waterville is agriculture, the commission was interested in finding out to what extent agriculture impacted groundwater. According to Kraft, the potential negative impacts of agriculture on the groundwater include use of fertilizers, insecticides and herbicides, and, high capacity wells used for irrigation.

## Resources

County, state and federal educational, environmental and financial resources are located within Pepin County to assist farmers in the Town of Waterville, including

- the Pepin County UW-Extension, which develops practical educational programs tailored to local needs and based on university knowledge and research (phone: 715-672-5214);
- the Pepin County Land Conservation Department, which addresses soil and water quality concerns using local, state and federal programs (715-672-8665);
- the USDA Natural Resource Conservation Service, which is the federal agency that works with landowners on private lands to conserve natural resources (715-672-8665);
- the USDA Farm Service Agency, which administers and manages farm commodity, credit, conservation, disaster and loan programs (715-672-8665).

All these agencies are located in the Pepin County Government Center in Durand.

The following are public and private programs which provide incentives for the preservation of agricultural lands and protection of the environment:

The Conservation Reserve Program (CRP) is a voluntary program for agricultural landowners to establish long-term, resource conserving covers on eligible land by paying the farmer annual rental payments and cost-sharing assistance. Permanent cover options include grasses and legumes, tree plantings, and wildlife habitat. The program goals are to reduce soil erosion, enhance fish and wildlife habitat, improve water quality, protect the soils on agricultural land, demonstrate good land stewardship and improve rural aesthetics.

Purchase of Development Rights (PDR) are agreements recorded on the title of a particular piece of property to permanently limit the future use of the land to agriculture, forestry, or other open space uses. Under a PDR program, a landowner may voluntarily sell rights to develop a parcel of land to a public agency or a charitable organization, such as a land trust, interested in natural resource conservation. The landowner retains all other ownership rights attached to the land, and a conservation easement is placed on the land and recorded on the title. The buyer (often a local unit of government) essentially purchases the right to develop the land and retires that right permanently, thereby assuring that development will not occur on that particular property. The landowner is generally compensated for the value of the right to develop the land by an established formula.

A land trust is a private, community-based, nonprofit organization established to protect land and water resources for the public benefit in perpetuity. When used in this way, the term "trust" means the resource is permanently saved against harmful uses. Wetlands, farms, wildlife habitat, forests, urban gardens and parks, ranches, coastlines,

watersheds, trails and river corridors are among the areas safeguarded by land trust organizations.

### **Issues**

Almost 90% of the respondents to the town's Land Use Planning Survey said prime farmland should be preserved and 74% said agriculture should be based on small-to-moderate sized family farms. Nearly 71% of respondents to the survey expressed concern about converting farm land to non-farm uses. However, 55% did not want to see a prohibition of the development of farmland to non-farm uses; 80 % did state development should be controlled in rural areas. Meanwhile, 60% said they were not aware of current conflicts between farm and non-farm neighbors.

The Land Use Planning Commission recognized that agriculture is a major employer and driver of the local economy and expressed concern about over-regulation of the industry. The Commission also indicated it favored owner/operator farms versus absentee-owner/tenant/hired management run farms. Members of the Land Use Planning Commission also expressed concern about the impact of high capacity wells and irrigation on ground water; specifically, on the levels of the aquifer and on Silver Birch Lake.

The Commission also understands that the majority of residents want to preserve the "rural character" of the town and that agriculture is an important part of that landscape. Although most respondents to the town's survey were not aware of any current farm-vs.-nonfarm land use conflicts, such conflicts can and likely will arise in the future. The commission believes some minimal regulations may be needed to prevent such conflicts

### **Recommendations**

The Land Use Planning Commission supports agriculture and makes the following recommendations to retain agriculture as a vital part of the community:

1. To encourage all farmers to enroll in the Farmland Preservation Program and have soil conservation plans implemented and engage in farming practices such as windbreaks, no-till farming, minimal chemical or chemical-free crop production, crop rotation etc., that will conserve soil resources and protect the quality of groundwater.
2. To encourage small family-owned farms.
3. To discourage large farming operations that have large livestock confinement buildings and to encourage such existing operations to adhere to the EPA's guidelines regulating CAFO's.
4. To discourage development of lands in close proximity to large livestock and dairy operations or which are down gradient from large areas of row crop production on coarse soils which are susceptible to rapid percolation of moisture to groundwater.
5. To provide incentives to farmers to keep prime farm land from being developed.
6. To encourage farmers to implement more cover crops and Conservation Reserve Program practices.

## **NATURAL AND CULTURAL RESOURCES.**

### **Natural Resources**

Land, water and air are the most important natural resources of the Town of Waterville. Additional natural resources include forests, wildlife, minerals, etc. Human activity, of course, has an important impact on these resources, both positive and negative. The vast majority of respondents to the Town of Waterville Land Use Survey (88%) said Waterville has adequate recreational land available to its citizens and 84% believe there is adequate access to hunting and fishing in the town. Meanwhile, 80% of respondents worry about the loss of wildlife habitat and 88% said wildlife habitat and environmentally sensitive areas should be protected.

Other issues related to natural resources which were named in the survey include:

- Soil erosion
- Water quality
- Fertilizer/pesticide use
- Air quality
- Lack of all terrain vehicle trails
- Burning regulations
- Shoreline erosion
- Future overcrowding of existing parks/recreational facilities

Based on the results of the Land Use Planning Survey and on each commission member's own observations and experience, the Planning Commission identified natural resource characteristics which enhance the quality of life and those which may create opportunities for creating positive impacts in the future, including:

- Parks and recreational / leisure opportunities
- Potential for energy resource development
- Natural beauty
- Clean air
- Clean water

**Land** as a resource has been described in the Agriculture Element of this document, which addresses important issues such as water and wind erosion and development. The Plan Commission recognizes the importance of preserving prime agricultural lands and protecting environmentally sensitive areas such as shore land, flood plain, wetlands, steep slopes, unique geological formations, etc. The steep slopes throughout the town are particularly susceptible to water erosion. Meanwhile, the light sandy soils, especially on the Dead Lake Prairie, are very susceptible to wind erosion.

**Groundwater** is also an important natural resource in the Town of Waterville and has been addressed in the Agriculture Element of this plan. The Plan Commission recognizes the importance of protecting this vital resource.

The Town of Waterville lies entirely within the Lower Chippewa River Basin, which ultimately flows into the Mississippi River. **Surface waters** within the town include: the Chippewa River borders about two-&-one-quarter miles of the far southeast boundary of the town; the Arkansaw Creek and its tributaries, Joe Gray Coulee Creek and Little Arkansaw Creek, traverse the town for about six miles from the northwest to southeast and empty into the Eau Galle River one mile northwest of its confluence with the Chippewa River; the Missouri Creek flows northwest to southeast for one mile through Section One in the far northeast corner of the town and empties into the Eau Galle River (in the Town of Waubeek); the Eau Galle River flows through several sections in the far eastern portion of the town; Porcupine Creek flows through about one-half mile of Section 30 in the far southwest corner of the town; the north half of Silver Birch Lake lies in the south half of Section 36 near the southeast corner of the town.

**Arkansaw Creek** is a Class 2 trout stream. Streams in this classification may have some natural reproduction, but not enough to utilize available food and space. Therefore, stocking is required to maintain a desirable sport fishery. These streams have good survival and carryover of adult trout, often producing some fish larger than average size.

According to the Wisconsin Department of Natural Resources (DNR), the overall health of the lower **Chippewa River** fish community is in excellent condition, due to the diverse and unique fish community currently found in the lower Chippewa River. The substrate of the Chippewa River from Durand to the Mississippi River is primarily sand. Currently most of the riparian corridor is undeveloped and is essentially wild land consisting of a mixture of floodplain forest, upland hardwoods and river terraces. If the existing land use changes along the river corridor and near shore habitat becomes fragmented and degraded, it is very likely that the health of the lower Chippewa River fish community could be adversely impacted.

The **Eau Galle River** has its origins in St. Croix County and flows 51 miles to its confluence with the Chippewa River in the Town of Waterville, Pepin County. Changing land use degraded water quality and habitat leaving the native Brook Trout only in the far reaches of the river's headwater streams. In 1966, an earthen flood control dam was constructed to protect the village of Spring Valley. Water flowing off the top of the reservoir created downstream water temperatures too warm in summer and too cold in the winter for trout to survive. Downstream stream habitat is in poor shape with high eroding banks. Another dam in the Town of Eau Galle, Dunn County, just northeast of the Town of Waterville, has also had an impact on the water quality in the Eau Galle River. According to the DNR, Lake Eau Galle is a shallow lake with poor clarity and very poor water quality. Water quality decreased from poor quality in 1995 to very poor quality in 2002. Nutrient and algae concentrations have increased since 1995 and water clarity has decreased.

**Wilcox Lake** is a small floodplain lake located on DNR land in the southeast corner of the town. The size and depth of this lake varies with the rise and fall of the Chippewa River and is accessible only on foot, or, by boat during high water. Ice fishers use the lake in winter and a small number of shoreline fishers use it in summer. Crappies, bluegills, sunfish and perch are the most common gamefish sought.

**Silver Birch Lake** is a shallow 168-acre floodplain lake located in the lower Chippewa Riverway. It is isolated from the Chippewa River during base-flow periods but becomes connected to the Chippewa River during larger flood events. The last known survey of Silver Birch Lake occurred in 1992-1993. Silver Birch Lake is listed by the DNR as a 303d impaired waterbody. It is unknown what effect this condition is having on the current fish community.

In 1994, the Pepin County Land Conservation Department initiated an aeration project on Silver Birch Lake due to potential dissolved oxygen depletion during the winter months, which may have been responsible for partial winterkills. Silver Birch Lake was surveyed by the WDNR in the spring and summer of 2002. This survey is the first effort to document the status of the fishery following the aeration treatment.

Yellow perch was the most common gamefish collected followed by northern pike. No walleye or sauger were collected during this survey. Currently the northern pike fishery contains a low density, but quality sized fishery. The largest northern pike collected was 33.5 inches in length. Bluegill was the most abundant gamefish collected followed by black crappie and largemouth bass. Bluegill total annual mortality was estimated at 64% for ages 3-5. In addition, only three bluegill greater than 7.5 inches were collected during this survey. Black Crappie total annual mortality was estimated at 70% for ages 2-5. A modest number of black and white crappie greater than 10 inches were collected during this survey. Overall the panfish community is represented by moderate to high densities of bluegill, most of which are less than seven



inches in length. In addition a low-density crappie fishery is present, with a modest number of quality sized crappie.

DNR Management Recommendations for Silver Birch Lake include:

1. Further investigations should be conducted to determine if largemouth bass recruitment is sub-optimal. The information collected suggests that largemouth bass recruitment is poor. Largemouth bass (< 8 inches) are underrepresented in the largemouth bass length distribution.
2. Bluegill size structure could possibly be improved by initiating a 10-bag limit in total for panfish. Local angler input should be solicited to determine its acceptability.
3. The Department should work with the local partners in an effort to improve water quality conditions in Silver Birch Lake.

Adequate habitat and good water quality are essential to maintaining sport fisheries and other aquatic life. Habitat for fish consists of the areas that provide food, cover, shelter, and space. In general, fish habitat is often an area that has natural plants, clean water, structure for shelter (i.e., rocks, logs, brush, or overhanging branches) and a good spawning substrate (or bottom).

Good quality **air** is also a vital resource for the Town of Waterville. Currently, no significant threats to air quality exist within the town. However, the potential dangers of burning garbage by residents and farmers does pose a moderate-to-serious threat, especially to those people in the immediate vicinity of such burning.

During the past couple years the popularity of outdoor wood-fired boilers has increase dramatically. Recent DNR research has indicated growing concern about the smoke being emitted from these boilers. Several factors contribute to smoke problems from wood boilers: First, the water jacket around the fire box keeps the combustion temperature relatively low, which can cause incomplete combustion and more smoke. Second, smoke is released from the boiler through a short chimney, typically at a height of approximately 6 to 10 feet. Third, the heat output is controlled by damping the boiler, creating a smoldering fire with incomplete wood combustion that actually gives off more smoke. The wood smoke problem is compounded when combustible waste materials not legal to burn in Wisconsin, such as construction debris, painted or treated wood, and household trash containing plastic, rubber or chemicals, are incinerated in an wood boiler.

Burning of materials other than clean, dry paper and cardboard and clean, unpainted, untreated wood and brush is strictly prohibited by the Wisconsin State Statutes and DNR Air Quality Regulations. Nonetheless, burning of these exempted materials may pose a health threat to certain people who suffer from asthma or other breathing disorders.

Another minor threat to air quality may arise from odors emitted by a large livestock operation, Concentrated Animal Feeding Operations (CAFO), which has been addressed in the Agriculture Element of this plan.

The town's **forested lands** provide important resources such as lumber, firewood, food (plants and animals), and aesthetics important to the town's rural character. About 40% of the town's land is covered by forests. Most of that land is in private ownership, however, the DNR owns or controls approximately 637 acres of land which are open to public hunting, trapping and fishing. The Pepin County-owned Holden Park contains an additional 75 acres, but also includes the campground and boat ramp. Some of this land may be open to public hunting but is subject to permission granted by the Pepin County Land Conservation Committee. Another 246 acres, which are privately owned but enrolled in the state's Managed Forest Land Program, are also open to the public. Plus, 80 acres are open to the public through the state's Forest Crop Law Program.

The Town of Waterville has a high number of sugar maple trees and numerous landowners tap these trees and produce maple syrup. Some residents harvest berries, ginseng, nuts and other forest crops.

**Wildlife** abounds in the forests within the town, including white tail deer, ruffed grouse, squirrels, rabbits, raccoons, coyote, woodchuck, turkey and many others. The state of Wisconsin regulates hunting of small game, game birds, migratory game birds, fur bearing animals and other wildlife.

Preserving, protecting and restoring the environment and wildlife habitat is the mission of the DNR, numerous private organizations and some municipalities. Among these private organizations are the West Wisconsin Land Trust, the Lower Chippewa River Alliance, Arkansaw Fur, Fish and Game, Durand Sportsmen's Club, Ducks Unlimited, Whitetails Unlimited, the Eau Galle Sportmen's Club, and many others.

The Purchase of Development Rights (PDR) is another tool local governments can use to protect properties from development. PDR has been previously discussed in the Agriculture Element of this plan.

The Wildlife Habitat Incentives Program (WHIP) cost-shared practices include prairie restoration, grasslands, savannah fencing; burning; seeding, streams, in-stream structures, fencing, seeding, woodlots fencing, limited tree planting, pasture in rotational grazing system, warm season grass (grazed after nesting) Source: Natural Resources Conservation Service, <http://www.wi.nrcs.usda.gov/programs/whip.html>

**Mining Resources-** Currently, the Town of Waterville has four non-metallic (rock and sand) quarries operating under permits issued by Pepin County. One in Section 34 (Town 25, Range 14) owned and operated by H & R Construction; one in Section 20 (T25, R14) operated by Greg Bechel on land owned by Edwin W. Bauer; one in Section 8 (T25, R14) operated by The Kraemer Co. on land owned by Wayne Patnode; and one in Section 19 (T25, R13) operated by the Pepin County Highway Department. Pepin County has a Nonmetallic Mining Reclamation Ordinance (Chapter 24, Pepin County Code of Ordinances) which covers nonmetallic mining issues in the Town of Waterville and is administered by the Pepin County Land Conservation Department.

### **Cultural Resources**

**Parks** - Pepin County's only two county-owned parks are located in the Town of Waterville. The **Arkansaw Creek Park** follows along Arkansaw Creek adjacent to County Road N in northwest part of the village of Arkansaw. This long, narrow park is set along a one-quarter-mile stretch of the creek and the limestone walls of a little dell. It features two pedestrian bridges which connect the upper and lower parts of the park. The park has picnic shelters and playground equipment.

The other park is the **Silver Birch Park and Holden Campground** located along County Roads N and NN 2 ½ miles south of Arkansaw and total about 95 acres of land. Both facilities have frontage on Silver Birch Lake. Holden Campground has tent and RV sites with electric hookups and privy toilets. Silver Birch Park has a shooting range, a boat ramp, picnic areas and privy toilets. Both facilities are open Memorial Day thru duck hunting season.

These county parks are managed by the Pepin County Land Conservation Department. For information, call 715-672-8665.

**Round Hill** is a privately owned nature preserve open to visitors for retreats, community meetings, youth activities, nature studies, etc. Located along the Chippewa River in the far southeast corner of Waterville, it is accessible by vehicles and by watercraft. It is owned by the Diocese of La Crosse and is administered and maintained by Assumption Parish in Durand, WI. For more information, contact 715-672-5640.

**Schools** - Arkansaw Elementary School is located in the unincorporated community of Arkansaw in the Town of Waterville approximately four miles from Durand and serves approximately 380 students in first through sixth grades. In addition to the core subjects of Reading, Language Arts, Math, Science, and Social Studies, the school emphasizes the need of the Visual and Performing Arts, Music, Physical Education, Library Skills, Guidance and Computer Sciences in the students educational program.

**Community Events/Celebrations – Arkansaw Creek Parks Days** is a 2-3 day mid-summer celebration held in and around the Arkansaw Creek Park and features food, live music, talent show, events for children, horseshoe contest, and numerous other activities. The **Pepin County Junior Fair** is held in late July each year at the Pepin County Fair Grounds and Arkansaw Elementary School in Arkansaw. The Fair focuses on livestock, horse show, and 4-H craft exhibits aimed primarily at the youth of Pepin County.

**Community Organizations – The Arkansaw Fur, Fish and Game Society** is the largest local organization devoted to helping to improve the community. It annually sponsors the Arkansaw Creek Park Days and other activities. Proceeds from the organization's activities are used for improvements to the parks, Dead Lake Boat Ramp, stream bank erosion control and other improvements.

**Churches** – The Christian religion has three churches located within the Town of Waterville – **St. Joseph's Catholic Church, Community of Christ Church, United Methodist Church**. Many town residents choose to attend churches in the surrounding communities. No other religions have temples, synagogues or churches in the town.

**Cemeteries/Burial Sites/Other** - Cemeteries located in the town include: St. Joseph's Catholic Cemetery (two sites), Arkansaw Memorial Cemetery, French Cemetery, and Round Hill Cemetery. The Wisconsin Historical Society has records of numerous indigenous burial mounds and several pre-historic villages/campsites. These sites are all located on private property so detailed information is not made readily available to the public.

**Historical Resources-** The Town of Waterville has 26 properties listed on the Wisconsin Architecture and History Inventory (AHI). Building types vary from houses, churches, retail and industrial buildings. The town does not have any historical societies or museums, however, Pepin County does. The Pepin County Historical Society operates the Old Courthouse Museum and Jail located in the City of Durand. The Laura Ingalls Wilder Society is located in the Village of Pepin and oversees both the Pepin Historical Museum in the Village of Pepin and the Log Cabin Birthplace of Laura Ingalls Wilder.

The following is information about the historical societies and museums found in Pepin County:

**Laura Ingalls Wilder Memorial Society**

P.O. Box 269

Pepin, WI, 54759

Website: [www.pepinwisconsin.com](http://www.pepinwisconsin.com)

**Pepin Historical Museum**

Highway 35, Pepin

Phone: Pepin Info Center: (800) 442-3011

Open daily, May 15-Oct 15, 10am-5pm.

**Log Cabin Birthplace of Laura Ingalls Wilder**

7 miles northwest of Pepin on County Road CC.

Open daily, all year

**Pepin Depot Museum**  
806 3rd Street (Hwy 35)  
Pepin, WI 54759  
715-442-6501

**Pepin County Historical Society**  
315 W. Madison St.  
Durand, WI, 54736

**Old Courthouse Museum & Jail**  
Washington Square  
315 W. Madison St., Durand, 54736  
Phone: (715) 672-5423  
Website: [www.oldpepincountycourthouse.org](http://www.oldpepincountycourthouse.org)  
Open Saturdays, May-Oct.  
Open Thursday through Sunday, Memorial Day-Labor Day

**Recommendations**

1. Protect natural resources such as land, water, riverbanks, wetlands, and air.
2. Conserve existing farming facilities and natural areas so the rural character is preserved.
3. Preserve the Township's inherent beauty.
4. Preserve and improve water quality in the Town and surrounding area.
5. Maintain or improve recreational, hunting, and fishing opportunities for the community.
6. Preserve, protect and restore wildlife habitat.
7. Prevent / decrease soil erosion.
8. Maintain and improve the water quality of private wells and surface waters in the town.
9. Monitor air quality and consider a ban on all open burning and outdoor woodburners.
10. Work with Pepin County to enhance existing and make new improvements to the parks.
11. Support efforts of area historical societies to preserve the history and traditions of the town.
12. Support and encourage expansion of the arts in local schools.

## **UTILITIES AND COMMUNITY FACILITIES.**

### **Wastewater**

Any new residential, commercial, industrial, or institutional construction project in Pepin County where public sewer service is not available requires an on-site wastewater sewage disposal system. A sanitary permit is required for these systems to ensure wastes do not cause a public health hazard. A sanitary permit must be obtained prior to a building permit and or prior to the start of construction. If the soils are suitable for a conventional, in-ground septic system and the system is to serve a one- or two-family residence, the county can issue a sanitary permit without a state plan review. If the soils dictate a mound system, in-ground pressure system, at-grade system or a holding tank, or if the system is to serve a three or more unit residential building, a commercial building or an industrial building, the plans must be approved by the Wisconsin Department of Commerce before the county can issue a sanitary permit.

Plans for both county and state (if required) approval must be drawn by an architect, engineer, plumbing designer or the master plumber installing the system. Completed plans and soil tests must be submitted to the Pepin County Land Management Office, along with the appropriate fees, for approval. The application for a sanitary permit is typically the first step in the construction sequence. Later steps in the sequence, such as the request for an address, will require an accurate legal description. It is important that a certified survey map or other instrument used for describing the land be available at the time the sanitary permit is applied for. For further information on the sanitary permit process, contact Pepin County Land Management Office by email or by calling 715-672-8897.

### **Septic Systems**

The following are the main types of systems considered for this area of the country:

**Conventional System** is one of the simpler systems to install and operate because it is a gravity fed, passive system. Conventional systems require suitable soils of at least 48 inches deep.

**In-Ground Pressure Systems** require a lesser amount of suitable soil, but do require a second tank (a pump chamber) containing a pump to provide for pressure distribution of the effluent from the septic tank to the treatment/disposal area. In-Ground Pressure Systems require at least 46 inches of suitable soil.

**Mound Systems** require only 10 inches of suitable soil and can be installed on soils with a relatively low permeability. These systems are very similar to the In-Ground Pressure systems in that they utilize a septic tank and a pump chamber in the same way. The difference is that the mound system is installed above ground rather than below.

**At-Grade Systems** are simply mound systems without the addition of any sand. These systems require 36 inches of suitable soil underneath the system, rather than the 10 inches required for the standard mound system. The limiting factor is usually the depth of suitable soil.

The **Holding Tank** system is a tank, or series of tanks, that contains all the water used by the structure. The tank contains an alarm system to alert the owner when the tank is full. The sewage is then pumped by a pumping service and taken to a municipal sewer treatment plant for treatment and disposal.

**Other** types of wastewater treatment include: Pre-treatment Aeration Units, Sand Filters and Aquatic systems, which allow the property owner to reduce nitrate loading to the groundwater in the immediate area caused by the effluent and also allow the landowner to reduce the required size of the drain field component of the septic system.

Wisconsin Fund state grants are available to repair or replace failing sanitary systems. Established in 1978, the Private Sewage System Replacement or Rehabilitation Grant Program

provides financial incentives to protect public health, safety and the waters of the state. The program is voluntary.

Questions concerning the program may be addressed to your Pepin County Zoning at (715)-672-8897 or health department office at (715) 672-5961 or the Department of Commerce office at 608-267-7113

### **Arkansaw Sanitary District**

The village of Arkansaw is served by a sewer system and lagoon sewage facility run by the Arkansaw Sanitary District and is overseen by the Wisconsin Department of Resources. See "Appendix A" for more information.

### **Water Supply**

The water supply source for the Town of Waterville is primarily groundwater. There is no municipal water service in the town and there are no plans to establish service at this time. According to the Wisconsin DNR website, wells are a safe and dependable source of water. However, the responsibility of maintenance and protection of the well falls primarily on the landowner. Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812 (formerly NR 112), Wisconsin Administrative Code, is administered by the Department of Natural Resources (DNR). For more information about the code, contact a Department of Natural Resources regional water representative or a licensed well driller or pump installer.

Private Well Testing - The Pepin County Land Management Office offers water testing for a number of different parameters through a number of sources. Bacteria and nitrates are the two items most commonly sampled for in private wells. Nitrate testing is done in the Land Management Office at no cost. For more information about private well testing, contact the Land Management Office: Phone: (715)-672-8897 .

### **Solid Waste Disposal And Recycling**

Residents in the Town of Waterville have the option to have garbage pick-up. For pick up contact Durand Sanitation Service at 715-672-5354, Paul's Industrial Garage at 715-792-5209 or Veolia Environmental Services at 715-839-9553.

The Pepin County Recycling/Solid Waste Department operates two permanent drop-off collection sites and provides resource management information and education services to the public.

For more information:

Recycling/Solid Waste Department  
740 7th Ave. West, PO Box 39  
Durand, WI 54736  
(715) 672-5709

### **Electricity**

Electricity providers for the Town of Waterville include Xcel Energy, Dunn Energy Cooperative and Pierce Pepin Cooperative Services.

### **Natural Gas / Liquid Propoane Gas / Fuel Oil**

The Town of Waterville utility gas service is provided by We Energies. We Energies is the trade name of Wisconsin Electric Power Co. and Wisconsin Gas LLC, the principal utility subsidiaries of Wisconsin Energy Corporation.

Another prevalent heating fuel in the Town of Waterville is bottled or tank liquid propane gas . The following companies serve the Town of Waterville:

Countryside Coop  
430 2nd Ave. E.  
Durand, Wisconsin 54736  
Phone: (715)-672-8323

Schauls Gas  
212 W. Main  
Durand, Wisconsin 54736  
Phone: (715)-672-5211

Bauer LP-Gas & Appliance  
110 W. Main  
Durand, Wisconsin 54736  
Phone; (715) 672-8788

Pierce Pepin Cooperative  
W7725 U. S. Hwy 10  
Ellsworth WI 54011  
Phone 715-273-4355

Fuel oil is also used for heating and other uses by homes, farms and businesses in the town.  
Fuel oil suppliers serving the area include:

Countryside Coop  
430 2nd Ave. E.  
Durand, Wisconsin 54736  
Phone: (715)-672-8323

Pittman Oil Co.  
403 W. Madison St.  
Durand, WI 54736  
(715)672-4257

Binkowski Oil LLC  
N2336 Co. Rd. U  
Plum City, WI 54761  
(715)647-5100

### **Communication Facilities**

Television and Radio - There are no television or radio stations located in the Town of Waterville and there are no known plans to establish such stations in the near future.

Chippewa Valley Cable and Nelson Telephone Cooperative provide local cable service to most parts of the Township. For more information contact:

Chippewa Valley Cable Inc.  
318 3rd Avenue W. P.O. Box 228  
Durand, Wisconsin 54736  
(715)-672-5966

Nelson Telephone Cooperative  
318 3<sup>rd</sup> Ave. W., P.O. Box 228  
Durand, WI 54736

(715)672-4204

TV broadcast stations around the area:

- WHWC-TV (Channel 28; MENOMONIE, WI; Owner: STATE OF WISCONSIN - EDUCATIONAL COMMUNICATIONS BOARD)
- WQOW-TV (Channel 18; EAU CLAIRE, WI; Owner: WXOW-WQOW TELEVISION, INC.)
- K57CN (Channel 57; WABASHA, MN; Owner: HUBBARD BROADCASTING, INC.)
- WEUX (Channel 48; CHIPPEWA FALLS, WI; Owner: GRANT MEDIA INC.)
- WEAU (Channel 13, Eau Claire WI)

A number of radio stations provide a wide variety of music and programming in the area. The following is a list of radio stations in the area with the strongest signals.

Strongest AM radio signals received in Town of Waterville:

- WQOQ (1430 AM; 2 kW; DURAND, WI; Owner: ZOE COMMUNICATIONS, INC.)
- WMEQ (880 AM; 10 kW; MENOMONIE, WI; Owner: CAPSTAR TX LIMITED PARTNERSHIP)
- WCTS (1030 AM; 50 kW; MAPLEWOOD, MN; Owner: CNTL. BAPT. THEO/AL SEMI MINNEAPOLIS)
- KSTP (1500 AM; 50 kW; ST. PAUL, MN; Owner: KSTP-AM, LLC (DELAWARE))
- WCCO (830 AM; 50 kW; MINNEAPOLIS, MN; Owner: INFINITY MEDIA CORPORATION)
- KTIS (900 AM; 25 kW; MINNEAPOLIS, MN; Owner: NORTHWESTERN COLLEGE)
- KFAN (1130 AM; 50 kW; MINNEAPOLIS, MN; Owner: AMFM RADIO LICENSES, L.L.C.)
- WEBC (560 AM; 50 kW; DULUTH, MN)
- WAYY (790 AM; 5 kW; EAU CLAIRE, WI; Owner: MAVERICK MEDIA OF EAU CLAIRE LICENSE LLC)
- WDGY (630 AM; 8 kW; HUDSON, WI; Owner: 630 RADIO, INCORPORATED)
- WEAQ (1150 AM; 5 kW; CHIPPEWA FALLS, WI; Owner: MAVERICK MEDIA OF EAU CLAIRE LICENSE LLC)
- KOLM (1520 AM; 10 kW; ROCHESTER, MN; Owner: OLMSTED COUNTY BROADCASTING COMPANY)
- KMFX (1190 AM; daytime; 1 kW; WABASHA, MN; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)

Strongest FM radio signals received in Town of Waterville:

- WDMO (95.9 FM; DURAND, WI; Owner: ZOE COMMUNICATIONS, INC.)
- WHWC (88.3 FM; MENOMONIE, WI; Owner: STATE OF WISCONSIN - EDUCATIONAL COMMUNICATIONS BOARD)
- W211AY (90.1 FM; MENOMONIE, WI; Owner: CALVARY CHAPEL OF TWIN FALLS, INC.)
- KMFX-FM (102.5 FM; LAKE CITY, MN; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)



- WMEQ-FM (92.1 FM; MENOMONIE, WI; Owner: CAPSTAR TX LIMITED PARTNERSHIP)
- WVSS (90.7 FM; MENOMONIE, WI; Owner: BD. OF REGENTS, UNIVERSITY OF WISCONSIN SYSTEM)
- KWNG (105.9 FM; RED WING, MN; Owner: SORENSON BROADCASTING CORPORATION)
- KLCH (94.9 FM; LAKE CITY, MN; Owner: WAITT RADIO, INC.)

Newspapers - Several local and regional weekly and daily newspapers are in circulation in the Town of Waterville. The following is a list of those newspapers:

- Courier Wedge (weekly), Durand, Wisconsin
- Pioneer Press (daily), St. Paul, Minnesota
- Star Tribune (daily), Minneapolis, Minnesota
- Leader Telegram (daily), Eau Claire, Wisconsin
- Dunn County News (weekly), Menomonie, Wisconsin

Local and Long Distance Telephone Service - The Town of Waterville local telephone service is provided by Nelson Telephone Cooperative. There are a wide variety of long distance carriers for the residents to choose from.

For local service information contact:

Nelson Telephone Cooperative  
318 3rd Ave. W., P.O. Box 228  
Durand, Wisconsin 54736  
(715)-672-4204

Cellular Service - Cellular service is provided to the Town of Waterville by Cellular One and Alltel

Internet - The Town of Waterville is served by NTCNet at Nelson Telephone Cooperative which offers both dialup and DSL service to the Township area.

Postal Service - The Town of Waterville has a post office located in Arkansaw. The Zip code is 54721

### **Health Care Facilities**

Currently, there are no health care facilities in the Town of Waterville. The nearest facility is CHIPPEWA VALLEY HOSPITAL in the City of Durand. Due to the close proximity to the hospital, it is unlikely any new facilities will be built in the Town of Waterville.

Chippewa Valley Hospital serves is a 25 bed primary care hospital and adjoining 58-bed skilled care nursing facility licensed for Medicaid and Medicare. The 47,900 square feet facility was constructed in 1983 and is part of the Adventist Health System. Chippewa Valley Hospital is located at 1220 3rd Avenue West, Durand, Wisconsin. For more information: phone: (715)-672-4211 Website: [www.keepingyouwell.com/facilities/chippewa](http://www.keepingyouwell.com/facilities/chippewa)

Other hospitals/medical centers near the Town of Waterville include:

- RED CEDAR MEDICAL CENTER/ MAYO HEALTH SYSTEMS (about 17 miles; Menomonie, WI)
- ST. ELIZABETH'S HOSPITAL (about 22 miles; Wabasha, MN)
- LAKE CITY MEDICAL CENTER MAYO HEALTH (about 31 miles; Lake City, MN)

- SACRED HEART HOSPITAL (about 29miles; Eau Claire, WI)
- LUTHER HOSPITAL (about 31 miles; Eau Claire, WI)

The medical care facilities covering the area seem to be adequate at this time for the residents of the Town of Waterville

### **Childcare Facilities**

Childcare is available in the Town of Waterville and surrounding communities.

### **Skilled Care Nursing Facilities - Assisted Living - Adult Day Care - Adult Residential Facilities**

The Town of Waterville does not have a skilled care nursing facility, assisted living, adult day care or adult residential facilities. The closest nursing homes are: Oakview Care Center located in the City of Durand at 1220 3rd Ave. W. and in Plum City W the Plum City Care Center is located at 301 Cherry Ave. W. The City of Durand also has assisted living, adult day care and adult residential facilities.

### **Senior Services**

The Town of Waterville does not have a senior services center, but residents do have access to Riverview Community Center (Durand Senior Center) located at 606 W. Madison St., 715-672-8936. Services include: meal site with meals served Monday through Friday, regular activities, pool table, magazines, books, aging resources, etc.

### **Libraries**

Although the Town of Waterville does not have a library, there are two libraries nearby for local residents. One is the Plum City Library, located at 611 Main St. in Plum City. Services include: Public use computers with free Internet access  
Color copier  
Fax Machine  
Newspapers  
Tax Forms  
Online research databases  
Reference materials  
Storytimes

The other is the Durand Community Library is located at 604 7th Avenue East in the City of Durand. The Durand Community Library is a combination public / high school library located adjacent to the Durand High School building. The community entrance is located to the left of the High School entrance. The Durand Community Library offers a wide variety of services to the public:

Internet access available (no email)  
Word processing programs available  
Online research databases  
Microfilm reader / printer  
Comprehensive reference and research materials  
Wide variety of fiction and non-fiction books, videos, books on tape, and music cassettes  
Storytimes

### **Emergency Services**

Emergency Response units include police and fire protection and ambulance service provided by the following:

- Pepin County Sheriff Department
- Durand Fire Department
- Durand Ambulance
- 1st Responders

Police - The Sheriff's Office takes complaints and provides investigative services, assistance with registration and titling of motor vehicles, traffic control, weather and road information and assistance with all kinds of emergency situations. It also takes bond and fine payments, operates the county jail, provides dispatch services for all emergency services within Pepin County, facilitates visitors to the jail, provides paper service and interfaces with other law enforcement agencies.

Contact Information:

Pepin County Sheriff's Office

Phone- (715) 672-5944 or 911 for emergencies

740 7th Avenue West

Durand, Wisconsin 54736

Fire - The Durand Volunteer Fire Department serves an area of 220 square miles including all of the Town of Waterville. The Durand Fire Department has the following resources:

3 Pumpers

1 Rescue Unit (Jaws of Life)

3 Tankers (6500 gallons)

1 Brush Buggy

1 Rescue Boat

1 Rescue Snowmobile

Contact Information: Phone- (715) 672-5951 or 911 for emergencies

Ambulance Service - The Durand Ambulance Service serves an area of 240 square miles including all of the Town of Waterville. The Durand Ambulance Service has the following resources:

2 Mobile ambulances

2 Defibrillator Equipment

Helicopter Service from Eau Claire to the Twin Cities

Contact Information: Phone- (715) 672-5951 or 911 for emergencies

The residents of the Town are adequately covered by emergency services and there is no need for additional services at this time.

## **Parks**

Pepin County's only two parks are located in the Town of Waterville. The Arkansaw Creek Park follows along Arkansaw Creek adjacent to County Road N in northwest part of the community of Arkansaw. This park is set along the limestone walls of a little dell and features two pedestrian bridges which connect the upper and lower parts of the park. The park has picnic shelters and playground equipment. The other park is the Silver Birch Park and Holden Campground located along County Roads N and NN 2 ½ miles south of Arkansaw. Both facilities have frontage on Silver Birch Lake. Holden Campground has tent and RV sites with electric hookups and privy toilets. Silver Birch Park has a boat ramp, picnic areas and privy toilets. Both facilities are open Memorial Day thru duck hunting season. For information, call 715-672-8665.

Round Hill is a privately owned nature preserve open to visitors for retreats, community meetings, youth activities, nature studies, etc. Located along the Chippewa River in the far

southeast corner of Waterville, it is accessible by vehicles and by watercraft. It is owned by the Diocese of La Crosse and is administered and maintained by Assumption Parish in Durand, WI. For more information, contact 715-672-5640.

### **Schools**

Public school students who live in the Town of Waterville attend the School District of Durand or the School District of Plum City. All students in the School District of Plum City attend school at one of two locations in Plum City, which are located along Main Street within two blocks of each other. Most students in the town belong in the School District of Durand and attend school at one of three different sites: Caddie Woodlawn Early Learning Center in Durand, Arkansaw Elementary School in Arkansaw, and Durand Jr./Sr. High School in Durand. The Early Learning Center includes Birth to 3, Head Start, Early Childhood, 4-year old Kindergarten and Kindergarten. The Arkansaw Elementary School houses students in grades 1 – 6. Grades 7 - 12 attend Durand Junior / Senior High School. Being a predominantly rural area, approximately 75% of the students are bused to their different attendance centers.

Arkansaw Elementary School is located in the unincorporated community of Arkansaw in the Town of Waterville approximately four miles from Durand and serves approximately 380 students in first through sixth grades. In addition to the core subjects of Reading, Language Arts, Math, Science, and Social Studies, the school emphasizes the need of Art, Music, Physical Education, Library Skills, Guidance and Computer Sciences in the students educational program.

### **Pepin County Fairgrounds**

The Pepin County Fairgrounds is located adjacent to the Arkansaw Elementary School in the community of Arkansaw and includes a large metal pole building used for livestock exhibits and large corral/riding arena for horse shows during the Pepin County Fair, which is held each July.

### **Cemeteries**

There are 4 cemeteries located in the Town of Waterville.

- Round Hill Cemetery
- Arkansaw Memorial Cemetery
- St. Joesph Catholic Cemetery
- French Cemetery

### **Shooting Range**

The Pepin County Shooting Range is located 2½ mile south of Arkansaw on County Road NN adjacent to Silver Birch Park. In 2004 the shooting range went through major renovation with construction of 25, 50 and 100 yard ranges and perimeter fencing installed around the entire facility. Targets are available on-site. The range provides comfortable handicap accessible shooting stations. The shooting range is open April through November with an on-site attendant.

### **Recommendations**

1. Maintain existing levels of utilities such as electricity, telephone, and natural gas service.
2. Provide residents with adequate police and fire protection, reliable ambulance services and quality medical facilities.
3. Provide adequate and reliable communication services.
4. Ensure a safe water supply for area residents.
5. Provide opportunities to incorporate alternative types of waste water treatment systems that lower the level of nitrates being released.

6. Encourage recycling and waste reduction among residents and encourage the town to negotiate with the county to provide curbside pick up of recyclable materials in the community of Arkansaw.
7. Encourage cooperation among the town, county and civic organizations for the continued maintenance and improvement of the county parks.

## **ECONOMIC DEVELOPMENT**

Economic development in the Town of Waterville has been in harmony with the town's rural character and includes family farms and small businesses. The Town is open to new residential, agricultural, light industrial and commercial development that is aesthetically pleasing, compatible with existing development and the town's rural character, and environmentally friendly. Two-thirds of respondents to the Town's Land Use Planning Survey worry about the loss of the "rural character" of the town, but a nearly equal number did not believe the town should discourage development. Meanwhile, 85% said growth and development should be controlled in the town and 92% believe developers should pay their own way. Small home-based businesses should be encouraged according to 89% of the respondents and 83% agreed that manufacturing and commercial development should be allowed only in designated places.

Other issues related to economic development were identified in the Land Use Survey and by the Planning Commission, including:

- Lack of marginal farmland for other economic development
- Potential lack of energy resources
- Overuse of purchase/transfer of development rights
- Road maintenance
- Lack of regulations
- Land prices
- Lack of local jobs
- Aging population
- Water quality
- Enforcement of existing regulations
- Open pit mining
- Location of salvage yards
- Increasing taxes

The town has some growth potential along the U.S. Highway 10 corridor and along County Road N south of Arkansaw. With limited employment opportunities in the town, most residents travel to larger employment centers such as Durand, which is located within a ten mile drive for most town residents. Mondovi and Menomonie are a 20-to-30 mile drive, and Eau Claire is 40-to-50 miles, as is Red Wing, Minnesota. River Falls and Hudson are 50-to-60 miles. A few residents will travel as far as the Twin Cities 80+ miles to work.

<b>COMMUTING TO WORK</b>	<b>#</b>	<b>%</b>
Workers 16 years and over . . . . .	452	100.0
Car, truck, or van -- drove alone . . . . .	319	70.6
Car, truck, or van -- carpooled. . . . .	54	11.9
Public transportation (including taxicab) . . . . .	--	--
Walked. . . . .	25	5.5
Other means. . . . .	--	--
Worked at home . . . . .	54	11.9
Mean travel time to work (minute). . . . .	23.2	

### **Labor Force and Employment Data**

#### **EMPLOYMENT BY INDUSTRY – 2000** **Town of Waterville**

Agriculture, Forestry, Fishing/Hunting, Mining:	113
Construction:	21
Manufacturing:	89
Wholesale Trade:	18
Retail Trade:	50

Transportation and Warehousing and Utilities:	16
Information:	2
Finance, Ins. Real Estate, Rental/leasing:	14
Prof, Scientific, Mgt, Admin and Waste Mgr Serv:	14
Educational, Health, Social Serv:	62
Arts, Entertain, Rec, Accom and Food Serv:	35
Other Services (except public admin):	19
Public Admin:	15
<b>Total Employment by Industry</b>	<b>468</b>

Source: U.S. Census Bureau

According to the U.S. Census Bureau, Waterville's total labor force (all persons between the ages of 16 and 65) in the year 2000 was 485, of which 468 were employed.

### 2005 WAGE ESTIMATES – Pepin County

	Avg	Median
Office clerks, general:	10.84	10.55
Welders, Cutters, Solderers and Brazers:	14.27	14.42
Truck Drivers, heavy and tractor trailer:	16.21	15.55
Computer Support Specialists:	15.62	15.49
Construction Laborers:	15.66	14.68
Managers, all other:	31.66	31.28
Maintenance Workers, Machinery:	14.45	14.31
Janitors and cleaners, except maids and housekeeping:	10.18	9.87
Licensed Practical and Vocational Nurses:	16.39	16.25
Retail Salespersons:	10.52	8.83

Source: Wis. Dept. of Workforce Development

### UNEMPLOYMENT TRENDS – Pepin County

	2004	2005	2006	2007
Pepin County Labor Force	3,928	3,979	4,100	4,286
Number Employed	3,726	3,769	3,906	4,076
Number Unemployed	202	210	194	210
Pepin County Unemployment Rate %	5.1	5.3	4.7	4.9
Wisconsin Unemployment Rate %	5.0	4.8	4.7	4.9
U.S. Unemployment Rate %	5.5	5.1	4.6	4.6

Source: State of Wisconsin Department of Workforce Development

Historically, Waterville's labor force has made up about 13% of Pepin County's total labor force. It can be inferred that based on the above data, Waterville's labor force in 2007 was an estimated 557.

**PER CAPITA PERSONAL INCOME – Pepin County**

	2002	2003	2004	2005	2006
County of Pepin \$	23,996	24,754	26,308	27,373	28,151
State of Wisconsin \$	29,992	30,705	31,697	32,829	34,405
United States \$	30,821	31,504	33,123	34,757	36,714

Source: U.S. Department of Commerce

Per capita personal income (PCPI is calculated by dividing the total amount of income received from all sources by everyone in the township divided by the town's total population) in the Town of Waterville has historically lagged about 15% behind that of the county. In the year 2000, the town PCPI was \$15,482 compared to \$18,288 for the county. Based on the data in the above table, it can be inferred that the PCPI for Waterville in the year 2006 was about \$23,928.

**PEPIN COUNTY EDUCATIONAL ATTAINMENT AS OF 2000 CENSUS**

	Population 25 years and older	Less than 9th grade	9th to 12th grade, no diploma	High school graduate	Some college, no degree	Assoc. degree	Bachelor's degree	Graduate or professional degree	% high schl grad or higher	% bachelor's degree or higher
PEPIN CO.	4,733	428	394	2,029	898	354	446	184	82.6	13.3
T. Albany	358	86	24	134	61	20	20	13	69.3	9.2
T. Durand	429	12	31	185	99	43	50	9	90	13.8
T. Frankfort	254	13	20	139	37	23	18	4	87	8.7
T. Lima	367	65	27	160	63	36	16	0	74.9	4.4
T. Pepin	391	17	33	166	78	26	39	32	87.2	18.2
T. Stockholm	51	5	5	19	10	2	8	2	80.4	19.6
<b>T. Waterville</b>	<b>566</b>	<b>30</b>	<b>53</b>	<b>274</b>	<b>113</b>	<b>51</b>	<b>31</b>	<b>14</b>	<b>85.3</b>	<b>8</b>
T. Waubeek	230	9	5	117	32	16	34	17	93.9	22.2
V. Pepin	675	73	56	262	143	44	66	31	80.9	14.4
V. Stockholm	86	0	10	17	14	5	24	16	88.4	46.5
C. Durand	1,326	118	130	556	248	88	140	46	81.3	14
Wisconsin	3,475,878	186,125	332,292	1,201,813	715,664	260,711	530,268	249,005	85.1	22.4
United States	182,211,639	13,755,477	21,960,148	52,168,981	38,351,595	11,512,833	28,317,792	16,144,813	80.4	24.4

Source: Bureau of the Census

**Current Business Inventory**

Agriculture is the largest industry within the Town of Waterville. Farms accounted for more than 14% of the total income earned by all residents of the town and 24% of employable adults in the town work on farms. Waterville had an estimated 118 farms in 2002; 30 of those were dairy farms.

A cursory survey of the phone book, tax rolls and land records indicates there are a variety of small businesses consisting of more than a half dozen hauling and excavation businesses, one small manufacturer, one business services, two automotive and ag equipment repair shops, a couple bar-&-grills, two on-farm retail food outlets, two agricultural services and/or consulting firms, a couple construction sub-contractors, and a variety of other one-person or small home-based businesses in the Town. (see Appendix)



## **Contaminated Sites**

According to the Wisconsin Department of Natural Resources (DNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS), the Town of Waterville has only one contaminated property currently listed as a contaminated site: JIM 76 in Arkansas – which was remediated and is listed as closed. Although not listed on BRRTS, DNR is also aware of one other potential contaminated site, Durand Auto Salvage and Recycling, which is located in the floodplain of the Chippewa River along County P in the far east portion of the Town of Waterville.

## **Desired New Businesses and Industry**

The Town of Waterville has historically been open-minded about businesses. Some business proposals will not meet local or county standards, however, the Town has no preconceived notion about desirable business. The Town will evaluate any business on its own merits, which are weighed against community goals and values such as development and retention of a high wage / benefit carrying jobs, innovative business techniques, environmental qualities, scale of operations, and any other factor, which could help create a better quality life for residents.

## **Strengths and Weaknesses of Attracting New Businesses and Industry**

New businesses and industry look at many factors when deciding where to locate or to expand. The Planning Commission has determined some of the strengths and weaknesses of attracting new business and industry. Some of the strengths include:

- Good quality of life
- Good roads
- Access to federal highway
- Access to natural gas
- Well educated labor force with strong work ethic
- High quality local schools
- Excellent telecommunications infrastructure
- Low crime rate
- Access to hunting and fishing

Some of the weaknesses include:

- Limited appeal for new business
- Potential for conflicts in land use
- Land limited for development due to floodplain, wetland, steep slope areas and prime agricultural land
- Small local population inadequate to support some new businesses
- No public water in the entire township and no public sewer in most areas
- Lack of regulations related to development
- No local economic assistance programs to promote new businesses

Although most residents would like more, higher paying jobs in the area, existing land use and the desire to limit land use conflicts should be considered. New development should not add significant waste or pollution, nor should it degrade the local environment.

## **Programs and Assistance for Economic Development**

Several organizations encourage economic development within the county:

Pepin County Economic Development Office - gathers, maintains, and distributes demographic data and community information; assists local businesses and potential

entrepreneurs with a variety of resources and referral service; and, manages the Pepin County Revolving Loan Fund, which is designed to encourage job creation.

UW-Extension Service- Pepin County, like other counties in Wisconsin, has a UW-Extension Office that provides educational resources related to land use and development for residents and businesses.

In addition to local programs, there are many regional, state and federal agencies that encourage economic development opportunities in the area, including:

The Mississippi River Regional Planning Commission (MRRPC), which provides administrative and technical assistance to a nine county service area. MRRPC manages the Business Capital Fund, a revolving loan fund (RLF) designed to address a gap in private capital markets for long term-fixed rate, low down payment, low interest financing. The fund is targeted to manufacturers, tourism, and selected service industries which create jobs and are located in Buffalo, Jackson, Pepin, Pierce and Trempealeau Counties. MRRPC also assists the State of Wisconsin Department of Commerce with their Community Development Block Grants, (CDBG) Economic Development Grant Program and the U.S. Department of Commerce-Economic Development Administration with their Economic Development and Revolving Loan Programs

The following is a list of state agencies that are set up to support and encourage economic development:

- Wisconsin Small Business Centers- An organization dedicated to assisting businesses in education, training and other initiatives: <http://www.uwex.edu/sbdc>
- Department of Workforce Development- The Wisconsin Department of Workforce Development (DWD) is charged with building and strengthening Wisconsin's workforce: <http://www.dwd.state.wi.us>
- Wisconsin Department of Commerce- A number of grants and assistance is available through this state agency: <http://www.commerce.state.wi.us/MT/MT-COM-2000.html>
- Wisconsin Department of Transportation- The Disadvantaged Business Enterprise (DBE) Program's goal is to increase participation of firms owned by disadvantaged individuals in all federal aid and state transportation facility contracts: <http://www.dot.wisconsin.gov/business/engrserv/dbe-main.htm>

The following is a list of federal agencies to assist businesses and encourage local economic development:

- Department of Agriculture Rural Development Administration: <http://www.rurdev.usda.gov>
- U.S. Small Business Administration- <http://www.sba.gov>
- U.S. Department of Commerce- <http://www.doc.gov>
- U.S. Department of Transportation- <http://www.dot.gov>

## **Recommendations**

1. Keep the Town largely the same as it exists today.
2. Encourage small and home-based businesses.
3. Designate areas for commercial, manufacturing, agricultural and residential development.
4. Support local farmers in their efforts to maintain farmland in the Town.
5. Develop standards that: 1. protect existing residential areas from businesses and farming, 2. discourage new residential development in close proximity to existing agricultural operations, and, 3. create buffer zones around certain new farm or business activities to prevent future conflicts from new residential development.
6. Coordinate with neighboring municipalities, Pepin County, and local organizations to market economic development opportunities in the area and to promote creation / retention of quality jobs in the county.

## **LAND USE**

The following is a list of current land use classifications based on the tax roll:

- Residential
- Commercial
- Manufacturing
- Agricultural
- Undeveloped land
- Productive Forest Land
- Farms
- County Land
- Managed Forest Land-Open
- Managed Forest Land-Closed
- State Land

The Pepin County Statistical Report of Property Values shows the actual distribution of land for each of these classifications as follows:

- Residential – 350 acres
- Commercial – 35 acres
- Manufacturing – 1 acre
- Agricultural – 13,696 acres
- Undeveloped / other – 1,052 acres
- Forested – 4,176 acres

### **Contaminated Sites**

According to the Wisconsin Department of Natural Resources (DNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS), the Town of Waterville has only one contaminated property currently listed as a contaminated site: JIM'S 76 in Arkansaw – which was remediated and is listed as closed. Although not listed on BRRTS, DNR is also aware of one other potential contaminated site, Durand Auto Salvage and Recycling, which is located in the floodplain of the Chippewa River along County P in the far east portion of the Town of Waterville.

### **Real Estate Forces**

Three major sectors are competing for real estate in the town; agriculture, residential, and recreational. Although no serious conflicts have erupted in recent years, the potential for such conflict does exist, particularly between farms and residential properties. Large confined livestock operations are known to emit objectionable odors and have potential for ground and surface water contamination. With no guidelines for these operations currently in place, the town has no way to limit future conflicts from arising

Another potential conflict may arise between owners of wooded land which is used for recreation and adjoining farm and residential neighbors. The demand for such land has increased dramatically in the past decade and has driven up prices sharply. Inappropriate use of all-terrain vehicles can create noise nuisance and serious erosion problems that impact adjoining properties. This type recreational property can also be developed into commercial facilities open to the public and increase traffic on town roads and create other possible nuisances which adversely impact the peace and quiet usually associated with the rural character of the town.

## Future Land Uses

The population in the Town of Waterville has declined nearly 20% during the past two decades (1075 in 1980 to 859 in 2000); however, recent estimates by the Demographic Services Center of the Wisconsin Department of Administration has estimated the town's population has seen a small increase (868 in 2006). Meanwhile, the number of persons per households also decreased during those decades from 2.78 in 1980 to 2.45 in 2000. And, while the total number of housing units declined 1980-to-1990, it increased 1990-to-2000. Both the population and the number of housing units are expected to continue to slowly increase during the next 20 years. It can be expected that many of the new homes which will be built in the town during the next 20 years, many will be sited in very desirable agricultural areas.

Almost 90% of the respondents to the town's land use survey said prime agricultural land should be preserved. The vast majority of respondents (88%) said Waterville has adequate recreational land available to its citizens and 84% believe there is adequate access to hunting and fishing in the town. Meanwhile, 80% of respondents worry about the loss of wildlife habitat and 88% said wildlife habitat and environmentally sensitive areas should be protected.

Two-thirds of respondents worry about the loss of the "rural character" of the town, but a nearly equal number did not believe the town should discourage development. However, 85% said growth and development should be controlled in the town.

The Town of Waterville Land Use Plan Commission has developed and defined land use classifications to dictate future land use. The following categories were established for purposes of this plan:

**Residential** -The Land Use Plan Commission recommends two different categories of residential zoning: Residential and General Rural Flexible Residential.

Residential Zones would consist of a maximum of 20 homes per 40 acres with a minimum lot size of 1.5 acres. This zone is established to provide for the densest residential development in the town. The zone is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such density is supported by the surrounding environment.

General Rural Flexible is a zone that has a maximum of 4 homes per 40 acre section with a minimum lot size of 2 acres. This zone is established to maintain and enhance agricultural operations in the town. The zone provides for low-density residential development that is compatible with the rural environment. The home density can be greater with approval of the Town Board.

**Commercial / Light Manufacturing** -This zone is established to provide appropriate space and location for businesses in the town. Commercial zones are established along highway growth corridors and should provide protection to residential zones from noise, traffic, and other nuisances. The Land Use Plan Commission recommends the town should be open to commercial usage with future zoning flexible enough to allow for opportunities which are compatible with the town's vision.

**Commercial / Residential** -This zone is established to allow for residential growth without limiting the possibility of growth in the development of home-based businesses and cottage industries.

**Exclusive Agricultural** -This zone is designated to help protect the prime agricultural land and prevent it from being developed in the future. Uses in this district are restricted to agricultural uses, dwellings associated with farms, and other uses compatible with agriculture and consistent with the town's vision.

**Environmentally Sensitive** – This zone is designated to protect those areas with "Natural Limitations for Building Site Development". Natural limitations to development exist throughout the town. These limitations include steep slopes (greater than 30%), flood plains and flood ways, wetlands, periodic water runs, depth to bedrock, poor filtering soil and other soil

conditions, and other natural or man-made (dams and land in the dam shadow) conditions which limit or preclude development.

**Future Land Use Map** - This map represents the preferred patterns of development in the town over the next twenty years and primarily addresses two land uses: residential and agricultural. Protection of prime agricultural land may become an issue in the future due to non-ag-related residential development throughout the town, and, due to potential commercial and light manufacturing development along the U.S. Highway 10 corridor.

## **INTERGOVERNMENTAL COOPERATION**

The Town of Waterville works cooperatively with other units of government to provide town residents with cost-effective services including police and fire protection, ambulance/rescue services, road maintenance/repair, and recycling and solid waste services. The town continues to pursue opportunities to provide coordinated, cost-effective services with neighboring communities and the county.

The Town of Waterville shares borders with five rural townships and two adjacent counties. The town also must cooperate with two local school districts, the Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, Pepin County, and the Mississippi River Regional Planning Commission.

The following towns within Pepin County border the Town of Waterville:

- Town of Waubeek
- Town of Frankfort

In Dunn County:

- Town of Eau Galle

In Pierce County

- Town of Union

The Town of Waterville includes the Durand School District and Plum City School District. The Arkansas Elementary School of the Durand School District is located within the Town of Waterville

The Town of Waterville is located in Pepin County. The town has formal and informal agreements with the county to provide law enforcement service, road maintenance, and recycling/solid waste services. Currently, Pepin County has not adopted a comprehensive plan in accordance with Wisconsin's Comprehensive Planning Legislation.

The Mississippi River Regional Planning Commission was organized in 1964 to provide planning assistance on regional issues, assist local interests in responding to state and federal programs, provide advisory service on regional planning problems, act as a coordinating agency for programs and activities, and provide cost shared planning and development assistance to the Town of Waterville as well as other municipalities. Specific examples of services include: comprehensive community plans; zoning and subdivision ordinances; grant writing; geographic information system map production; revolving loan fund administration; economic development planning; economic data collection and dissemination and public policy advocacy on issues affecting our region.

The Town of Waterville must also cooperate with state agencies, primarily the Wisconsin Department of Natural Resources and Wisconsin Department of Transportation. The Wisconsin DNR is often the regulatory agency responsible for the protection and sustained management of woodlands, waterways, animal habitat and other natural resources. WDNR also owns a number of parcels in the town and has an interest in property management issues. For more information please see the WDNR website: [www.dnr.state.wi.us](http://www.dnr.state.wi.us)

The Wisconsin Department of Transportation is responsible for maintaining and improving U. S. Highway 10, the main potential growth corridor in the town. For more information please see the WisDOT website: [www.dot.state.wi.us](http://www.dot.state.wi.us)

Emergency services are provided to the Town of Waterville by the following

- Pepin County Sheriff Department
- Durand Fire Department
- Durand Ambulance
- 1st Responders, Town of Waterville

As required by Wisconsin State law, Pepin County is responsible for and has ordinances related to land uses near shorelines, wetlands, highway setbacks and access, non-metallic mining, and the sanitary code.

Presently, the Town of Waterville has no conflicts with other governmental units. Written agreements and unwritten, but enduring, agreements between Waterville and other municipalities attest to the possibility of creating ongoing trusting intergovernmental relationships. Continuing and improving communications with other units of government will minimize or avoid potential conflicts in the future.

### **Recommendations**

The Town should try to maintain and improve communication with Pepin County and neighboring municipalities in the planning of future land use and development.

## **IMPLEMENTATION**

The Town of Waterville Land Use Plan provides recommendations for rural development. This section identifies actions and mechanisms to implement those recommendations. Not all of the recommendations will be implemented right away, while some may have a high priority and demand action soon. Some recommendations may have prerequisites that will need to be completed before they can be addressed. Still others may need additional resources before action can be taken.

A recommendation is a desirable, long-term end toward which programs or activities should be ultimately directed. Through the use of visioning sessions, citizen opinion survey, inventory data and discussion at plan commission meetings, the Plan Commission developed town recommendations for each of the elements in this plan. Recommendations are not necessarily specific to a particular planning element, and, therefore connection to and crossover with other planning element recommendations is inevitable.

In this plan the Land Use Plan Commission has attempted to look twenty years into the future and has made recommendations in the direction for the Town Board to follow. However, the plan is subject to the passing of time, which may make some recommendations and actions obsolete. Monitoring and evaluation of this plan should be an ongoing process and will eventually lead to plan updating. How soon the plan will need to be updates depends on new conditions and issues that will inevitably arise. The Town of Waterville will monitor the progress of plan implementation and periodically evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.

Following are a listing of the recommendations made for each of the elements and of the actions identified by the plan commission for each recommendation's implementation:

### Housing -

1. Allow residential development while preserving the integrity of the environment and the rural character of the community.
  - require best practices erosion control during all phases of construction which disturb the earth
  - provide incentives for upgrading/replacing outdated or failing septic systems
2. Conserve or improve the quality of existing housing and home values.
  - prohibit mobile homes except when placed on a permanent basement or foundation
  - provide incentives like grants and no-interest loans for weatherization (insulation, energy-efficient windows, high efficiency heating, etc.), and plumbing and electrical upgrade
  - create incentives (tax credits, grants, no-interest loans) for installing renewable/ alternative energy heating and cooling systems, including solar, geothermal, air-to-air, wind, etc.)
3. Offer a diverse range of housing stock to serve existing socio-economic needs.
  - allow mobilehome park for placement of mobilehomes
  - encourage development of more low income qualified subsidized handicapped accessible housing for young families, disabled and elderly
4. Provide adequate areas for residential development.
5. Provide a mixture of residential site sizes to meet the demands of resident's housing needs.
  - create two different categories of residential zoning: Residential and General Rural Flexible Residential (see Land Use Element for detail)
6. Ensure the quiet enjoyment of residential properties free from nuisances such as excessive



noise, odors, smoke, etc.

- prohibit large animal confinement in populated areas within 300 feet of a residence
- require removal or screening of eyesores in populated areas, including abandoned vehicles, mobilehomes, junk yards, etc.
- consider a ban on all open burning and outdoor woodburners

## Transportation

### Highways and Roads

Based on the high degree of satisfaction with the roads traveled by the respondents to the town's Land Use Survey, the town should strive to maintain and improve the current level of quality of its roads. The following actions are recommended:

1. Work with WisDOT and Pepin County Highway Department to improve intersections along U.S. Highway 10 at County Roads D, N and X to include left-hand turn lanes in both directions.
2. Consider prohibiting roadside parking where the roadway is too narrow for a vehicle to be completely off the road and at curves, bridges, culverts and other locations where roadside parking could create a hazard.
3. Analyze the condition of bridges and culverts and schedule inadequate and/or deteriorated bridges for repair or replacement.
4. Consider painting centerlines and foglines on town roads. Site lines which are compromised by brush, overhanging trees and other foliage should be trimmed regularly.

### Bicycle Routes

1. Develop a color-coded bicycle map indicating those roads which are most compatible with bicycle traffic (low vehicle traffic volume, hard surfaced roads) and those which are less to least compatible (high traffic, high speed, non-hard surface, etc.)
2. Cooperate fully in the development of the Pepin County Bicycle and Pedestrian Plan.

### Land Use & Transportation

1. Encourage residential development near existing roads to maximize the use of those roads and should discourage development that demands long access driveways which potentially will have to become town roads. The town should develop a written policy stating the minimum specifications required before a private driveway or road will be considered for a future town road.
2. Encourage commercial or industrial development to those sites along existing federal, state and year-round county highways and with access directly on to those highways and roads. Owners and developers of properties at sites along a town road, which require year-round access or which create unreasonable wear-and-tear, damage or safety concerns related to a dramatic increase in traffic or other impacts so as to warrant upgrades to the existing town road, should be solely responsible for the necessary upgrades to and for the ongoing maintenance of the town road.

### Driveways

1. Consider the following recommendations related to driveways entering onto town roads: 1). adopt the requirements established by the Pepin County Driveway Access Code-Chapter 26 of the Pepin County Code of Ordinances. 2). Specify: A) a minimum distance between driveways, B) minimum sight-lines along the road from point of driveway entry, C) perpendicular (90 degree) entry of driveway onto the road, D) initial grade of the driveway sloping away from the roadway, E) minimum specifications for construction of a driveway.

## Agriculture

The Land Use Planning Commission supports agriculture and recommends the following actions to retain agriculture as a vital part of the community:

1. Encourage all farmers to enroll in the Farmland Preservation Program and have soil conservation plans implemented and engage in farming practices such as windbreaks, no-till farming, minimal chemical or chemical-free crop production, crop rotation etc., that will conserve soil resources and protect the quality of groundwater.
2. Encourage small family-owned farms.
  - define "small family-owned farm", eg., by number of animal units, number of acres tilled, etc.
  - promote the concept of small family farms and educate potential farmers with the help of existing agencies like UW-Extension
3. Discourage large farming operations that have large livestock confinement buildings and encourage such existing operations to adhere to the EPA's guidelines regulating CAFO's.
  - encourage creation of purchase of development rights with a buffer zone around large livestock operations
  - consider limiting manure pit size
  - defer to state and county Nutrient Management Plan criteria
4. Discourage development of lands in close proximity to large livestock and dairy operations or which are down gradient from large areas of row crop production on coarse soils which are susceptible to rapid percolation of moisture to groundwater (refer to "sensitive soils" mapping available through the Pepin County Land Management Office).
  - see recommendations in #3 above
  - provide notice to landowners/builders with building permit requests
  - establish safe well setback distances from CAFOs
  - encourage requiring notice and "hold harmless" clause in purchase agreements
5. Provide incentives to farmers to keep prime farm land from being developed.
  - refer to existing county, state or federal tax credit programs and other incentives
  - prohibit via zoning non-agricultural development on prime ag land
6. Encourage farmers to implement more cover crops and Conservation Reserve Program practices.

## Natural and Cultural Resources

1. Protect natural resources such as land, water, riverbanks, wetlands, and air.
  - defer to County Land Conservation, Wis. Dept. of Natural Resources, and federal Natural Resource Conservation Service for guidance
2. Conserve existing farming facilities and natural areas so the rural character is preserved.
  - educate residents about barn and farm building preservation, restoration organizations, and incentive programs
  - research purchase of development rights and other programs to protect natural and environmentally sensitive areas
3. Preserve the Township's inherent beauty.
4. Preserve and improve water quality in the Town and surrounding area.
  - prohibit livestock from entering waterways (refer to Pepin County Land Conservation for best practices, methodologies, etc.)
  - promote responsible and minimal use of agricultural and residential pesticides
5. Maintain or improve recreational, hunting, and fishing opportunities for the

community.

- cooperate with Arkansas Fur, Fish & Game with planning and development of Arkansaw Creek Park
  - research the Arkansaw Creek Park agreement between AFFG and the County
  - cooperate with Pepin County Land Conservation Department about the management, maintenance, and future development of the county parks, campground, boat access and shooting range
  - cooperate with Wisconsin Department of Natural Resources in management of state lands within the Town
  - cooperate with the Diocese of La Crosse in management of the Round Hill property
6. Preserve, protect and restore wildlife habitat
    - cooperate with Pepin County Land Conservation Department, Wis. DNR, AFFG, Durand Sportsman's Club, Diocese of La Crosse and other entities
  7. Prevent / decrease soil erosion
    - cooperate with current efforts of Pepin County Land Conservation Dept.
  8. Maintain and improve the water quality of private wells and surface waters in the town
    - encourage proper closure of unused or abandoned manure pits
    - develop incentives for farmers to decrease use of insecticides, herbicides, pesticides and fertilizers
    - encourage compliance with nutrient management plans
  9. Monitor air quality and consider a ban on all open burning and outdoor woodburners
  10. Work with Pepin County to enhance existing and make new improvements to the parks
  11. Support efforts of area historical societies to preserve the history and traditions of the town
    - develop an inventory of architecturally and historically significant properties in the town
  12. Support and encourage expansion of the arts in local schools
    - research the town's French heritage and geneology

#### Utilities and Community Facilities

1. Maintain existing levels of utilities such as electricity, telephone, and natural gas service
  - cooperate with all utility providers and encourage current level of services
  - test the private water wells in the Arkansaw Sewer District to determine the need for a central water supply system
2. Provide residents with adequate police and fire protection, reliable ambulance services and quality medical facilities
  - continue to cooperate with all emergency response and law enforcement providers
3. Provide adequate and reliable communication services
  - encourage providers of cell phone services to make signals available throughout the town
4. Ensure a safe water supply for area residents
  - determine the efficiency of high capacity wells to serve numerous residential properties in populated areas
5. Provide opportunities to incorporate alternative types of waste water treatment systems that lower the level of nitrates being released
  - determine legal and appropriate alternative systems

- encourage upgrading of poor/failing/obsolete septic systems
  - consider expanding the Arkansaw Sewer District to serve a larger geographic area; research grants and others incentives to help with infrastructure needs
6. Encourage recycling and waste reduction among residents
    - negotiate with the county to provide curbside pick up of recyclable materials in the community of Arkansaw
    - establish curbside/driveway pickup of recyclables throughout the town
    - develop cash incentives for residents to recycle
    - develop a silage bag recycling program
  7. Encourage cooperation among the town, county and civic organizations for the continued maintenance and improvement of the county parks

#### Economic Development

1. Keep the Town largely the same as it exists today
  - implement zoning ordinances based on the recommendations of this plan
2. Encourage small and home-based businesses
  - research Community Development Block Grants for Economic Development and other potential incentives; determine likely future administrative costs associated with these programs
  - promote the Pepin County Revolving Loan Fund and Mississippi River Regional Planning Commission Business Capital Fund
  - encourage locating a convenience store in Arkansaw
  - encourage niche businesses in the town
3. Designate areas for commercial, manufacturing, agricultural and residential development
4. Support local farmers in their efforts to maintain farmland in the Town
5. Develop standards that will help prevent conflicts between residential and agricultural properties
  - protect existing residential areas from businesses and farming
  - discourage new residential development in close proximity to existing agricultural operations
  - create buffer zones around certain new farm or business activities to prevent future conflicts from new residential development
  - create buffer zones around the community of Arkansaw to protect existing residential areas from adverse conditions created by new farm or business activities
6. Coordinate with neighboring municipalities, Pepin County, and local organizations to market economic development opportunities in the area and to promote creation / retention of quality jobs in the county

Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. Currently the Town of Waterville has no zoning of its own and falls under the jurisdiction of the county's zoning for wetlands and shorelands, septic systems, driveways entering onto county highways, etc. However, Pepin County does not have comprehensive zoning to control use of the land.

The Town of Waterville Land Use Plan Commission discussed how this plan should be implemented and generally agreed a formal zoning ordinance would be necessary. However, the cost of enforcement of a zoning ordinance and impact on individual land owners caused some concern. Some members of the plan commission suggested asking the county to incorporate the elements of the town's plan into the county's land use plan and ultimately into

the county's zoning ordinance and rely on the county for enforcement. However, other commission members expressed their reluctance of giving up local control by handing zoning responsibility to the county.

Most members of the Land Use Plan Commission agreed that the town will have to rely on zoning to "preserve the rural character" of the town, which has been resoundingly supported by the majority of the respondents to the town's Land Use Plan Survey and members of the Land Use Plan Commission.

**APPENDIX**

**APPENDIX A  
PERMIT INFORMATION – MUNICIPAL**

<b>GENERAL INFORMATION</b>	
<b>Permit Number:</b> WI-0060232-07	<b>FID:</b> 647006580
<b>Permittee Name and Address (if different from discharge location):</b> Arkansaw Sanitary District, PO Box 302, Arkansaw, WI 54721	
<b>Discharge Location:</b> Arkansaw Wastewater Treatment Facility, County Trunk Hwy O, Arkansaw, WI 54721	
<b>Receiving Waters:</b> the Eau Galle River in the Eau Galle River Watershed of the Lower Chippewa River Basin in Pepin County	
<b>Design Flow:</b> <u>0.033 MGD Annual Average</u>	<b>Actual Average Flow (2004):</b> 0.013 MGD
<b>Stream Classification:</b> Warmwater Sportfish, Non-public water supply	
<b>Q<sub>(7,10)</sub>:</b> 36	<b>Discharge type:</b> Fill-and-Draw

**FACILITY DESCRIPTION**

<p><b>Facility Description:</b> The Arkansaw Wastewater Treatment Facility, with an annual average design flow of 0.033 million gallons per day (MGD), treats domestic waste from the Arkansaw Sanitary District. The actual annual average flow in 2004 was 0.013 MGD. Wastewater is treated via primary and secondary stabilization ponds prior to seasonal discharge on a fill and draw basis to the Eau Galle River. Changes proposed for this permit term are as follows: 1) Removal of the copper limit and hardness monitoring based on recent effluent data that indicates these limits &amp;/or monitoring are no longer necessary. 2) Substitution of a CBOD<sub>5</sub> limit for the BOD<sub>5</sub> limit. 3) Addition of ammonia limits based on changes in ammonia rules in NR 105 &amp; 106. 3) Reduction in pH monitoring frequency from daily to weekly. 4) Reduction in the daily maximum flow limit from 0.300 MGD to 0.100 MGD. Also, in November the facility will begin operating on a fill-and-draw basis.</p>
<p><b>Publishing Newspaper:</b> The Durand Courier-Wedge, 103 W Main St., PO Box 190, Durand, WI 54736-0190</p>

**SUBSTANTIAL COMPLIANCE DETERMINATION**

	<b>Compliance</b>	<b>Comments</b>
<b>Discharge Limits</b>	Yes	Some past effluent violations
<b>Sampling/testing requirements</b>	Yes	
<b>Groundwater standards</b>	N/A	

<b>Reporting requirements</b>	Yes	
<b>Compliance schedules</b>	Yes	Copper
<b>Other:</b>	None	
<b>Enforcement considerations</b>	Not at this time	
<b>In substantial compliance? Yes</b>	<b>Name:</b> Peter W. Skorseth <b>Date:</b> 02/09/2005	

**PROPOSED PERMIT MONITORING AND LIMITATIONS – INFLUENT**

<b>Sample Number:</b> 701	<b>Sample Location:</b> Representative influent sample shall be collected at the wet well prior to the final lift station.		
<b>PARAMETER</b>	<b>UNIT</b>	<b>SAMPLE FREQ.</b>	<b>SAMPLE TYPE</b>
<b>Flow</b>	MGD	Continuous	
<b>BOD<sub>5</sub></b>	mg/L	2X Monthly	Grab
<b>Suspended Solids</b>	mg/L	2X Monthly	Grab
<b>Explanation of influent changes from previous permit:</b> The sample type has been changed from a 3-hr grab composite.			

**PROPOSED PERMIT MONITORING AND LIMITATIONS – EFFLUENT**

<b>Outfall Location:</b> NE ¼ of the SE ¼, Section 24, T25N, R14W, Town of Waterville, Pepin County			
<b>Outfall No:</b> 001	<b>Sample Description:</b> Representative effluent samples shall be collected at the control manhole prior to discharge to the Eau Galle River.		

PARAMETER	LIMITATION	SAMPL E FREQ	SAMPL E TYPE
<b>Flow</b>	0.100 MGD Daily Max	Daily	Total Daily
<b>Suspended Solids</b>	60 mg/L	2X Monthly	Grab
<b>pH</b>	9.0 su Daily Max, 6.0 su Daily Min	Weekly	Grab
<b>Ammonia</b> <sup>1</sup>	mg/L, Daily Maximum	Monthly	Grab
<p><sup>1</sup>See table below for variable daily maximum ammonia limits based on effluent pH values.</p> <p><b>Explanation of effluent changes from last permit:</b> 1) Removal of the copper limit and hardness monitoring based on copper concentration data collected during the last permit term and the hardness levels in the effluent. 2) Substitution of a CBOD5 limit for the BOD5 limit. The permittee requested this substitution and review of submitted effluent data indicates the substitution is warranted. 3) Addition of ammonia limits based on changes in ammonia rules. 4) Reduction in pH monitoring frequency from daily to weekly at the request of Pete Skorseth because the daily frequency in the last permit was an error. 4) Reduction in the daily maximum flow limit from 0.300 MGD to 0.100 MGD in order to help minimize impacts on human health and the environment.</p>			



<b>Chlorine monitoring or limits:</b> None	<b>Phosphorus monitoring or limits:</b> None		
<b>Ammonia monitoring or limits:</b> Variable acute limits based on the effluent pH			

<b>VARIABLE ACUTE AMMONIA LIMITS</b>			
Effluent pH (s.u.)	NH <sub>3</sub> -N Limit (mg/L)	Effluent pH (s.u.)	NH <sub>3</sub> -N Limit (mg/L)
pH = 7.5	No Limit	8.2 < pH = 8.3	9.4
7.5 < pH = 7.6	34*	8.3 < pH = 8.4	7.8
7.6 < pH = 7.7	29*	8.4 < pH = 8.5	6.4
7.7 < pH = 7.8	24*	8.5 < pH = 8.6	5.3
7.8 < pH = 7.9	20*	8.6 < pH = 8.7	4.4
7.9 < pH = 8.0	17	8.7 < pH = 8.8	3.7
8.0 < pH = 8.1	14	8.8 < pH = 8.9	3.1
8.1 < pH = 8.2	11	8.9 < pH = 9.0	2.6

\*During the months of May through October if the pH is less than or equal to 7.9 there is no daily maximum limit for NH<sub>3</sub>-N. Limits shown in the table above with an asterisk\* apply from November through April only.

### **BIOMONITORING REQUIREMENTS**

<b>Is biomonitoring required at this outfall?</b> No	<b>Primary Control Water Location:</b> Eau Galle River
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<p><b>Q<sub>s</sub>:Q<sub>e</sub>:</b> 706:1</p>	<p><b>Discussion of existing biomonitoring data:</b>  Whole effluent toxicity was recommended in the August 2003 review primarily due to effluent limit violations (BOD<sub>5</sub>). Arkansaw is presently in compliance with their permit and consistent with the operational needs review that was submitted a number of months ago, they will begin operating their lagoon fill-and-draw, in November. Drawdowns will occur each year in November/December and May/June with maximum daily flows of 0.100 MGD. Therefore, since the compliance issues have been resolved the major reason for recommending whole effluent toxicity testing is no longer relevant, and no whole effluent toxicity testing is recommended.</p>
<p><b>If the stream class at the discharge point is other than Fish and Aquatic Life, how far down stream is the next Fish and Aquatic Life stream?</b> Stream is fish and aquatic life</p>	

**DISINFECTION**

<p><b>Is disinfection required for this discharge?</b> No</p>
<p><b>Discussion:</b> No disinfection equipment is currently on site. The limits document originally recommended fecal coliform monitoring in the fourth year of the permit in order to verify the decision to not require disinfection at this facility. However, per NR 210.06, no fecal monitoring or limits are needed because the detention time of the lagoon system (more than 180 days) is protective. Therefore no fecal monitoring has been included in the permit.</p>

**LAGOON SLUDGE REQUIREMENTS**

<p><b>For Lagoon Systems: Will sludge be removed from the ponds in this permit term?</b>  Yes, sludge will probably be removed from the lagoon in 2005. Sludge shall be monitored for Lists 1, 2, 3 &amp; 4 prior to removal and land application of lagoon sludge. Representative composite sludge samples shall be collected prior to removal of sludge from lagoon system and sample results shall be reviewed and considered prior to land application.</p>
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**PROPOSED COMPLIANCE SCHEDULES**

<p align="center">None</p>
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**SPECIAL REPORTING REQUIREMENTS**

<p align="center">None</p>
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**OTHER COMMENTS**

<p align="center">None</p>
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**Proposed expiration date:** March 31, 2010

**Prepared by:** Holly Eaton

**Date:** February 2, 2005