

Ordinance To Amend and Adopt Revisions To The Comprehensive Plan For The Town of Pepin

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

SECTION 1. Pursuant to Section (s)62.23/61.35/60(3) of the Wisconsin Statutes, the Town of Pepin is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled "The Town of Pepin Comprehensive Plan Ordinance" containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes on September 15, 2009.

SECTION 3. The Town of Pepin Plan Commission, by a unanimous vote of the entire Commission at a meeting held on March 24, 2015 recommended to the Town Board the adoption of the amendments and revisions to the document titled "Town of Pepin Comprehensive Plan."

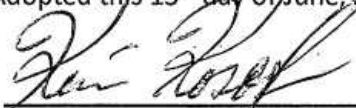
SECTION 4. The Town of Pepin published and posted a Class 1 public notice and held a public hearing regarding the plan amendment and revisions.

SECTION 5: The Town Board of the Town of Pepin, Wisconsin, hereby adopts the amendments and revisions to the document titled "The Town of Pepin Comprehensive Plan".

SECTION 6: The Town Clerk is directed to send a copy of this ordinance and the revised plan to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

SECTION 7: This ordinance shall take effect upon passage by majority vote of the full membership of the Town Board and publication or posting as required by law.

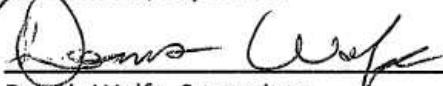
Adopted this 15th day of June, 2015.



Kevin Kosock, Chairman



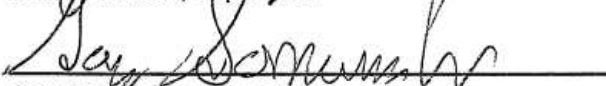
Joe Komisar, Supervisor



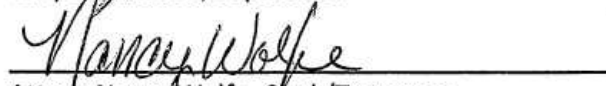
Dennis Wolfe, Supervisor



Bruce Johnson, Supervisor



Gary Samuelson, Supervisor



Attest: Nancy Wolfe, Clerk/Treasurer



1 PHOTO BY LESLIE ANNE STEWART

TOWN OF PEPIN WISCONSIN COMPREHENSIVE PLAN

Adopted June 15, 2015

ABSTRACT

This document represents revisions and extensions to the Town Comprehensive Planning Document originally adopted by the Town in 2009.

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About This New Edition of the Comprehensive Plan

Background and History

The original Town of Pepin Comprehensive Plan was adopted by a vote of the Town Board in 2009 following a final public hearing on September 15, 2009. That plan was drafted and developed by an extended Plan Committee that included: Andrea Myklebust, Alice Auth, Jim Reeser, Jim Sterry, Carol Inderiden, Bruce Peterson, Gary Samuelson, Rob Meyer, Mark Johnson, Robert Bjerstedt, Lou Seyffer, Betty Bergmark, and Dennis Wolfe. That plan was developed in conformance with strong State of Wisconsin guidelines as a part of a statewide "Smart Growth" effort and policy. The committee consolidated census data and other land use data and also conducted a mail survey of Town residents and taxpayers.

The 2009 Comprehensive Plan recommended a comprehensive review of the plan every 5 years but did not include any specific programs or initiatives for the Town to pursue or measures of accomplishment of specific objectives. Nonetheless, the 2009 Plan has proven very valuable to the Town Plan Commission and the Town Board in responding to new issues and challenges. For example, the goals and objectives documented in the plan and accompanying survey results were used by the Town Plan Commission in drafting a new Nonmetallic Mining Ordinance to regulate the growth of industrial scale sand mining in the Town. The Town Board, in turn used those defined goals and objectives in approving that ordinance, supporting the County Board's adoption of the Great River Road overlay zoning ordinance, and passing resolutions to communicate opposition to state legislative efforts to limit local control of environmental and land use issues.

The Town Plan Commission, consisting of Andrea Myklebust, Bruce Johnson, Bruce Peterson, Carol Inderiden, Dave Smith, and Gary Johnson, began to address the need for updates and revisions to the Comprehensive Plan in 2013. A new citizen survey, modeled on the 2009 survey but with some additional questions to clarify results, was circulated by mail to all Town residents and property owners the last quarter of 2013. The results of that survey were summarized and presented at the Town's Annual Meeting in January 2014 and are included in an appendix to this document. In developing revisions to the plan, the commission also included examination of newly available 2010 Census Data, and a new Pepin County Comprehensive Plan and a regional Comprehensive Plan adopted by the Mississippi River Regional Planning Commission in 2014 as well as plans adopted by neighboring towns of Frankfort and Stockholm.

Updates to the Comprehensive Plan

The 2015 Comprehensive Plan includes updates to the 2009 Plan sections:

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

In each of these sections, the Plan Commission reviewed new Census data from the 2010 US Census, research from other public planning organizations like the Mississippi River Regional Plan Commission and Pepin County, and research from citizen groups like the Wisconsin Farmers' Union, the Institute for Trade and Agriculture Policy, and research compiled in developing Town and County regulations for Frac Sand Mining. Updated data is available in each of these named sections of this document. In addition, the Issues and Opportunities section include a summary of general planning objectives as well as a new analysis of Strengths, Weaknesses, Opportunities and Threats developed in Plan Commission public sessions.

The Implementation Section in this plan now contains a brief summary of the findings and recommendations and goals and objectives to guide future Town Board and Plan Commission decisions and activities.

General Characteristics of The Town of Pepin

The Town of Pepin is located in Pepin County in West Central Wisconsin. Lake Pepin, a wide part of the Mississippi River, forms a southern border. The Chippewa River borders the eastern boundary. To the north Frankfort Township of Pepin County and Maiden Rock Township of Pierce County are found on the map. Stockholm Township forms a western border. Pierce and Dunn County are located to the west and north and Buffalo County is located across the Chippewa River as our eastern neighbor.

The land survey system designates the Town of Pepin at Townships 23 and 24 North, Ranges 14 and 15 West of the 4th Prime Meridian. There are more than 50 numbered sections in whole or in part within the township. According to U.S. Census data, the town has a total area of 52.6 square miles (136.1 km sq.), of which, 45.4 square miles (117.7 km²) of it is land and 7.1 square miles (18.4 km²) of it (13.55%) is water.

Land assessment categories for Pepin Township based on County property records as reported in the 2013 Comprehensive Plan contains records for a total of 21,362 acres. The land totals for each category are as follows: Residential: 703 acres, Commercial: 48 acres, Manufacturing: 32 acres, Agriculture: 12,780 acres, Undeveloped: 1435 acres, Managed Forest: 3,987 acres, Forest: 2166 acres, other: 211 acres.

From the south, river floodplain gradually increases in elevation to reach peaks of bluff lands above the greater Mississippi and Chippewa River valleys. Numerous creeks are located in the Town of Pepin and many are fed by springs. The bluffs north of the Mississippi are set back nearly 2 miles where two elevations of first sandy prairie and then richer soils are found. The bluffs consist of limestone deposits overlaid with loam and numerous clay deposits. The terrain can be described with two terms: rolling hills and floodplain. The steep slopes are filled with deep ditches which fill briefly during the thawing of winter snow and heavy rains. Forests are filled with many maple trees birch, oak and low brush.

As settlers cleared the forests on rolling hills, agriculture became the primary enterprise. Small dairy farms dotted the land and were surrounded by corn, soybean, alfalfa and other grain crops. Crop production has been maintained at the higher elevations of the township and some crops are produced in sandy soils below the bluffs. Areas where vegetables, flowers and decorative plants are grown can also be found in the township. The dairies have been reduced in number, but have grown in herd size. As farmers retire or move away, dairy operations are abandoned and the pastures and structures are converted to livestock only production. Much cropland is rented by nearby dairy, livestock and crop farmers.

The Village of Pepin has been an important asset to the community. The Town of Pepin completely surrounds the lakeside village. Restaurants, bars, auto service, hardware, grocery, motels, gift and art shops, post office, churches, a small park and boat harbor are available for community use. The population of the village grows during the summer as visitors settle into summer homes and the recreational vehicle park fills with travelers and part-time residents. The Village is very welcoming to tourists. The Harbor View Café and the Pickle Factory are popular attractions to visitors from distant locations such as Rochester and the Minneapolis-St. Paul areas of Minnesota. Small businesses are located throughout the township and home-based

business is a growing opportunity. Many rural schools dotted the landscape in the 1800's and early 1900's. All of these schools were consolidated by 1962, whereby all students in the township are now bussed to the K-12 school in the village.

On the northern edge of the Town of Pepin the unincorporated village of Lund is located. The north side of this mostly residential development resides in Pierce County. Only a small store and two churches remain to serve the community. A feed mill and feed store served the farmers of the area for more than one hundred years until it closed in 1998. Along the southern border of the Town of Pepin State Highway 35 runs northwest to southeast near the Mississippi River and through the Village of Pepin. Deer Island provides a permanent home for a few residents and is a popular summer retreat providing beachfront on Lake Pepin. A YMCA camping area is also located on the southeast end.

History of Town of Pepin

The geological history of the township begins with the river, the great Mississippi River, and the wide stretch that borders the township named Lake Pepin. The southern and eastern borders of the township were formed as water melted from the great glaciers of the North American continent. Much of current day Wisconsin, Minnesota and all of the nearby Canadian Provinces were covered by glacier. The glacial Lake Agassiz began flowing south through the glacial river, the Warren River, over 12,000 years ago. As the water flow decreased sand flowing out of the Chippewa River was deposited into the Mississippi River forming a delta which dammed the Mississippi flow forming Lake Pepin over 9,500 years ago. The surrounding bluffs rise 450 feet above the water.

Many Native American tribes roamed the area over thousands of years before any European explorers traveled into the territory which formed Pepin County. Early studies suggest woodland Indians lived in the region from 1000 B.C. Viking travelers may have been the first unrecorded travelers of the area. Father Louis Hennepin has recorded exploration by canoe in the area around 1680 and is believed to be the first European to view the areas of Pepin County. In that same year the French explorer, Daniel Greysolon du Lhut with a party including three brothers with the name Pepin, came to the area to make alliances with the Native American population. Lake Pepin is believed to be named in honor of Pepin the Short, father of Charlemagne, and ruler of France from 740 to 768. Other historians believe the great lake was named after the Pepin brothers. Trapping and fur trading brought many French adventurers into the area. Many bartering gatherings occurred with the Indians of the area. Fort St. Antoine was established by Nicholas Perrot in 1686 on Lake Pepin. He claimed the land along the Mississippi as part of the realms of King Louis XIV on May 8, 1689. A historical marker along Highway 35 is believed to be near the fort site which is in Stockholm Township. The French abandoned the area for a number of years and other stone remnants lead some to believe the fort may have been south of the Village of Pepin. Six other forts were built around Lake Pepin by 1750 and used as fortified trading posts. The Pepin area post was abandoned in 1692.

All lands of Pepin County were claimed by the Wabasha band of Indians, the Dakota Sioux tribes, although this was disputed by the Chippewa Indians. Traditional life ways of the native peoples who had long inhabited the Lake Pepin region were disrupted as early as the eighteenth century, when cultural groups from other regions fled conflict in the east to settle in the area. The British gained control of the region in 1763. The English explorer, Jonathan Carver traveled by canoe down the Chippewa River in 1766. The fur trading continued into the late 1800's. The first steamboat traveled up the Mississippi in 1811. The Dakota Indians gradually moved west and south as the Ojibwa tribes roamed into west central Wisconsin. Fights were common among Indian groups in the 1800's. In a treaty of December 29, 1837 the government gained an agreement with the Dakota to release all lands east of the Mississippi. Some resistance continued between settlers and tribal members as late as the 1850's and 1860's. A major battle was fought in 1851. The Dakota and Ojibwa continued in battles during this time also. Epidemics of cholera, smallpox, and other diseases between 1845 and 1851 had a devastating effect on local populations

Wisconsin was successively part of the original Northwest Territory (1788-1800), Indiana Territory (1800-1809), Illinois Territory (1809-1818), and Michigan Territory (1818-1836) before it became a territory in its own right. Wisconsin became a territory in 1836 and statehood was completed in 1848 with a capitol located at Madison. The treaty with the Indians of 1837

transferred approximately 10,000 square miles to the new nation. This area was designated as Chippewa County and included all of Pepin County. Dunn County was formed in 1856 and in 1858 Pepin County was formed from the southern part of Dunn County. The county contained 244 square miles or 145,127 acres. There is much history about the location of the county seat as it started in Pepin, moved to Durand and then Arkansaw and back to Durand by 1884.

The area was originally surveyed by Samuel Durham in 1849. From survey records much of the area was described as thinly timbered with oak and brush. This terrain was easier to clear than some areas of the country and helped early settlers prepare the land for crops. Horses were in heavy use as the region was farmed and cows, hogs and chickens were raised on nearly all of the early homesteads of the township. The heavy forests were found north of the county and that industry influenced the development of the area for many years.

Lumber mills were a key factor for development of the Wisconsin Territory and many of the largest saw mills were on the north reaches of the Chippewa River. The mills at Menomonie and Chippewa Falls were built in the 1830's. Pineries of the north employed many workers who assembled log rafts and floated them down the Chippewa River. The logs continued down the Mississippi into Iowa and Missouri. The lumbermen could return to Lake Pepin by steamboat but the Chippewa was too shallow for large boat travel. Much travel by foot occurred along the Chippewa as lumberman returned to the mills nearly 45 miles upriver.

John McCain from Pennsylvania worked as a lumberman from the Menomonie lumber camp in 1842. He staked a claim for land near the Village of Pepin in 1845. In 1846 with the help of a cousin, William Boyd Newcomb, a cabin was built, the first known residential home in the Town of Pepin. The location was called McCain's landing and also Johnstown. A cabin located within Village limits was erected by Newcomb in 1850. Platting of land for a village was completed in 1855 and named Lakeport. John McCain built a brickyard on his farm in 1854 and many village structures were built with the bricks produced. Anna Barry, born in Pennsylvania in 1846, came to the village in 1857. The village of Pepin was incorporated in 1860, but then lost its political structure rights in 1864. The township population from the 1860 census was 442. The censuses of 1870 and 1880 include residents of the township and the village area with no distinction of location. The first mill in Pepin Township was built by Isaac Ingalls in 1853. This settler was a fourth cousin to Lansford Ingalls, grandfather of Laura Ingalls Wilder. The village was again incorporated in 1882 with a population count of 339.

The most famous woman of the area was born February 7, 1867 to parents Charles and Caroline (Quiner) Ingalls. The Ingalls first came to the Township and settled just southeast of Lund in 1862. After two years in Missouri and Kansas, the Ingalls returned to Wisconsin. The country school for the Ingalls children was named Barry Corners. In 1874 the family moved to Minnesota.

Shallow bottom craft eventually were built to travel the Chippewa River when the river had good water flow. This diminished travel to the Village of Pepin. Pioneers from the East continued to populate the surrounding area. A grist mill was built on Bogus Creek, one of the first flour mills to be located on the Mississippi between Hudson and Prairie du Chien. In 1882 a pontoon bridge operated across the river to Reads Landing. First steps to build a railroad through the Town of Pepin began in 1883. The Winona, Alma and Northern Railroad with a line from East Winona to Menomonie, built a line to Alma. In 1885, Chicago Burlington and Northern Railroad Company organized and purchased the Alma Line and the

railroad company. Passenger, freight and stock cars were traveling to Pepin in 1886 as the final link over the Chippewa River was celebrated on July 22nd of that year. The water tank for steam locomotive operation in Pepin was abandoned by 1928. A water tank and coal chute was built on the line near Stockholm. Double tracks were laid through the Village of Pepin in 1929.

The building of dams in the 1930's aided the use of the river for transportation of farm produce and other goods. Steamboats and barges filled the rivers in the late 1800's and early 1900's. Lake Pepin was the location for harvesting of water mussels and clams for buttons and pearls well into the 1900's. Fishing provided many with a worthy profession and lifestyle, which continues on a small scale today for one company in the Pepin Village. The lake was also a great transportation asset as ferries carried passengers and goods across the water to Minnesota villages and cities.

Country roads were formed up and down the bluffs of the area of Pepin Township. Along the Chippewa River a road to the small town of Arkansaw developed during the lumbering days. The ever flooding nature of the Chippewa probably led to the abandonment of this road and County N became a new route to Arkansas and Durand by way of the small river village of Ella in Frankfurt Township. Today the only state road remaining is Highway 35. It travels along the Mississippi River and through the Village of Pepin. As late as 1930 this highway connected with County N and traveled to Durand. This town offered the closest river crossing over the Chippewa River for many years. The highway then traveled the current Highway 25 route back to Nelson, Wisconsin. Many small bridges were built to improve travel throughout the countryside. The great number of creeks bringing water from springs in the bluffs and rainfall to Lake Pepin made travel difficult until culverts and small bridges could be installed. But travel to the south across the Chippewa River was only easy for the trains that had a bridge at Trevino. In 1933 the bridge crossing the Chippewa River was funded and built connecting Pepin County with Buffalo County. The dike road through the swamps of the Tiffany Wildlife area was a great achievement and opened access to another route to the County Seat of Durand through Buffalo County. Other river towns could now be reached quickly with an automobile by traveling through the town of Nelson. The Nelson to Wabasha dike road and bridge over the Mississippi at Wabasha allowed faster travel to western states of the country and more ready access to the great medical facilities at Rochester, Minnesota.

Old State Highway 183, heading north away from the Village and past the likely location of Laura Ingalls Wilder's childhood cabin, is now maintained by Pepin County as Highway CC. This road enters Pierce County at Lund. Other county roads include Highway N and I. On the periphery County J and SS are located on the north and northeast boundaries of the township. A 1930 Atlas and Farmer's Directory of Pepin County shows 8 named regions for the Town of Pepin. Some areas of the community are still known by these names which were Sabylund, Barry Corner, Farm Hill, Big Hill, Bogus Creek, Lost Creek, Hicks Valley and the area near the Village of Pepin was marked as Pepin Grades. These same names can be found on many of the major town roads which cross through the Town of Pepin

(Sources for historical data include *Pepin County History*, by Pat Parks, Karen Broadhead and Cindy Baader, Taylor Publishing Company of Dallas, TX, copyright 1985, *Parish of the Assumption* by Very Rev. Father Stephen Anderl, published by Weber Publishing Company, Park Falls, WI, copyright 1960, *Atlas of Great Lakes Indian History: Native American Communities in Wisconsin, 1600 – 1960*.)

General Planning Goals

The Wisconsin statutes regarding comprehensive planning for municipalities request each community to list goals and objectives related to future growth and development. Specific goals can be found in sections of this plan under the nine element areas which are required to be addressed. The state list of goals which provide a broad guideline for developing comprehensive plans follows:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of cooperation and coordination among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

Issues and Opportunities

The Town of Pepin Comprehensive Plan will consider the state goals and the concerns of the citizens. A survey was mailed to the residents and land owners of the township in October 2013. 569 surveys were mailed and 207 surveys were returned by November 30th, 2013. The survey results and the extensive comments returned by members of the community have been used by the Planning Committee to guide the development of the nine elements of the plan. The subgroups working on each one of the nine elements have used the survey results and the multiple pages listing all of the comments entered on the survey forms to compile the information in this plan. Current data relating to existing conditions, statistics for the township and other government levels, and lists of available programs and agencies able to assist with specific topics related to each element have been researched from many sources. Local government offices and many web sites on the internet have provided information found in this plan. A number of comprehensive plans from other Wisconsin municipalities have been reviewed for information and ideas for the Town of Pepin Comprehensive Plan.

Vision

Below is a vision statement that has been developed by the Planning Commission based on comments submitted by the public.

The vision of the Town of Pepin is one of living peaceful, quality lives surrounded by the natural beauty of our town. We are proud of our farmland and natural scenic beauty. We want to minimize environmental disruption such as air, noise and water pollution, soil erosion, deforestation, traffic and other hazards while respecting the rights of all property owners and residents

This chapter includes: a vision of a plan, the exercise that was conducted to identify issues; the preliminary list of issues formulated during the exercise; the public opinion survey prepared by the committee; a discussion about the survey results; and a summary of the planning issues and the survey results associated with those issues.

Goals for the Town planning process

Develop a plan consistent with the rural character of Town of Pepin.

- Residential development is increasing.
- Area is rural, agricultural, scenic and not heavily developed with much open space, rolling hills, and many forested areas with steep slopes.
- Community supports agricultural heritage.
- Protection of forests, streams, creeks, Chippewa River and Lake Pepin is very important to the desirability of living in the Township.

Consider the economic factors that have an impact on growth and development for the Town of Pepin's Comprehensive Plan.

- No large city is close to the community.
- No large commercial or industrial businesses reside in the area.
- Local revenue is used entirely for roads, a school and limited public services. Annexations, mergers, consolidations and sharing of resources must be considered.
- Tax base is residential and property taxes are higher for Pepin County than other nearby counties

Objectives for the planning process.

- Determine need for regulations and increased zoning control in land use decisions.
- Maintain rural character and livability of the area.
- Evaluate current environmental conditions to determine whether additional programs or projects are needed to protect natural resources and the health and well-being of Town of Pepin residents.

Strengths, Weaknesses, Opportunities, and Threats Analysis

Strengths:	Weaknesses
<ul style="list-style-type: none"> • Scenic Beauty of bluff lands and rivers • Agricultural diversity. • Electrical grid and telephone service are adequate for current needs. • Available recreational activities: boating, fishing, hunting • Significant population of artists and artisans. • High quality elementary and secondary school system. • Well-equipped and staffed fire departments with joint response agreement. • Close proximity to Universities and Colleges. • Local banks within county provide banking services. • Community self-organizes to promote Art Tours, 100 Mile Garage Sale, Concerts, Laura Days, etc. that attract large numbers of visitors. • Flyway Film Festival attracts large numbers of visitors and is gaining national recognition. • Great River Road voted most scenic drive in America in Huffington Post poll. • Town of Pepin has no debt. • Town and County regulations to protect health, safety and well-being during growth of Frac Sand industry in area. • Low crime rate. • Proximity and access to Lake Pepin. • Birthplace of Laura Ingalls Wilder • Hunting and fishing availability. • Public lands (DNR controlled). • Increased and/or improved boat 	<ul style="list-style-type: none"> • Relatively low wages in County: Pepin employers pay 71.5 percent of statewide average. • Distance from major transportation routes, interstate highways. • Limited and sometimes unreliable internet access throughout the Town. • Town, County and School District budgets limited; declining state aid. • Seasonal nature of much economic activity. • Large proportion of part time residents. • Lack of public transportation. • Few local or common media outlets covering town and county.

<p>landings.</p> <ul style="list-style-type: none"> • Visitor (Tourist) attractions from Villages of Pepin and Stockholm. • Historical interest in country schools, rural churches, agricultural architecture and the birthplace of Laura. • Moderate-sized cities within 50 miles (Winona, Eau Claire, Menomonie, Red Wing) • Citizens organizing to promote and implement solar power generation. 	
<p>Opportunities</p> <ul style="list-style-type: none"> • Numerous county, regional and state economic development programs are available in the County. • Access to local and regional revolving loan funds. • Access to Western Wisconsin Technology Tax Credits. • Relatively low real estate costs may attract residents from growth in nearby areas, e.g. Mayo Clinic systems. • Support activities to promote tourism and recreation, e.g. biking, hiking, birding. • Development of home-based businesses. • Increase residency, especially families. • Increase home building in appropriate locations. 	<p>Threats</p> <ul style="list-style-type: none"> • Economic and Environmental disruption caused by growth of Frac Sand mining and processing. • Aging population • Declining school enrollments and state funding. • Water quality and quantity issues due to increased use of high capacity wells and increased use of chemicals to support row crops. • Pattern of ‘balloon annexation’ in nearby counties that increases tensions between municipalities. • Increasing train traffic and dangers due to shipments of volatile crude oil. • Efforts underway in state legislature to remove local control and authority, e.g. over assessment process, environmental protections, etc.

Population, Economic and Demographic Profile:

Past and present characteristics of the Town of Pepin’s population and economic development are reviewed in this chapter. This information reveals trends that have occurred which can be used to project population and economic growth. A listing of issues and opportunities follows the demographic information.

Population of Town of Pepin

The 2010 Census reported the population to be 728 people of which 351 were Female and 370 were Male.

The population density was 13.8 people per square mile (5.3/km²).

The racial makeup of the town was 98.8% White, 0.0% African American, 0.01% Native American, and 0.7% from two or more races. 0.69% of the population was Hispanic or Latino of any race.

In the town the population was spread out with 21.4% under the age of 18, 4.4% from 18 to 24 8.2% from 25 to 44, 18.6% from 45 to 54, 18.4 from 55 to 64% and 17.2% who were 65 years of age or older.

Top 6 reported nationalities: German, Norwegian, Swedish, Irish, English, and French.

Source: U.S. Department of Commerce, Census 2010.

The projections for population as reported by the State of Wisconsin Demography Services Center are as follows:

2000 Census	2010_Census Projection	2015.	2020.	2025	2030.
580	728	740	755	780	790

This projection predicts the population of the Township will increase by 62 persons for the 20 year period which is an increase of .9.1%. Another agency disagrees with this projection. The Mississippi River Regional Planning Commission provides the following data:

2000 Census	2010 Projection	2015.	2020	2025
580	728	706	725	739

MRRPC projects declining population for the Town of Pepin in the future.

Interestingly, census data including 2010 data shows the Town of Pepin with one of the fastest growing populations in the county. Note: the Town of Stockholm growth rate is attributed to bad data from the 2000 census.

Pepin County Population Change					
	2000	2010	Change	Growth Rate	% County Total 2010
Town of Stockholm	75	197	122	163%	3%
Town of Pepin	580	721	141	24%	10%
Town of Waubeek	364	423	59	16%	6%
Town of Albany	620	676	56	9%	9%
Town of Durand	694	742	48	7%	10%
City of Durand	1968	1931	-37	-2%	26%
Town of Lima	716	702	-14	-2%	9%
Town of Waterville	859	831	-28	-3%	11%
Village of Pepin	878	837	-41	-5%	11%
Town of Frankfort	362	343	-19	-5%	5%

Village of Stockholm	97	66	-31	-32%	1%
County Totals	7213	7469	256	3.55%	

Households of Town of Pepin

- The 2010 Census reported 303 households and 218 families residing in the town.
- 303 households were owner occupied and 33 were renter occupied.
- There were 232 households out of which 21.2% had children under the age of 18 living with them.
- 71.9% were married couples living together.
- 4% had a female householder with no husband present.
- 28.1% were non-families.
- 28.5% of all households were made up of individuals.
- 6.3% had someone living alone who was 65 years of age or older.
- The average household size was 2.38 and the average family size was 2.81. The future projections for households for the Town of Pepin as reported by the State of Wisconsin Demography Services Center are as follows:

2000 Census	2010 Census	2015	2020	2025	2040
273	443	428	441	453	462

The number of households is projected by the state to increase by 19 over the 30 year period which is an increase 1.5%. The relatively rapid growth of households in the Town between 2000 and 2010 gives some reason to be skeptical of these pessimistic projections.

The 2010 Census also reported 443 total housing units with 140 vacant including 114 listed as for seasonal, recreational or occasional use.

Housing density was 5.7/sq. mi. (2.2/km²). Rental vacancy rate was listed as 3.4%.

Educational Attainment--Town of Pepin—2000-2010 Census Data

	2000 Census		2010 Census	
Population 25 years and over	391	100%	530	100%
Less than 9th grade	17	4.3%	8	1.5%
9th to 12th grade, no diploma	33	8.4%	28	5.3%
High School graduate or GED	166	42.5%	204	38.5%
Some college, no degree	78	19.9%	116	21.9%
Associate degree	26	6.6%	30	5.7%

Bachelor's degree	39	10.0%	100	18.9%
Graduate or professional degree	32	8.2%	43	8.1%
Percent high school grad or higher	93.20%	341	87.20%	493
Percent bachelor's degree or higher	27.20%	71	18.20%	143

Income Data for Town of Pepin

- 2010 Census Data: The median income for a household in the town was \$57,083, and the median income for a family was \$63,750.
- Males had a median income of \$50,417 versus \$35,938 for females.
- The per capita income for the town was \$28,293. About 3.2% of families and 4.3% of the population were below the poverty line, including 9.01% of those under age 18 and 3.8% of those age 65 or over.

	2007	2008	2009	2010	2011
Pepin County	\$30,442	\$32,658	\$31,841	\$33,407	\$36,229
Wisconsin	36,891	37,905	36,859	38,010	39,575
United States	39,506	40,947	38,637	39,791	41,560

Employment

Town of Pepin Total employment by Industry (2012 Census Data): 373

	2000 Census	2010 Census
Agriculture, Forestry, Fishing/Hunting, Mining	50	33
Educational, Health, Social Services	94	105
Manufacturing	58	44
Transportation, Warehousing, Utilities	28	25
Retail Trade	25	34

Regional Employment Forecasts

West Central Wisconsin Occupational Projections for 2009-2016 are estimated to grow from 187,791 jobs to 209,667.

Industry	Estimated Employment		
	2010	2020	% Change

Construction, Mining, Natural Resources	6,138	7,758	27.6%
Trade (Retail, etc.)	35,470	38,328	8.06%
Transportation and Warehousing	7,103	8,245	16.8%
Financial Activities	7,491	8,549	14.12%
Educational Services	16,912	17,937	6.06%
Health Care	25,055	31,047	21.02%
Leisure and Hospitality	17,154	20,766	21.06%
Professional Services	14,024	17,340	23.65%

This growth includes 21,876 new jobs.

The Estimated Salary for these jobs is \$37,996 with an entry level wage of \$8.23 and mean hourly wage of \$18.18. This estimate covers the 9 county region including Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk and St. Croix counties. The following table lists selected employment areas where most job increases are expected for the nine county areas.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, October 2013

General Planning Issues

- Maintaining ground water quality and quantity
- Maintaining water quality in creeks, rivers and streams
- Maintaining local roads.
- Desire for black top roads and inability to increase taxation to pay for them
- Supporting the local school.
- Taxpayer concerns over support of school are increasing
- Farmland protection and preservation.
- Limited employment opportunities in the area offering full time living wages to support a family.
- Lack of infrastructure for industrial development, e.g. natural gas.
- Affordable high speed internet access for all residents and businesses.
- Inconsistent and incomplete water quality testing.
- Non-metallic Mining (Frac Sand Mining).
- Improving communication between the community and the town board.
- Maintaining the rural character and setting that is important to the community while providing for appropriate economic development and growth.

Transportation

There are a number of transportation facilities available in the town of Pepin ranging from town roads to state highways. Many residents that commute to and from work as well as area farmers rely on road facilities to meet these needs. There are limited opportunities for pedestrian and bicycle transportation. The Chippewa River and Lake Pepin are navigable waterways and therefore can be used as a mode of recreation. Other modes of transit, including light rail and air transportation are not directly available to the Town residents. Currently there are no available forms of public transit in the township.

Survey Results

	2009	2013
Agree that roads and bridges are adequate for mobility	95%	92.4%
Agree that roads and bridges are adequately maintained.	90%	82.8%

There was a slight decline in support for current levels of maintenance on town roads, but also some comments recognizing the town's budget constraints.

There were numerous written comments on the desire for more blacktop town roads.

Town Road Inventory

Road Classifications	Town Inventory
Principle arterials: Serve intra-urban trips. Carry high traffic volumes (interstates & freeways)	None
Minor arterials: Serve cities, large communities and other large traffic generators	None
Major collectors: Provide service to moderate sized communities and links them to nearby Population centers and higher function routes	State Highway 35 The Great River Road
Minor collectors: Collect traffic from local roads and provide links to all smaller communities Locally important traffic generators and higher function roads	County roads CC, I, J, N, SS. County roads CC and N as minor collectors are the major north, south routes in the township. Both connect state highway 35 with US highway 10.
Local roads: All roads not classified as arterial or collector are local functioning roads.	Township Roads

<p>National Scenic Byway: A road recognized by the United States Department of Transportation for one of the six "intrinsic qualities": archeological, cultural, historic, natural, recreational, and/or scenic. The program was established by Congress in 1991 to preserve and protect the nation's scenic but often less-traveled roads and promote tourism and economic development. The National Scenic Byways Program (NSBP) is administered by the Federal Highway Administration (FHWA).</p>	<p>State Highway 35, The Great River Road.</p>
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Maintenance Responsibility

State of Wisconsin	5.5 miles
Pepin County	18.61 miles
Town of Pepin	62.27 miles
Total miles of public roads in Pepin township	86.38 miles

Paser Rating System

In 2013, the Town of Pepin completed its pavement surface evaluation rating (PASER) for all town roads in accordance with Wisconsin Department of Transportation requirements. PASER is a visual inspection system to develop a condition rating for community roads that must be done once every two years. PASER is an important tool for small government planning because it gives a picture of road conditions on all roads and can identify candidates for maintenance and rehabilitation. Surface Defects, cracking, potholes and drainage are all examined during a typical PASER evaluation. The Township has 48.70 miles of gravel roads (types 25, 30, 35 & 40), 8.25 miles of cold asphalt mix paving (types 55 & 57) and 5.07 miles of hot asphalt paved roads (type 35_[B11]).

PASER type	Miles
25	0.03
30	0.36
35	47.77
40	0.54
55	1.12
57	7.13
70	5.07

Roadway Improvements

Improvements to local roads are critical for maintaining an adequate and safe roadway system. Future road improvements are generally based on current road conditions, with the intent to keep all roads intact and useable on a daily basis. Future roadway improvements need to be flexible because of the possibility of unforeseen emergencies or disasters that may arise from year to year or even day to day.

Funding for local roadway improvements is generally done through the town's general fund by either local tax funds or state programs. Road aid from the state has been increasing slightly over the past few years to adjust for monetary inflation but the increase does not keep up with the costs of materials, in particular asphalt. One program that the town has used in the past is the Town Road Improvement Program (TRIP) which provides funds to units of government to improve seriously deteriorating town roads. TRIP will fund up to 50 percent of total eligible project costs, with the balance matched by the local unit of government. A TRIP discretionary (TRIP-D) program is also available for transportation improvement projects exceeding \$100,000.

Citizen express concern about the potential costs and risks of increased road traffic due to development of frac sand mining or processing in the town or nearby towns. According to the Pepin County Highway Commissioner none of the Town's roads are presently built to handle the loads required for intensive trucking and would require extensive upgrades in the light of such proposal. Additional challenges would be due to noise, increased traffic, safety and would require extensive mitigation to repair/prevent damage to the road infrastructure all while making every effort to preserve the rural character of the Town, natural resources and to prevent undue strain on the environment.

Town Road Plan

Over the last ten years the township road plan has been to blacktop all hills and erosion prone areas. This effort will be continued, however, during the last few years the cost of paving has risen sharply and will slow this type of improvement. Bogus Road, one of the heaviest traveled Town roads, is to be the focus of the Town's road plan in the next few years with improvements to the road bed, straightening of curves, improving drainage and paving as funds allow. Other roads will be upgraded by adding gravel, clearing trees and brush from the right of ways and improving ditches. And over the last several years the repair and/or replacement of the Town's culverts have been ongoing with the last of the badly needed culverts was replaced in 2014.

County Roads

Pepin County has funds budgeted for normal maintenance of the county roads in Pepin township. No major construction is scheduled in the near future.

State Roads

The state highway plan 2020 sets forth investment needs and priorities for the state's trunk highways. Major construction is scheduled for State Highway 35 from the Chippewa River Bridge to the north county line of Stockholm Township in 2018. It is due for reconstruction and widening of shoulders in 2016 from the Chippewa River Bridge, north to the Pierce/Pepin County border.

Other Transportation Systems and Facilities

Air

- There are no scheduled passenger airports to be built in Pepin County in the future. There is one private airfield in the Town of Pepin in section 4 on Bogus Road. The Durand Municipal airfield is located in Buffalo County, Maxville Township, off state highway 25.
- There is one light aircraft airport nearby. The Red Wing Municipal airport is located in Pierce County on state Hwy 35 about 20 to 25 miles from Pepin Township. It provides general aviation access to local communities with a 5,000 foot paved runway. There are two regional airports in the area.
- Chippewa Valley regional airport in Eau Claire has regularly scheduled passenger flights to the Twin Cities and Rhinelander. Rochester International airport has regular daily passenger flights to the Twin Cities, Chicago and Detroit.
- Minneapolis-St. Paul international airport is the largest in the area as it is one of the busiest airports in the U.S.A. There is airport shuttle service from Wabasha, Minnesota to and from the Minneapolis-St. Paul International Airport. Wabasha is approximately 10 to 15 miles from the Town.

Rail

- The Burlington Northern Santa Fe (BNSF) railroad runs through Pepin Township along highway 35 and Lake Pepin. It a major freight carrier with as many as 80 trains in a 24 hour period. It is part of a system that moves freight from coast to coast. The closest passenger train is Amtrak with stations in Red Wing and Winona.
- Plans for a high speed passenger train between St. Paul and Chicago were rejected by Governor Walker in 2011.
- Citizens have expressed concern about health dangers from the increased volume of frac sand dust as a result of rail transportation and dangers of oil transports that have derailed and exploded in several locations in 2013. The town has little authority to regulate train transportation, but a citizens' group, Lake Pepin Partners in Preservation is organizing a campaign to obtain funding and training for emergency responders.

Pedestrian Facilities

- Most town roads in the town of Pepin have limited shoulder areas and the speed limits are usually more the 45 MPH unless posted otherwise. A motor vehicle creates a dust hazard for pedestrians on gravel roads. These conditions hamper safe pedestrian travel. State highway 35 has wide paved shoulders that are good for safe pedestrian and bike traffic.

Public Transit

- Public transit is not currently available in the Town of Pepin. If employment opportunities increase within the area as predicted by the Mississippi Regional Planning Commission, the opportunity for public transit along the Great River Road will increase as they have near La Crosse.

Special Transit

- Pepin County senior services provides special transportation for any resident of Pepin County that is 60+ or handicapped.

Bike and Walking Trails

- There are no bike or walking trails in the Town of Pepin. The closest trails are the Chippewa River state trail and the Red Cedar state trail. The Chippewa River trail follows the river from Durand to Cornell in Chippewa County. The Red Cedar trail begins at the Menomonie Depot and runs near the Red Cedar River for 14 ½ miles and connects to the Chippewa River State trail. Both trails accommodate walking, bicycling and cross country skiing. The Town, working with the County, should consider upgrading one or more of the blacktop town roads for biking and walking as funds are available.
- County roads CC, I, and N in Pepin Township are heavily used for biking and should continue to be maintained with road surface and shoulders that are safe for biking and walking.

Water Transportation

- The Mississippi river (Lake Pepin) and the Chippewa River are considered navigable waterways by the Wisconsin DNR. A navigable waterway is defined as a body of water that has bed and banks and the ability to float the stream in a canoe or other small craft. The Chippewa River can be used by small sport fishing boats during most times of the year. The Mississippi River can be used by most any kind of sport or pleasure craft. There are boat launch facilities within the village and on Deer Island.

Snowmobile Trails (Recreational)

- The county snowmobile trail enters Pepin Township from Frankfort Township near County Road N. It Parallels county road N to the village of Pepin. It then goes northwest through the Town of Stockholm and into Pierce county.

ATV Trails

- The Town board worked with the recently formed Pepin County ATV club for designation of some town roads as ATV trails. Roads designated for such use will be regulated by both the DNR and by Town ordinance. The Town's ordinance contains a 'sunset clause' that will require annual reauthorization by the board.

Rustic Roads

- There are no Rustic Roads in the Town of Pepin . The town should consider nominating a qualifying road for the state's Rustic road program. The closest Rustic Road is #R-51 in the Town of Maiden Rock, Pierce County. It is 4.3 miles long and extends from county road CC to Pierce county road AA.

Midwest Regional Rail System

- The Midwest Regional Rail System plan anticipated in our initial Comprehensive Plan has been rejected by Wisconsin Governor Walker and Federal funds are no longer available for development.

Wisconsin Bicycle Transportation Plan 2020

- This plan promotes bicycling between communities. The suitability of township roads for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

- This plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT to develop such plans.

Wisconsin State Airport System Plan 2020

- The state plan seeks to preserve and improve the 100 public use airports that are part of the system.

General Policy Goal

- **Maintain current the current roadway with the limited funds available while making every effort to preserve natural resources and to prevent undue strain on the environment.**

Basic Objectives

- Maintain safe and adequate access to our transportation system.
- Communicate Paser ratings and road conditions and the Town's road maintenance plan to the public.
- Encourage proper use based on road classification.
- Continue the yearly maintenance program for our roads.
- Identify all alternative and cooperative sources for transportation and infrastructure maintenance from Federal, State and County sources and use as appropriate to supplement the Town budget.
- Require road postings if loads are excessive in number and weight so that road damage can be avoided.
- Support efforts of local villages of Stockholm and Pepin to develop quiet zones for rail crossings within those villages.
- Support training of local fire departments and emergency responders in hazardous material handling and procedures for dealing with oil train derailments and fires. Assist in development of evacuation routes in the case of an oil train fire.
- Explore means to and identify road maintenance requirements and opportunities to promote biking and walking within the town.
- Monitor requirements and explore means for providing public transportation along the Great River Road and within the town.

Housing

Housing is critical to the quality of life in the Town of Pepin. The Pepin County Comprehensive Plan notes that “housing influences the County’s landscape and governmental services more than any other land use. Where people live impacts the amount of traffic for an area, what community services might be needed, and if the number of people will support additional jobs or businesses.”

The Town of Pepin has been somewhat insulated from the housing crisis that impacted the country starting in 2008. Nonetheless, the Town has seen an increase in the number of housing and land foreclosures. Support for development of our housing inventory not only provides residence for additional jobs; it also provides employment for the significant construction workforce in the Town.

Survey Results

82% of survey respondents in 2013 found the housing supply in the town to be adequate. That number represents a decline from the results of the 2009 survey that reported 90% believing that an adequate supply of housing existed. Those commenting on additional needs cited needs for additional senior housing including assisted living facilities, and more rental properties.

Respondents strongly supported senior housing and single family homes. There was significant opposition to multi-unit housing, subdivisions, and mobile home parks.

Housing Land Use	Total	Support	Oppose	Support Pct
Housing for Seniors	181	171	10	94%
Single-family homes not in subdivisions	181	166	15	92%
Duplexes, apartments	176	116	60	66%
Residential subdivisions	171	111	60	65%
Mobile home parks	183	60	123	33%

Existing Conditions and Resources

Housing Inventory and Growth Rates

	Total Housing Units							Housing projections				
	1980	1990	2000	2010	% change '80-'00	% change '00-'10	% change '80-'10	2015	2020	2025	2030	%change '15='30
Town of Albany	164	163	180	257	8.9%	30.0%	36.2%	329	359	388	415	20.7%
Town of Durand	187	202	245	284	23.7%	13.7%	34.2%	305	322	337	350	12.9%
Town of Frankfort	152	141	161	180	5.6%	10.6%	15.6%	217	224	230	234	7.3%
Town of Lima	189	215	227	266	16.7%	14.7%	28.9%	302	314	326	335	9.9%
Town of Pepin	332	355	273*	443	NA	NA	25.1%	426	441	453	462	7.8%
Town of Stockholm	46	85	110	122	58.2%	9.8%	62.3%	117	121	124	128	8.6%
Town of Waterville	387	341	351	379	-10.3%	7.4%	-2.1%	396	397	397	394	-0.5%
Town of Waubeek	78	116	130	154	40.0%	15.6%	49.4%	182	196	211	226	19.5%
Village of Pepin	384	386	430	490	10.7%	12.2%	21.6%	609	639	668	681	10.6%
Village of Stockholm	85	80	89	88	4.5%	-1.1%	3.4%	129	131	134	136	5.1%
City of Durand	845	836	876	906	3.5%	3.3%	6.7%	930	936	938	931	0.1%
County Totals	2849	2920	NA	3569	NA	NA	20.2%	3942	4080	4206	4292	8.2%

Note: Census data from Pepin County Comprehensive Plan. A miscount of housing in the Town of Pepin in 2000 is suspected. Calculations of rates have been revised from County plan to correct calculation errors.

US Census data for the Town of Pepin unfortunately includes a significant underreporting problem in the 2000 census that distorts current rate calculations. The growth rate for housing inventory in the 30 years between 1980 and 2010 is 25%. Regional planning projections of a growth rate of less than 8% over the next 15 years are perhaps understated and do not account for local initiatives and conditions.

Growth in housing stock and cumulative property values in the Town could add to the Town's property tax base and tax revenues. Housing growth is a means to increase tax revenues without increasing tax rates.

Housing Density

	2010 Population	2010 Housing Units	Average # people per housing unit
Town of Albany	676	257	2.6
Town of Durand	742	284	2.6
Town of Frankfort	343	190	1.8
Town of Lima	702	266	2.6
Town of Pepin	721	443	1.6
Town of Stockholm	197	122	1.6
Town of Waterville	831	379	2.2
Town of Waubeek	423	154	2.7
Village of Pepin	837	490	1.7
Village of Stockholm	66	88	0.8
City of Durand	1,931	906	2.1
County Totals	7,469	3,579	2.1

Age of Housing Stock

A good indicator in any given community of the quality of housing is the relative age of housing stock. The following is the percentage of housing stock by age for township and county.

Year Structure Built	Town of Pepin	Pepin County
2000 or Later	18.9 %	15.3 %
1990 to 1999	16.7%	10.0 %
1980 to 1989	5.3%	10.9 %
1970 to 1979	14.6%	13.7%
1960 to 1969	5.3 %	7.4 %
1950 to 1959	5 %	8.0 %
1949 or earlier	45.6 %	34.8 %

Types of Housing

The two most common types of housing units in the township and the county are one unit single family homes and mobile homes. The following is the percentage of types of housing units for the township and county.

Type of structure	Town of Pepin	Pepin County
1- unit detached	89.1 %	78.5 %
1- unit attached	0%	1.7%
2-unit	0%	2.3 %
3-9 units	2.5%	6.3 %
10 or more units	.08 %	4.9 %
Mobile Home	7.6 %	6.3 %

Rooms

The following shows the number of rooms by percentage of total housing units for the township and county.

Rooms	Town of Pepin	Pepin County
1 room	1.8 %	0.5 %
2 rooms	0	1.6 %
3 rooms	4.0 %	5.9 %

4 rooms	14.9 %	12.0 %
5 rooms	16.0 %	20.2 %
6 rooms	21.5 %	18.5 %
7 rooms	22.2 %	17.3 %
8 rooms	10.9 %	12.9 %
9 or more rooms	8.7 %	11.0 %

Value of Housing

Median value of owner occupied housing units.

Value	Town of Pepin	Pepin County
Less than \$ 50,000	17.1 %	16.5 %
\$ 50,000 to \$ 99,999	31.6 %	55.9 %
\$ 100,000 to \$ 149,999	27.6 %	19.7 %
\$ 150,000 to \$ 199,999	9.2 %	4.9 %
\$ 200,000 to \$ 299,999	7.9 %	2.0 %
\$ 300,000 to \$ 499,999	3.9 %	0.6 %
\$ 500,000 to \$ 999,999	2.6 %	0.3 %

Median Value of Housing

The median value for housing in Pepin County in 2010 is \$154,500. The median value for housing in the State of Wisconsin in 2010 is \$188,400.

The following numbers show the median home values for all the townships and their rank in the county 2010. Source: U.S. Bureau of the Census.

	Median Home Value	% Change 1990-2000	% Change 2000-2010
Town of Albany	\$ 177,000	168.3	88.5
Town of Durand	\$ 156,000	108.9	54.8
Town of Frankfort	\$ 155,700	122.2	122.4
Town of Lima	\$ 153,300	87.1	102.8
Town of Pepin	\$ 154,500	138.6	52.4
Town of Stockholm	\$ 225,000	490.9	-30.8
Town of Waterville	\$ 103,000	92.2	68.2
Town of Waubeek	\$ 161,000	94.2	55.9
Village of Pepin	\$ 137,000	102.6	75.2
Village of Stockholm	\$ 212,500	231.9	56.9
Pepin County	\$ 138,500	94.6	74.9
State of Wisconsin	\$ 188,400	79.5	67.9

Mortgage Status

53.9 % of the housing units in the Town of Pepin have a mortgage, with the median monthly cost of \$ 1,025.00. 46.1 % are not mortgaged

52.9 % of the housing units in Pepin County have a mortgage, with the median monthly cost of \$ 772.00. 47.1 % are not mortgaged.

Monthly mortgage costs as a percentage of monthly household income.

	Town of Pepin	Pepin County
Less than 15 percent	40.8 %	43.0 %
15 to 19 percent	21.1 %	19.7 %
20 to 24 percent	14.5 %	13.4 %
25 to 29 percent	5.3 %	7.7 %
30 to 34 percent	7.9 %	4.6 %
35 percent or more	10.5 %	11.3 %
Not computed	0	0.3 %

Gross Rent

The median gross monthly rent paid in the Town of Pepin is \$ 313.00. The median gross monthly rent paid in Pepin County is \$ 368.00.

2007-2011 Census Bureau data		Rent as percentage of income		
Percent of Income spent for rent	Total units	less than 20%	20 to 30%	30% or more
Town of Albany	62	46.6	53.3	0
Town of Durand	46	22.2	41.7	36.1
Town of Frankfort	23	0	76.5	23.5
Town of Lima	58	10.3	69.2	20.5
Town of Pepin	54	41.7	11.1	47.2
Town of Stockholm	4	100	0	0
Town of Waterville	100	44.2	12.6	43.2
Town of Waubeek	10	75	25	0
Village of Pepin	87	17.8	41.7	40.5
Village of Stockholm	5	0	0	100
City of Durand	284	36.9	29.1	33.9
Pepin County	733	33.3	32.8	33.9

Almost 50% of renters in the Town of Pepin are paying 30% or more of their monthly income in rent.

Affordable Housing:

According to the County's Comprehensive Plan: In Wisconsin a full-time minimum wage (currently \$7.75/hr) job does not cover the cost of a modest two bedroom rental at 30% of income.

In Pepin County there are 70 federally subsidized rental housing units. These units are included in 6 complexes in the Village of Pepin, Durand and Arkansaw.

Maintaining Housing Stock with Homeowner Assistance Programs

The Town of Pepin has a stake in the maintenance and development of the housing stock within the town. A variety of private and public programs are available to assist homeowners in maintaining and improving their homes, e.g. energy conservation programs. The Town of Pepin should work with Pepin County, UW Extension services and others to insure that all town residents are aware of these programs and their eligibility.

State and Federal Housing Programs

- Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.
- Community Development Block Grant Programs
- HOME rental Housing Development
- Local Housing Organization Grant Program Low-Income Weatherization Program Rental Rehabilitation Program
- Federal Home Loan Bank of Chicago
- Affordable Housing Program Community Investment Program
- Department of Housing and Urban Development
- Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities. Multi-family FHA Mortgage Insurance.
- Wisconsin Housing and Economic Development Authority. Affordable Housing Tax Credit Program
- Foundation Grant
- Home Improvement Loan Program^[BJ2]

Future Housing Needs

Available and affordable housing is critical to local economic growth and development. Although there are differences in projections of population growth within the town, the town should assure that the housing inventory keeps pace with economic development. At the same time, the town should assure that housing developments remain in line with other objectives in our comprehensive plan – maintaining the rural character and scenic beauty of the area, and protecting natural resources.

Goals and Objectives:

- 1. Encourage development and maintenance of housing stock consistent with the needs and rural character of the Town of Pepin.**
 - a. Continue to enforce and maintain strong state building codes for all new construction and additions to existing housing. Assure that building permits are issued for all required construction.
 - b. Encourage development and use of all new and existing incentive and property owner assistance programs to maintain and improve the housing stock.
 - c. Work with county and other resources to identify and to inform residents of all available incentive and assistance programs.
 - d. Encourage/incentivize conservation cluster developments where appropriate to protect the environment and natural habitats.

- 2. Encourage development of a housing supply that meets existing and future needs of residents and provides a range of housing choices to serve all income levels, age groups, and special needs.**
 - a. Encourage development that utilizes existing infrastructure and communities.
 - b. Encourage developers to use local contractors and construction workers.
 - c.
- 3. Discourage development on prime agricultural land.**
 - a. Consider zoning, sub-division ordinances, and other regulation to direct new housing development toward appropriate locations and resources.
 - b. Maintain strong communications with county land use and conservation departments and with UW extension agents to monitor and control changes in current land uses.

Utilities and Community Facilities

The public and civil infrastructure of the Town of Pepin provides facilities and services that are critical to the quality of life of all residents and visitors. They include both public services and facilities provided by the town and the county, access to natural resources, and private service which may be under contract to the town or county or operate as private entities.

Survey Results

Town Services

Respondents to the 2013 town survey generally rated town provided services as satisfactory. The survey asked respondents to rate town services both for importance and for delivery in order to enable assessment of gaps and priorities to be addressed. Lower numbers represent a higher degree of importance and a higher quality of delivery.

Services	Importance	Delivery	Variance
Fire protection	1.28	1.82	-0.54
EMS (Emergency Medical Service)	1.25	1.77	-0.52
School district	1.65	2.05	-0.40
Services for elderly persons	1.81	2.25	-0.45
Services for disabled persons	1.87	2.31	-0.44
Planning and zoning	2.01	2.47	-0.46
Town Board communication with residents	1.74	2.61	-0.88
Town administrative services	2.05	2.34	-0.29

The greatest variance is in Town Board communication with residents. This gap may also explain the variance in rating for fire protection. Some residents noted that the fire protection services the town receives from the Lund Fire Department are a significant distance from some areas of the town. Some residents appear to be unaware of the joint response agreement with the Village of Pepin Fire Department that brings these services much closer to residents.

Although the town has established a web site for communication, less than half of the residents surveyed were aware of it and 75% did not use it to access town information and announcements.

In response to these survey results, the Town Plan Commission published a brochure providing information on town services, the town budget, a schedule of town meetings and events and

town contact and communication information. The Information for Citizens brochure was distributed in the spring of 2014 and is available from the town clerk and on the town website.

The survey found significant support for long range planning and development of zoning to prevent land use conflicts and preserve the town's scenic beauty. 96% supported preserving scenic beauty as an objective. 95% supported developing long range plans to promote healthy development. Some respondents commented on the need for development of town zoning to sustain and protect the environment and quality of life in the town.

Quality of Life

Respondents to the 2013 survey generally rated the overall quality of life in the town positively; these results are similar or better than those received in the 2009 survey.

How would you rate the overall quality of life in the Town of Pepin					
	Excellent	Good	Fair	Poor	No opinion
2013 pct	24.3%	57.4%	12.9%	1.5%	4.0%
2009 pct	18.0%	64.0%	12.0%	3.0%	4.0%

25% expect the quality of life to improve in the coming years and 54% expect quality of life to remain the same.

How would you rate the air quality in the township?					
	Excellent	Good	Fair	Poor	Don't know
percent	48.3%	45.9%	3.9%	0.0%	2.0%

How would you rate the quality of water in our lakes, streams and rivers?					
	Excellent	Good	Fair	Poor	Don't know
percent	14.6%	45.1%	29.1%	6.8%	4.4%

How would you rate the quality of your ground water?					
	Excellent	Good	Fair	Poor	Don't know
percent	22.9%	51.2%	13.7%	2.9%	9.3%

A majority of respondents rated air, surface and ground water quality as excellent or good. However 35% found surface water quality only fair or poor. 25% of respondents expect water quality and quantity to worsen in coming years. A significant number of respondents raised concerns in comments on threats to water and air quality from agricultural use of herbicides, pesticides, and fertilizers affecting ground water quality. The county has a program to test wells for nitrate contamination, but less than half of respondents report having their wells tested in the past 5 years. Respondents also raised concerns in comments on the increasing number of high capacity wells in use and potential effects on the availability of ground water.

Property taxes in the town remain a concern for many. 44%, a minority of respondents, called for a reduction in taxes even at the expense of town services like fire and ambulance and road maintenance. Commenters called for public officials to seek an increase in state aid and modification of the school funding formula that negatively impacts the Pepin Stockholm school district resulting in higher property taxes. 97% of respondents supported requiring developers to pay for the added costs of providing local services that are needed to serve their projects.

The 2013 survey also asked residents about support for new infrastructure programs to support economic development and quality of life in the town. 94% of respondents asked the town to promote access to high speed internet capabilities for all residents. 88% of respondents encouraged the town to support residents and businesses in adopting alternative energy sources. While the town does not have direct authority over these utilities, consideration should be given to working with other municipalities to promote these objectives. Federal and state grants may be available to support broad band capabilities for residents. Federal and private grants are also available to support development of alternative energy systems. In 2013, community solar farms were established in Vernon and St. Croix towns with the cooperation of local energy coops.

Existing Facilities and Services

Water Facilities

There is no public water system in the Town of Pepin. Residents get potable water from private wells. We encourage residents to get their water tested every year. The nearest public water system is in the Village of Pepin.

Wastewater Facilities

The disposal of domestic and commercial wastewater in the Town of Pepin is handled through the use of private individual on-site wastewater disposal systems, often referred to as septic systems, which gradually discharge the wastewater to underground drainage fields. There are five types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade holding tank and sand filter systems. Septic systems are permitted and inspected by county officials.

Storm Water Management

A storm sewer system is not available in the Town of Pepin. Storm water is dispersed using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Chippewa River and Lake Pepin. The Township also manages storm water runoff through the use of detention dams as well as practicing agricultural conservation techniques such as contour strips, diversions and barnyard waste controls. Where roads and other construction have disturbed ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain where heavy rainfall could cause washing of unprotected soil, catch basins or rip-rapping have been installed to slow water flow and prevent damage. Planning for the future, storm water management may become an issue in the Town of Pepin as development continues. The Town of Pepin must work closely with the land conservation district, DNR and Pepin County to mitigate the adverse impacts of storm water runoff. Some state grants may be available to support property owner's improvements to drainage.

Solid Waste and Recycling Facilities

The Town of Pepin is part of the Pepin County solid waste management and recycling program. The local collection site is in the Town of Pepin on Trail Road, east of the Village of Pepin. This site serves the Village of Pepin, Town of Pepin, Town of Stockholm and Village of Stockholm. Residents take their garbage and recyclables to the collection site. Glass, metal cans, plastic, paper and cardboard are patron pre-sorted for recycling. Garbage is hauled to an appropriate location. There are also containers for building materials, appliances and other large items. An extra fee is charged for these items. There are also several private trash pickup services that serve Pepin Township residents.

Recreational Facilities

Several outdoor recreational activities are available in the area. These include hunting, fishing, shooting and snowmobiling. There are active snowmobile and sportsman's clubs in the area. The Pepin Sportsman's Club located in the Township has a facility for trap and skeet-shooting. The Sportsman's Club also hosts the annual tractor pull as well as other activities.

Lake Pepin is very popular and supports boating, fishing, sailing and water skiing as well as ice fishing and ice boating. The lake is large and deep enough to handle the largest pleasure craft. The Chippewa River is a rapid flowing river that supports fishing and canoeing. There is one public boat ramp in the Township at Deer Island on Lake Pepin. Other area boat landings are in the Village of Pepin on lake Pepin and in Frankfort Township at Ella on the Chippewa River also one in the Town of Nelson, Buffalo county on the Chippewa River off state highway 35. The state of Wisconsin owns and maintains over 1,700 acres of public hunting land along the east side of the Town of Pepin next to the Chippewa River.

Bike and Walking Trails

Please refer to the transportation element.

Library

The Pepin public library in the Village of Pepin provides library services to the Town of Pepin. Residents of the Township accounted for 39 % of the library business in 2008. The library is part of a regional network of libraries that allows residents access to almost 50 other libraries in a 10 county area. Pepin Library card holders can check out and return books or other materials from any of these libraries and can have materials delivered to Pepin. The Town budgets a yearly payment to the library to help with operating expenses.

Energy Sources

Electrical power is provided to the Township by Xcel Energy and Pierce-Pepin Electric Cooperative. There are no natural gas pipelines within the township. Propane gas and fuel oil are provided by several dealers from the surrounding communities of Durand, Wabasha, Plum City and others.

Telecommunications Facilities

CenturyLink serves the town of Pepin for local telephone communications. Several different companies are available to provide long distance and internet services.

Access to wireless communication facilities is becoming more and more important. The Federal Communications Act of 1996 increased the need for local governments to examine their zoning ordinances to make sure they do not discriminate against cellular communications in land use

and zoning decisions. There are two telecommunications towers in the Town of Pepin. One in Section 34 on Bogus Road and one in Section 22 on Moline Lane.

Cemeteries

Often overlooked, cemeteries are important community and cultural facilities. There are three cemeteries in the Town. Sabylund Cemetery on county road J, Lund Covenant on county road CC, both are in the northwest corner of the Town and Oakwood on county road CC north of the village of Pepin. All three are privately owned and maintained.

Law Enforcement

The Pepin County Sheriff's Department provides public safety services to the Town as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security and jail facilities. The Sheriff's office and the Durand Police share the facility and some personnel. The sheriff's department has mutual aid with the surrounding counties as well as the Durand Police, Pepin Police and Wisconsin State Highway Patrol.

The Sheriff's Department consists of: an elected Sheriff, a Chief Deputy and 5 Patrol officers

Fire Protection

The Lund Fire Department provides fire protection for the entire Town. They are a paid volunteer department with 27 members. The Lund Fire District also covers the Town of Maiden Rock, Town of Stockholm and Village of Stockholm. The initial response to fire calls from township areas includes one engine/pumper, two tankers and a rescue unit. The department also has a ladder truck and a brush truck. There are 6,000 gallons of water available for initial response. A dedicated well and a 40,000 gallon underground reservoir for additional emergency water is located at the fire hall. Also hydrants at the villages of Pepin and Maiden Rock can be used if needed. The Lund Fire Department has mutual aid with all the surrounding departments and a joint response agreement with the Pepin Village department for calls in the south half of the town. The Lund Fire Department is dispatched through Pepin County using the 911 emergency number.

Emergency Medical Service

The Pepin ambulance service with assistance from the Lund first responders provides medical service to the Town of Pepin. The service is available 24 hours a day and is dispatched through Pepin County using the 911 emergency number. The Pepin Ambulance service is funded by and supports the Town and Village of Pepin and the Town and Village of Stockholm.

Health Care Facilities

Town of Pepin residents have access to health care with clinics and hospitals in Durand, Wabasha and Red Wing. Specialized care can be received at Sacred Heart in Eau Claire, St. Elizabeth Hospital in Wabasha and Luther/Middlefort in Eau Claire which are part of the Mayo system and Fairview Red Wing which is in the University of Minnesota-Fairview system. A new private clinic was established in the Village of Stockholm in 2013.

Schools

A number of educational facilities are available to residents in the Town of Pepin. These range from the local school district to three universities within commuting distance. The entire Town is served by the Pepin school district which operates a kindergarten through 12 program on a

single campus. The Pepin School district covers the Town of Pepin, Village of Pepin, Town of Stockholm, Village of Stockholm and parts of the Town of Maiden Rock and the Town of Frankfort.

The Town of Pepin is part of the Chippewa Valley Technical District with campuses in Menomonie and Eau Claire that offer several associate degree programs as well as technical diplomas. The Southeast Minnesota Technical College in Red Wing offers the same type of services. Higher education degree programs are available from three University of Wisconsin system schools within commuting distance. They are Stout at Menomonie, UW Eau Claire and River Falls.

Municipal Building

The town owns a garage and pole building located in the Village of Pepin. Monthly meetings and elections are held in the Sportsman's Club building in the Town.

Child Care

The county maintains a list of licensed day care providers in Pepin County.

Future Needs

Maintaining and improving current town services should be a consistent goal. Improving town communications is a particular challenge given the high proportion of part-time residents now residing in the town.

As indicated in our 2013 survey results, citizens are concerned with preserving air and water quality they have come to expect as residents of the Town of Pepin. Recent controversies and comments in our survey reflect a need to anticipate and provide governance to reduce land use conflicts and negative impacts on our environment and infrastructure.

Enhancements to our utilities and infrastructure, e.g. development of alternative energy sources and improved broad band access are important to healthy economic development.

The Pepin Stockholm school system is a key community asset. With decreasing or at best, stable enrollment and state aids staying the same the portion of real estate taxes going to the school will remain high. The citizens along with the school board and our state representatives must work together to get the aids that we receive more in line with other school districts. It is important to keep the school in Pepin and not consolidate with another school. Keeping the local school in operation is vital to the wellbeing of the Town of Pepin.

Goals and Objectives

- 1. Continue to provide high quality and cost efficient Town services.**
 - a. Improve access to town communications through the town website. Consider addition of a town Facebook page for communications.
 - b. Continue to support contracted services and facilities for fire protection, ambulance services, solid waste and recycling facilities the Pepin library, and other county and state services.
- 2. Explore ways to assist residents in access to broadband communications and alternative energy sources.**

- a. Collaborate with other municipalities and the county to influence utility providers.
 - b. Identify grant programs and other sources of funding to support these enhancements.
- 3. Support the Pepin Stockholm school district and public officials and representatives in efforts to modify the state's school funding formula.**

Agricultural Resources

Historical Development in The Town of Pepin and Pepin County

Agriculture has been a key part of the economy, environment and culture of the Town of Pepin for more than 150 years but in recent years, the nature of agricultural activity has changed. During the latter half of the 20th century there was an increased consolidation of smaller farms into larger holdings and an overall reduction in farmland, with 25% of the farmland in Pepin County converted to non-farm uses between 1990 and 2002. Pepin County also saw a drastic reduction in the number of dairy farms. From 1989 to 1997, the number of dairy farms fell by 41%; in the 5 years from 1997 to 2002 the remaining dairy farms were reduced by another 35%. A portion of this reduction can be accounted for by conversion of dairy farming operations to livestock production and more intensive row crop agriculture, primarily growing corn and soybeans.

Recent Developments and Trends in Agricultural Resources

While trends toward farmland consolidation appear to have slowed in recent years, the growth of capital intensive agriculture has not. There have been dramatic increases in the use of high capacity wells for agricultural irrigation. High capital investment through increased use of irrigation, fertilizers and pesticides has made the cultivation of row crops like corn, soybeans, and potatoes possible on less prime agricultural land, particularly on sand prairies in areas that were traditionally used for alfalfa and other cover crops.

The 2013 survey of Town of Pepin residents found that family farming was the most universally supported land use by 100% of respondents. 91% of residents urged the town to encourage agricultural development and to encourage agricultural land preservation. These objectives should be made compatible with other objectives supported by the survey: 96% of respondents supported preservation of the town's natural beauty and preservation of flood plains, wildlife habitats and waterways. 75% of residents also asked the town to set limits on the operational size and number of animals that may be raised in a Confined Animal Farming Operation (CAFO).

According to the USDA's definition, Prime Farmland is land on which crops can be produced for the least cost and with the least damage to the resource base. Land usage is determined by the physical characteristics or topography of the land in question. Intensive farming on land that does not fit the definition of 'prime farmland' clearly has a negative impact on natural resources which is contrary to preservation desires as indicated by the survey results. One example would be farming on highly erodible land. A clear understanding of these characteristics is essential to creating policy and defining relationships between agricultural uses, natural resource and cultural uses. Consideration of the potential effects on these physical interrelationships will determine future development policies.

Respondent's comments in the 2013 survey noted concerns with the intensification and industrialization of agriculture in the town. Increasing levels of nitrates in some private wells are a concern throughout the county; erosion and run-off from farming operations are seen as a threat to waterways; some respondents are concerned with the health impacts of increased use of pesticides and fertilizers.

It should also be noted that there has been significant growth in smaller scale farm to market operations, organic farming methods, consumer supported agriculture (CSAs), orchards and

vineyards, and the development of farmer's markets within Pepin County. There are a growing number of 'value added agricultural' tourism-based businesses in the county. Development of these businesses including Farm to Market operations and CSA's is supported by 97% of survey respondents. These trends suggest a positive diversification of agriculture that is compatible with natural resource preservation and economic growth.

Goals and Objectives:

- 1. Support family farming as a key part of the Town of Pepin's economy, culture and environment.**
 - a. Preserve prime agricultural farmland as a resource;
 - b. Explore designation and zoning of Agricultural Enterprise Areas with the county to provide tax breaks to family farms on prime agricultural land.
 - c. Establish zoning and land use regulations to limit commercial and industrial development in prime agricultural land and prevent land use conflicts.
- 2. Promote diversification of agriculture**
 - a. Encourage development of Farm to Market and CSA programs.
 - b. Encourage development of orchards, viticulture, aquaculture and other diverse food crops and value added agricultural businesses.
 - c. Work with UW extension services and other public and private resources as well as local farmers to promote sustainable agricultural practices.
- 3. Promote strong resource management programs such as farmland preservation, managed forests, and conservation reserve programs.**
- 4. Limit and regulate development of large scale industrial agriculture such as CAFOs.**

Regulations, Programs and Agencies

Manure Storage

As farms have grown in herd size the practice of spreading manure directly on fields on a daily basis has changed to manure storage practices. Federal and state rules are in place to help with protection of the water and environment. Pepin County has supplemented these rules with a local manure storage ordinance. The Pepin County Land Conservation Department offers assistance in following the technical standards developed by the U.S. Department of Agriculture Natural Resources Conservation Service (USDA- NRCS) which to ensure effective, practical and environmentally safe methods of storing and utilizing manure. The following information is found in the ordinance: "The purpose of this ordinance is to regulate the location, design, construction, installation, alteration, abandonment, and use of manure storage facilities, in order to prevent water pollution and thereby protect the health of Pepin County residents and transients; prevent the spread of disease; and promote the prosperity and general welfare of the citizens of Pepin County. It is also intended to provide for the administration and enforcement of the ordinance and to provide penalties for its violation." The ordinance requires a permit for new construction or substantial alteration of a manure storage facility and for

proper closure or restoration of an inactive facility. Screening and siting rules are part of the regulations.

Livestock Facility Siting Law

On May 1, 2006 the Livestock Facility Siting Law (s. 93.90 Wis. Stats.) became effective, creating a predictable framework for county and municipal decisions to site new or expanding livestock facilities. The Department of Agriculture, Trade and Consumer Protection (DATCP) was charged with developing and implementing the administrative rule (ATCP 51 Wis. Admin. Code) that sets the standards local governments must use, as well as those that livestock operators must follow to receive a permit. Twenty towns and eighteen counties have enacted ordinances that balance local control, community oversight, environmental protection and the need for a predictable siting process. Conditional use permits issued under a zoning ordinance remain the most common type of local regulation. In areas not covered by zoning, six counties and four towns have adopted licensing ordinances to implement the siting law. More information about this law can be found at livestocksiting.wi.gov. Questions concerning the livestock siting law can be directed to Michael Murray at 608-224-4613 or Michael.Murray@wisconsin.gov.

U.S. Department of Agriculture: www.usda.gov

The Farm Service Agencies throughout the nation administer the government programs in support of agriculture. The mission of the agency is to equitably serve all farmers, ranchers, and agricultural partners through the delivery of effective, efficient agricultural programs for all Americans. The following topics of information can be found on the site: Commodity Operations, Conservation Programs, ACRE program, Disaster Assistance Programs, Economic and Policy Analysis, Energy Programs, Environmental and Cultural Resource Compliance, Farm Loan Programs, and Outreach and Regulations.

Wisconsin Department of Agriculture, Trade and Consumer Protection:

www.datcp.state.wi.us/core/agriculture/agriculture.jsp

This site provides information under many topics to include Dairy Farming, Crops, Working Lands Initiative, Livestock, Conservation, Fertilizer, Aquaculture, and Apiary. The link to 'The Farm Center' provides guides and a newsletter with many more articles of interest to farmers as well as members of the farming community.

University Extension: pepin.uwex.edu/ag/index.html

Much research in the areas of agriculture, community development, horticulture, family living, and nutrition continues in the colleges within the state. The Extension service brings this knowledge to the consumer and farmers through the local Extension agents and staff located within county offices.

The Pepin County agent is located at the County Government Center.

Pepin County Farm Service Agency

Provides information, assistance and forms related to current Federal agricultural and land conservation programs. The agency is located at the Pepin County Government Center.

Wisconsin Agricultural Tourism Association, Inc.: [www. Visitdairyland.com](http://www.Visitdairyland.com)

Wisconsin Agricultural Tourism Association promotes and preserves the rural lifestyle, fosters partnership opportunities within the ag-tourism community, and provides tools which encourage sustainable economic growth while creating awareness of Wisconsin agriculture.

Wisconsin Farmers Union: www.wisconsinfarmersunion.com

The Wisconsin Farmers Union is a non-profit, member-driven organization committed to enhancing the quality of life for family farmers, rural communities, and all people through educational opportunities, cooperative endeavors, and civic engagement. The Wisconsin Farmers Union offers many educational and cooperative programs for youth and adults. It also operates a foundation supporting Kamp Kenwood, a Wisconsin Farmers Union Youth Program, and the Small Grant Program.

Natural Resources

Farmland, forested areas, bluffs, surface water, groundwater, and the diversity of plant and animal species and habitats are just a few of many vital resources in the Town of Pepin.

Geologically, all of Pepin County is on the northern edge of the Driftless Area (sometimes referred to as the Paleozoic Plateau), a unique region of the Upper Mississippi River Basin with a landscape that is rich with ecological and economic opportunities. The area was by-passed by the last continental glacier and has differential weathering and erosion that results in a steep, rugged landscape referred to as karst topography.

Farmland, woodlands, wetlands, bluff lands and other natural areas are essential to this rural community. Farmland and natural areas enhance the rural character of the Town by maintaining open vistas and providing buffers between residential areas and more intense uses, to maintain the rural low density desired by residents.

The surface water and ground water are focal points for community pride. Many recreational opportunities are available, including fishing, hunting, biking along Town roads, hiking, camping, cross-county skiing and snowmobiling.

Agriculture is a large part of the Town's current land use and will continue to play a vital role in planning the future of the Town. Farming operations in the Town consist of a blend of family owned farms and rented cropland.

Since European settlement, the loss of thousands of acres of timber has changed the hydrology of the area and increased soil erosion potential on steep deforested hillsides. Land that was converted in the 1800's from timber to hay and pasture for dairy and meat production is rapidly being replaced with annually tilled crops such as corn and soybeans. These trends have resulted in significant increases in soil erosion, sedimentation and water run-off.

Water pollution from agricultural, animal and industrial runoff is particularly critical in karst regions such as this, in that it can degrade or destroy prime cold water fish habitat.

Recently, the oil and gas industry has discovered that the silica sand that lies beneath the limestone layer in parts of Wisconsin and Minnesota is valuable in the hydraulic fracturing process. Demand for processed "frac sand" has triggered a regional "sand rush," including a frac sand mine in the Town to the north of us. Mining, processing and transporting large quantities of these materials can present major challenges to our unique geographical system, the local transportation infrastructure, ground and surface waters, and can raise quality of life concerns for neighboring residents.

Water Resources

Water is essential to the Town of Pepin for drinking water, agriculture, tourism and recreation. Any factors that decrease the quality of the resource or reduce availability to all are a concern to all citizens of the Town. 75% of all respondents to the 2013 Survey rated both surface and ground water quality in the Town as "Excellent" or "Good", but in comments a significant number of residents expressed concerns for future water quantity and quality as a result of the increased number of high capacity wells, increased runoff of agricultural chemicals, and the potential impacts of frac sand mining.

Surface Waters

The Town of Pepin has two major bodies of water adjacent to it: the Mississippi River/Lake Pepin and the Chippewa River. In addition, it has many other streams totally or partially within its borders. These are: Bogus Creek, Lost Creek, Roaring River, Sixteen Mile Creek, Elk Creek and Little Plum Creek and many un-named lakes and waterways in the delta of the Chippewa River. The runoff from all of these sources are collected either in the Mississippi or Chippewa Rivers. Inland navigable waters are subject to at least two Federal laws or treaties: the Federal Water Pollution Act and Annex V of the Marpol Treaty signed with the International Maritime Union.

Shorelines

The shorelines in the Town of Pepin consist of wetlands, forest land, recreation and residential areas. Pepin County has a shoreline ordinance protecting this land. State law allows shoreline ordinances to be enforced throughout the state without local adoption.

Wetlands and Floodplains

Wetlands provide habitat for wildlife, filter water, protect the shoreline, provide flood protection, allow flora and fauna species diversity and are an important area for recharging groundwater. The Wisconsin Administrative Code in Chapter NR 115 recognizes the importance of protecting wetlands in shoreline areas. Federally funded farm programs regulate wetlands that are not adjacent to navigable bodies of water. The Wisconsin Department of Natural Resources and the Army Corps of Engineers regulate development of other wetlands which can be smaller than 5 acres. Wetland Zoning regulations are enforced by Pepin County.

Floodplains

Floodplains also need protection because of the important functions that a properly maintained floodplain can provide. Allowing development in floodplains is not advised as any property is likely to be subject to some form of adverse risk. New development within floodplains should be strictly limited or prohibited to protect local governments from financial, health and safety concerns surrounding the flooding of property.

Groundwater and Aquifers

Town of Pepin residents rely entirely on groundwater for their potable water supply. Currently there is no municipal water service for the Town and no plans to establish service at this time, however, all the water which feeds the Village of Pepin's three water wells that supplies the village's municipal water service flow through the Town.

The federal Safe Drinking Water Act (SDWA) requires many actions to protect public drinking water and its sources in rivers, lakes, reservoirs, springs, and ground water wells. The SDWA does not regulate private wells which serve fewer than 25 individuals and therefore does not apply directly to private wells in the Town. However, the Town shares responsibility with the Village of Pepin for protecting the Village municipal water supply. The Town of Pepin borders the Village of Pepin on the east, west and north sides. The primary groundwater for the village flows through the Town generally towards the Mississippi or Chippewa Rivers. All of the water that feeds the village's three water wells runs through the Town. The Town recognizes the importance to the Village and the Town of the implementation of the village's wellhead protection plan as prepared by the Village of Pepin Municipal Water Utility with the assistance of the Wisconsin Rural Water Association.

Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. Well construction, location, and pump installations are governed by NR 812 (formerly NR 112), Wisconsin Administrative Code administered by the Department of Natural Resources (DNR). Water Quality standards have been established by The Department of Natural Resources under Chapter NR 140.

Since 1974, the federal Environmental Protection Agency (EPA) has set national safety standards for over 80 contaminants that may occur in drinking water. The EPA website has a chart of groundwater contaminants, maximum contaminant levels, potential health effects and sources of drinking water contamination.

Threats to Town Surface and Ground Water

The Pepin County Land Management office offers testing services to assess the quality of resident's water supplies and provides advice on correcting drinking water problems. Recent testing has revealed increased problems with Nitrates in some wells. Nitrate contamination above EPA thresholds can present serious health problems, especially to infants and small children. Such contamination can often be traced to increased use or runoff of agricultural fertilizers and/or damage to well linings which some residents in the county have attributed to blasting associated with non-metallic mining.

The 2013 Town Survey reports that 24.6 % of respondents expect water quality to worsen in the next 10 years. Yet less than 50% of residents report having their well water tested within the last 5 years.

Preservation of good groundwater quality and adequate quantity for existing and future residential, commercial, agricultural and industrial use should be a vital concern when considering land uses in the Town. The type and intensity of development or industry can have a negative effect on the groundwater supply and groundwater quality. High capacity wells and mining can disrupt groundwater levels and quality. Groundwater and aquifers can easily be contaminated through point source or non-point source pollution particularly in areas with thin soils over fractured limestone, karst areas, sand stone and shale bedrock that is commonly present in the Town.

As an example, mining for "frac" sand in parts of the Town of Pepin where the sandstone layer is located under many feet of limestone overburden, may involve much deeper excavation than more conventional nonmetallic mining activities for agricultural and construction materials. Deeper excavation may, in turn, diminish the natural filtering process when rain or surface waters percolate down through the soil to the groundwater reserves below the surface. The Town also has areas of karst geological formations. In essence, karst topography is any region where the terrain has been dissolved by the physical and chemical weathering of the bedrock. These areas are composed of carbonate rocks, such as dolomite and limestone, or have a high concentration of evaporites, such as salt and gypsum, because these materials tend to be highly soluble in water. This high solubility causes the parent material to be highly susceptible to chemical weathering.

Groundwater is typically slightly acidic and reacts chemically with subsurface rocks, especially those made up of highly soluble limestone. Surface flows in these areas are broken up by water being channeled into an underground system and flowing underneath the surface. At times this underground flow can reemerge and continue above ground. Also large cave formations can appear in karst topography. The movement of water through subsurface karst formations could

be further accelerated by excavation related blasting, to the extent that fissures exist or are further opened as a result. Overly concentrated agricultural chemical applications, petroleum product or farm chemical storage facilities or incorporation into Town soils of chemical-containing by-products from the industrial sand washing/separation process, are all examples of how human activity may combine with vulnerable soils and subsoil structure to adversely affect groundwater in the Town.

Future development-related activities with the potential for adverse groundwater affects can be the subject of site-specific subsoil study to evaluate and manage risk through mitigation measures or by relocation to a more suitable area where groundwater can be better protected due to the surface and subsurface characteristics of the site.

These concerns led the Town Board to pass a new Nonmetallic Mining Ordinance in 2013 that includes site selection and testing, size limitations, operating standards, and water and well monitoring requirements for industrial scale sand mining. Such requirements and restrictions should be reinforced and extended in a Town Zoning ordinance to apply to other potentially disruptive land uses such as manufacturing and confined animal feeding operations.

Refer to the appendices for this plan for maps of water resources, topography, and potential karst formations.

MINERAL RESOURCES

The mineral resources within the Town of Pepin are nonmetallic: primarily limestone and sandstone.

These are the currently five non-metallic mining sites are located in the Town:

NM #5	Johnson Quarry, Goatback Road	The Kraemer Company LLC, Operator	7 acres-20 Total
NM #8	Tulip Quarry, Big Hill Road(inactive)	The Kraemer Company LLC, Operator	4 acres-43 Total
NM #13	Martin Pit, Hogue Road	Greg Bechel Trucking and Excavating ,	2.5 ac.-10 Total
NM #16	Komisar Pit, Trail Road	Andrew Komisar, Operator & Owner	5 acres-12 Total
NM #19	Seyffer Quarry, Bluff Road	The Kraemer Company LLC, Operator	6.3 acres-30 Total

These operations provide important resources for local construction, road maintenance, and agriculture. Pepin County requires permits for nonmetallic mines as established by state statute. Each site is required to file a reclamation plan with the county as specified by state statutes.

In recent years there has been an increasing interest in the sand resources of the Town and the entire region for use in hydraulic fracturing in oil and gas operations in other parts of the county. A portion of the sand available in the Town may be suitable for these operations: “frac sand” with a high silica content, low clay content and appropriate shapes for use as a ‘proppant’ is mostly found in the Jordanian layer of sandstone laid down in the area 50 million years ago. The characteristics of this Jordanian sandstone including high permeability also make these formations a critical part of the aquifer for local ground water.

There has been considerable controversy about the potential costs, benefits, and consequences of industrial scale ‘frac sand’ mining in the region. In economic terms, some look to gain considerable individual benefit from the high market prices for ‘frac sand’ available due to the national increase in fracking for oil and gas, while others argue that the regional economic consequences of a mining boom and bust cycle do not provide a stable or sustainable economic

benefit. A study by the Wisconsin Towns Association, Wisconsin Farmers Union and the Institute for Agriculture and Trade Policy is an important evaluation of these issues (see: http://www.wisconsinfarmersunion.com/webfiles/fnitools/documents/2013_10_18_fracandmining.pdf) Some of these economic concerns also include the impact of large scale mining operations on the safety and maintenance costs of town and county roads. These concerns – balancing individual gains against broader social costs are reflected in our survey response with 96% of respondents agreeing that the Town should “Require developers to pay for the added costs of providing local services that are needed to serve their projects.”

Other concerns with potential industrial scale mining focus on environmental impacts on ground and surface water quality, air quality, and the scenic beauty of the area. Due to characteristics of the Town’s topography including steep slopes, karst formations, floodplains and other waterways, as well as land use protections already in place in County ordinances for the bluffs and Great River Road, there appears to be limited opportunity for viable frac sand mining or operations within the Town.

These considerations and concerns led more than 65% of respondents in the 2013 Town Survey to take positions in opposition to Frac Sand Mining and processing. Almost 60% of respondents in the same survey support traditional nonmetallic mining – sand & gravel pits and quarries.

The Town of Pepin Board established a Nonmetallic Mining Licensing Ordinance in 2013 after considerable public input and considerable research by the Town’s Plan Commission. The ordinance distinguishes mining operations to focus new requirements on large scale industrial frac sand mining. The ordinance does not displace existing county, state and federal requirements but does include additional disclosure requirements for mining ownership and operating plans as well as additional regulation of environmental and safety impacts in the Town. These requirements apply to frac sand operations – e.g. processing and loading facilities – as well as mining operations themselves.

For more information on regulation of Frac sand mining and processing see the Land Use section of this plan.

The Town Board and Plan Commission should defend these regulations to assure continued protection of the health, safety and well-being of Town residents and visitors.

WILDLIFE HABITAT

The Town of Pepin is located in the driftless region characterized by highly eroded bluff tops and deep valleys or coulees. It is an ecological region of oak savannas, sand prairies, hardwood and floodplain forests and wetlands. The Town is located on the Mississippi River, a major North American flyway for countless songbirds, raptors and waterfowl including many endangered and threatened species such as the peregrine falcon, yellow-crowned night heron, snowy egret, and red-shouldered hawk (for a complete list and more information on state laws and guidelines, see attachment). The Town is scattered with sections designated by the DNR called Conservation Opportunity Areas. These areas include both the Mississippi and Chippewa Rivers Bluffs and Floodplains along with numerous other sections throughout the Town. The Lower Chippewa River State Wildlife Area runs along the southeastern border of the Town and includes Five-Mile Bluff Prairie and the Tiffany Wildlife Area These natural areas contain

and support a number of uncommon and/or rare species. (For more information see the Wisconsin DNR Website).

In 2005, as part of the Wildlife Action Plan (WAP), the Wisconsin Dept. of Natural Resources divided the state into sixteen "ecological landscapes" for the purpose of identifying native species and their habitats in greatest need of conservation. The Town of Pepin is in the northwestern corner of the Western Coulee and Ridges region, an area that includes nineteen counties in west central and southwestern Wisconsin. This region has the second highest percentage of farmland acreage in the state and of its approx. 6.2 million acres, only 3% is in public ownership.

Natural communities designated as in need of protection, restoration and preservation in this region include; oak forests, oak savanna, hardwood and floodplain forests, sand and bluff top prairies. Of particular concern in the Town are communities that were once historically common but are now uncommon or rare such as bluff top prairies, (goat prairies), sand prairies, and oak savanna.

The purpose of the WAP is to manage natural resources for long-term ecological and economic sustainability by protecting and preserving species and their habitats. The Wisconsin DNR has provided a set of definitions and guideline for achieving these objectives. An example of one such definition is included below.

"Sustaining natural communities means ensuring that a given natural community type will be present and has high potential to maintain its natural composition, structure, and ecological function over a long period of time (e.g. 100 years). This goal of sustainability does not preclude a 'working landscape' where both traditional (e.g. forest and agricultural products) and non-traditional (e.g. ginseng, sphagnum moss, etc.) products are extracted from an area. Some community types may need restoration because they have been greatly reduced in size or frequency of occurrence across part or all of their state range. Restoration should include reestablishing species composition or vegetation structure. It could also include restoring a missing, diminished or altered ecological process or influence such as fire or water flow.

People are dependent on natural resources, so to maintain economic sustainability over the long term, natural resources must be maintained. Such a philosophy allows for human use so long as the capacity of natural resources for self-renewal is not compromised. However, removing natural resources in an unsustainable way will not benefit natural communities, our economy or the human population in the long term."

An Example - Oak Savannas in Wisconsin (information taken from the WI DNR)

In the early to mid-19th century, the oak savanna ecosystem was thoroughly fragmented and nearly destroyed throughout its range. Most of its acreage suffered from clearing, plowing, overgrazing, and invasion by dense shrub and tree growth caused by lack of fire, lack of grazing or both. Consequently, oak savanna now shares equal billing with tall grass prairie as the most threatened plant communities in the Midwest and among the most threatened in the world. Only a little more than 500 acres of intact examples of oak savanna vegetation are listed in the Wisconsin State Natural Heritage Inventory or less than 0.01% of the original 7.3 million acres.

Fortunately most of the biota that was associated with savanna, especially the vertebrates have either adapted to the changed landscape or have managed to survive in suboptimal habitat. This situation is precarious for many species however and their long-term future is doubtful.

Oak savanna vegetation has not fared as well. Many species that were savanna specialists are now uncommon and found only in the fringes and openings of oak woods, brushy areas and lightly grazed pastures. Recently a number of savanna birds have not thrived or have begun to decline throughout their range due to loss of habitat including the northern flicker, northern bobwhite, field sparrow, warbling vireo and orchard oriole - all species of special concern. The loggerhead shrike and barn owl are now on Wisconsin's endangered species list.

In the absence of active management, the future of oak savanna looks bleak in Wisconsin and throughout its entire range. The increasing abandonment of lightly to moderately grazed wooded pastures (due to agricultural production and other forms of development) and the accelerating succession of oak woodlots toward heavy shade-producing trees and shrubs are likely to lead to the further decline and possible loss of much of the remaining savanna flora and fauna, including the eventual decline of the oaks themselves.

Mississippi National Migration Flyway

The Mississippi Flyway runs along the entire southern and western borders of the Town and also includes portions of the Chippewa River bottoms. The flyway is one of North America's major bird migration routes and has great importance for migrant waterfowl, songbirds and raptors both as spring and fall stopover areas and is recognized worldwide as a Globally Important Bird Area. An amazing 326 species (60% of all species in North America) use the river, its surface waters, shorelines, floodplains, wetlands and adjacent uplands as a migration corridor. It provides food and shelter for up to 40% of all the waterfowl in North America during both spring and fall migrations.

Lower Chippewa River State Natural Area

The Lower Chippewa River State Natural Areas has outstanding biological diversity and ecological significance. The combination of prairie/woodland, extensive floodplain/steep slopes and large river systems/backwaters in this part of the state and on the subject properties creates outstanding richness in species composition and numbers. The Lower Chippewa River State Natural Area was initiated in recognition of this ecological significance.

There are 125 known rare (endangered, threatened or special concern) species within the area (more than any other location of comparable size in Wisconsin). Of 37 native communities identified in the Wildlife Action Plan as having a major or significant association with the Western Coulee and Ridges ecological unit, 15 were identified in the plan area. There are 87 vertebrate Species of Greatest Conservation Need that are significantly or moderately associated with these 15 native communities. These Native Communities and Species of Greatest Conservation Need include native communities and species that are globally imperiled.

This ecologically rich area contains the largest floodplain forest in the upper Midwest. The river contains 70% of the fish species present in Wisconsin (including 18 rare species). These state wildlife and natural areas provide significant benefits for both game and non-game wildlife species.

For public recreation, these properties have high value for a variety of hunting, trapping, fishing, bird watching and other compatible uses. All the properties are open to public hunting; it is by far the most common recreational use. This is true of both the Wildlife Areas and Natural Areas. These properties contribute greatly to the outdoor recreational opportunities, scenic/rural character and quality of life to those living in and visiting the surrounding area.

Conservation Opportunity Areas

The Town of Pepin is designated as the Western Coulee and Ridge Ecological Landscape by the Wisconsin DNR and has many rare and protected plants and animal species that are State and federally listed. Two of the COAs are the Driftless Area Features and the Large River Corridors along with others are considered as continentally significant. (See the Wisconsin DNR website for a complete listing of types and sections.)

Survey Results

96.35% of respondents want to preserve the town's scenic beauty.

95.77% of respondents want to preserve floodplains, wildlife habitat and waterways.

94.30% of respondents want to develop more public trails and water access.

88.83% of respondents think the Town should make natural resources protection a high priority

Goals and Objectives

The limited scope and authority of the Town Board in these areas requires cooperation and collaboration with other units of government and government agencies as well as with Town residents. Particular attention should be paid to Town governance of land uses to protect and sustain the resources of the Town and the values of our citizens.

- 1. Preserve the Town's inherent beauty, natural resources and rural character.**
 - a. Protect natural communities, including floodplain forest, floodplain savanna, oak savanna and remnant prairie by supporting appropriate land uses.
 - b. Protect and enhance habitat for native wildlife species by supporting appropriate land uses.
- 2. Retain farms and family farming as a way of life and economic contributor to our community.**
 - a. Identify resources and funding to encourage and support farmers in lessening soil erosion and runoffs.
 - b. Cooperate with UW Extension services and other resources to encourage **sustainable agricultural practices and agricultural diversity.**
- 3. Maintain and improve water quality in the Town and surrounding area.**
 - a. Complete extraterritorial zoning with the Village of Pepin to protect the public water supply in the village.
 - b. Enforce the Town's nonmetallic mining licensing ordinance, county overlaying zoning protections, and state and federal clean water regulations.
 - c. Encourage all Town residents to test their wells.
 - d. Encourage the DNR to consider comprehensive impacts of high capacity well permits.
 - e. Limit the size and control the location of Confined Animal Feeding Operations.
 - f. Discourage bore hole drilling in suspected Karst formations in the Town; require registration and reclamation of all bore holes.

4. **Protect natural communities, including floodplain forest, floodplain savanna, oak savanna and remnant prairie. Preserve large river systems and their associated biological diversity and recreational opportunities.**
 - a. Maintain traditional outdoor recreational uses like hunting/trapping, and fishing while encouraging other compatible recreational uses.
 - b. Protect and enhance habitat for native wildlife species by encouraging agricultural and lumbering practices, road maintenance and construction practices that are compatible with wildlife habitat preservation.
 - c. Collaborate with county and state programs in efforts to control invasive species of flora and fauna.

Cultural Resources

Archaeology

Our lives are influenced by what we learn from our own experiences and by the events that have shaped the communities we live in and the institutions and organizations we encounter. Our history gives us a sense of place and a framework to understand the world. It provides continuity and meaning in our lives and it can be a basis for economic development through preservation programs and Heritage Tourism.

People have been living in the area for thousands of years, with hunting, fishing, farming, and forestry playing a central role in their lives. This story of agriculture, resource use, and land stewardship is preserved in archaeological sites, buildings, landscapes, written accounts, photographs, governmental records, and the thoughts and ideas people remember and pass along by word of mouth. Planning can play a critical part in protecting these resources and in learning from this wealth of experience. Land-use planning and land use decisions will directly impact historic buildings, archaeological sites, and cemeteries.

The unique geography and environment of the area, its long inhabitation by diverse groups of people, and strong ongoing traditions make it a place of rich cultural resources. The State Archeological Survey identifies thirty-two sites (mounds, burials, earthworks and enclosures, locations of campsites/villages, and early farmsteads) within the Town, from Middle and Late Woodland, Oneota, Middle and Late Mississippian, Historic Indian, and historic Euro-American time periods. It is likely that additional, not yet identified archaeological sites exist within the Township.

(A list of the sites is available from the Office of the State Archaeologist – though in the interest of preserving archeological sites from damage, this information is not subject to public disclosure).

Audubon Great River Birding Trail

The Town of Pepin borders portions of the Tiffany Bottoms State Natural Area, the largest and most important intact floodplain forest in Wisconsin. The Bottoms attract nearly every species of bird found in Wisconsin, and is home to nesting woodland warblers, flycatchers and woodpeckers of all kinds.

Interior swamps produce night herons, bitterns and egrets. Tiffany Bottoms is owned by the DNR and was designated a State Natural Area in 1958.

Architecture

The State Architecture and History Inventory (AHI), produced by the Wisconsin Historical Society Division of Historic Preservation, conducted an inventory of architecturally unique and/or significant structures within the Town of Pepin in 1982-83. Of the eighteen structures identified in the 1982-83 inventory, five have been demolished, including one of three round barns in the Town.

Churches

Within the Town there are 4 churches:

- Lund Mission Covenant Church, W10899 County Road CC
- Sabylund Lutheran, W1103 County Road J
- Pepin Hill Evangelical Free Church, County Road N
- Calvary Apostolic Lighthouse UPC, N807 Sand Burr Road

Cemeteries

- Mission Covenant Cemetery
- New Sabylund Cemetery
- Oakwood Cemetery

Programs/Resources

A variety of State programs related to the preservation and development of local cultural resources are available to Town residents, including:

Wisconsin Historic Preservation Fund Subgrants: Historic Preservation Fund (HPF) subgrants are administered by the Wisconsin Historical Society's Division of Historic Preservation (DHP). Owners of historic income-producing properties in Wisconsin may be eligible for two (2) income tax credits that can help pay for their building's rehabilitation. The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers the programs in conjunction with the National Park Service (NPS). The programs are:

Federal Historic Preservation Credit: This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in their federal income taxes.

Wisconsin Supplemental Historic Preservation Credit: This program returns an additional five (5) percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get NPS approval before they begin any work.

Historic Home Owner's Tax Credits: The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers a program of 25-percent state income tax credits for repair and rehabilitation of historic homes in Wisconsin. Applicants must meet stated qualifications and eligible work requirements.

Archaeological Sites Property Tax Exemption Program: Wis. Stats. 70.11(13m) provides a property tax exemption for owners of archaeological sites listed in the National Register of Historic Places or the State Register of Historic Places. The intent of the legislation is to provide an incentive for landowners to protect significant archaeological sites on their lands. To obtain the tax exemption, the landowner must agree to place a permanent protective covenant on the site. The protective covenant encourages land use planning to avoid disturbing the site area. The covenant contains a legal description of the area that is to be exempted from property taxes and defines landowner and Wisconsin Historical Society obligations in the protection of that area.

Intergovernmental Cooperation

Intergovernmental cooperation is an especially important component of this planning effort and future well-being of smaller units of government with limited resources like the Town of Pepin.

Programs and policies at every level of government affect citizens and residents of the Town of Pepin:

U.S. Federal government: The Town government has few direct interactions with the Federal government. Farmers in the Town have many direct relationships with Federal programs, including crop subsidies, FDA and EPA regulations, and the Conservation Reserve Program. The Army Corp of Engineers has jurisdiction over the Upper Mississippi River Fish and Wildlife Refuge and wetlands within the Town. Although little has been done to date, the Town may pursue funding for projects/programs through the USDA Rural Development program. In addition, Federal regulations apply to the Great River Road within the Town as a designated Federal Scenic Byway. The U.S. Department of Agriculture maintains offices in Durand for establishing farm plans, crop reporting, and land conservation. The U.S. Fish & Wildlife Service maintains a presence in the County because of the Upper Mississippi National Wildlife and Fish Refuge.

Wisconsin State government: State government impacts the lives of Town residents and Town government in many ways. State programs determine formulas for aid to schools and roads. The Wisconsin Department of Transportation maintains a complete inventory of roads within the Town, their classification and length for use in determining state aid. The University of Wisconsin Extension office is located in the city of Durand and serves as an educational resource for County residents. The state Department of Natural Resources has jurisdiction over hunting and fishing within the Town as well as responsibilities for maintaining a healthy environment, air and water quality, wetlands, and water usage. The DNR owns and manages significant land within the Town. Many citizens found DNR regulations and staffing to be inadequate to protect the environment from the recent growth of Frac Sand mining in the area and supported Town Board efforts to pass a Nonmetallic Mining Licensing Ordinance in 2012. Recent attempts to weaken local control over environmental issues in the Wisconsin State Legislature were opposed by a unanimous vote of both the Town and County Boards. Other legislative proposals to limit DNR oversight of high capacity wells are also a concern to the Town.

Pepin County government: Two Supervisors on the Pepin County Board represent citizens within the Town of Pepin. The Town relies on and benefits from a wide variety of County programs:

- Social Services
- Courts, Jail and District Attorney
- Sheriff Office
- Health Department and Nursing Service
- Solid Waste/Recycling-maintaining site in the Town
- Building and Zoning permits-including floodplain, shoreline, Bluff Land and Great River Road overlay zoning districts adopted by the Town.
- Contract with the Town for all road maintenance
- Rents the Town Garage facility

In 2013 the County passed the Great River Road Protection Overlay Zoning ordinance to limit impacts of Frac Sand mining and other large scale industrial activities on the areas adjacent to the Great River Road; that ordinance was supported and then adopted by a voter of the Town Board. In addition, a County Bluff Land zoning district controls development in the bluff lands with the Town.

Pepin County completed and approved its Comprehensive Plan in 2013. The Town's Comprehensive Plan is consistent with the goals and objectives approved in the County's Plan.

A second form of intergovernmental cooperation includes relationships between the Town and similarly sized units of government or other entities with common interests. In some cases, these relationships are formalized in a contract, for example, the Town's relationship with the Pepin Ambulance Service. In others, for example participation in an informal information exchange with other Plan Commissions, the relationship is informal and entirely voluntary.

The Town of Pepin's budget includes funding for the Pepin Public School, Chippewa Valley Technical College, and the Pepin Public Library as well as for road maintenance and improvements which are performed by the County Highway Department. In addition, the Town budgets and funds a portion of the costs of the Pepin Ambulance Service and Fire services provided through a joint response agreement by the Lund and Pepin Volunteer Fire Departments. Indeed, many services provided through intergovernmental cooperation appear seamless to residents; some respondents to our recent Town Survey indicated that they did not see or understand differences between services and regulation provided by the Village and the Town, the County and other entities and municipalities.

In the future, the Town is interested in pursuing joint economic development activities with adjoining municipalities along the Great River Road and the Chippewa Valley. Town residents work, shop and own businesses in these villages and towns and share common interests in the Pepin Area School District, and Fire and Ambulance Services.

Intergovernmental cooperation has become increasingly important in recent years as a result of economic challenges working within current budgets and potential disruptions as a result of growth of industries like industrial scale Frac sand mining in Western Wisconsin. In recent years, such cooperation has saved the Town of Pepin significant expense by:

- Agreeing to extend services of the Pepin Ambulance Service to the Town and Village of Stockholm, resulting in significant cost savings beginning in 2014;
- Supporting participation of plan commission and board delegates in regular information exchange meetings with representatives from area municipalities to discuss common issues and share experiences and common approaches to zoning and regulation of nonmetallic mining; advice gained from these exchanges saved considerable legal expense in drafting the Town's nonmetallic mining ordinance.

In addition, the Town initiated an extra-territorial zoning process with the Village of Pepin to allow the village to protect their investment in a new municipal pumping station by regulating land use within the Town that could impact the replenishment territory for the municipal water supply.

In 2012, the Town of Pepin adopted a Nonmetallic Mining Licensing ordinance that requires any applicant for a mining license to negotiate a road use agreement with the County to fund needed upgrades and maintenance to County roads before the Town will issue a mining license.

A similar provision in the Town of Frankfort saved the Town and County more than a million dollars in road expenses.

Goals

- Foster cooperation policies and programs, capitalizing on the economics of scale of service provision and developing growth management approaches that improve the current governmental relationships.
- Encourage the coordination and cooperation among the Towns, Villages, Pepin County, School Districts, and the State to ensure community and consistency in current and future planning efforts.
- Communicate with the Town's neighbors to explore and establish shared interests and goals for land use, conservation, and economic development.

Objectives

- Better inform Town residents of the roles and responsibilities of interconnected units of government in order to foster greater input and accountability.
- Continue to foster intercommunity ambulance, library support, fire and law enforcement services.
- Maintain and improve rural character that is compatible with our neighboring communities.

Recommendations

- Continue to work with Pepin County, Village of Pepin, and other municipalities to identify joint services and facilities where consolidating, coordinating, or sharing services or facilities will result in better services and/or cost savings.
- Maintain open relationships with neighboring jurisdictions to build trust among staff and elected and appointed officials, to share information, to cooperate on issues of mutual interest or concern, and to identify and resolve potential conflicts at an early stage.
- Actively investigate opportunities for collaboration with other municipalities in economic development and new service initiatives to foster local development.

Existing Relationships

This is an overview of the Town's intergovernmental relationships with local villages, towns, county, school districts, State of Wisconsin, and important federal agencies that maintain presence in the area.

Within the County of Pepin, the Town of Pepin shares services with the Village of Pepin and Village of Stockholm. In addition to services, boundaries are shared with Town of Frankfort, Town of Stockholm and Town of Maiden Rock in Pierce County-the northern border. Some of our relationships are similar while others are unique-adapting to the specific need.

Town of Stockholm:

- Participation in joint Lund Volunteer Fire Department
- Share cost of Pepin Ambulance Service
- Section of Cottonwood Lane extends beyond boundary
- Share District 12 County Supervisor
- Joint ratification of Mississippi River Bluffland Zoning Ordinance in 1993

- Joint ratification of Great River Road Protection Zoning Ordinance in 2013

Town of Maiden Rock:

- Participation in joint Lund Volunteer Fire Department
- Road agreement for section of town road extending in/out of boundaries

Town of Frankfurt:

- Share District 12 County Supervisor

Village of Stockholm:

- Share cost of Pepin Ambulance Service
- Share District 12 County Supervisor
- Participation in joint Lund Volunteer Fire Department
- Joint ratification of Great River Road Protection Zoning Ordinance in 2013

Village of Pepin:

- Share cost of Pepin Ambulance Service
- Village Fire Department has mutual response agreement with Lund
- Police Department provides back up to Pepin County Sheriff services
- Share District 10 County Supervisor
- Agreement with Clerk to provide State Election Registration
- Pepin Public Library provides service to residents
- Share County Sanitation site located in Town-cost sharing rent and Trail Road maintenance
- Annexation part of Sandridge Road/Third St resulted in agreement of maintenance for State Highway Aide
- Maintains a natural water reservoir in Town-main pipeline on Sandridge Road, which services two Town residences at boundary
- Joint ratification of Great River Road Protection Zoning Ordinance in 2013
- Implementation of a Well-Head Protection Plan; pending extraterritorial zoning agreement to protect well head replenishment area.

Regional Government

The Mississippi River Regional Planning Commission (MRRPC), organized in 1964, includes the Town of Pepin in their jurisdiction. They prepare and adopt regional or county-wide plans and represents Pierce, Pepin, Buffalo, Trempeleau, La Crosse, Vernon, Crawford, Jackson and Monroe counties. They were established to:

- Carry out comprehensive and intergovernmental planning
- Have jurisdiction though-out the area
- Meet area-wide requirements for local grant aide
- Provide an organization to receive federal grants

School Districts

Pepin Area Schools is comprised of all the municipalities within our boundaries. Located in the Village of Pepin, grades pre-K through 12th grade, they currently share personnel at the academic level and sport venues. The Town of Pepin continues to have an informal and engaged relationship with the district.

Chippewa Valley Technical College is a partner in economic development throughout our region. The curriculum is designed to meet employment needs of our businesses and industries. The Town of Pepin is a member of the district. The facility in Eau Claire, Wisconsin maintains three campuses—Clairemont, West and Gateway.

Existing or Potential Conflicts and Resolution

- The 1993 Mississippi River Bluffland Zoning Ordinance was adopted by the County with support from the Towns of Pepin and Stockholm. The ordinance restricts land uses on the bluffs overlooking the Mississippi River that would impact the scenic beauty of the area.
- In 2013, with the backing of the Towns and Villages of Pepin and Stockholm, the County adopted The Great River Road Overlay Zoning ordinance. That ordinance, drafted with the support of the citizen's organization Lake Pepin Partners in Preservation, regulates land use in a corridor along the length of the Great River Road (State Highway 35) through all of Pepin County; it specifically prohibits large scale industrial sand mining or processing and any industrial activity that would generate more than 50 large size truckloads of cargo per day on a continuing basis.
- Although these ordinances have received criticism from some citizens, they received a large majority of support in a public hearing and in public comments at the County Board as well as unanimous endorsement by the Town and Village Boards of Pepin and Stockholm. Having met all statutory requirements for adoption of these ordinances and having amassed a large quantity of reference materials introduced at the hearings, the County Board should be prepared to defend these ordinances if ever required.
- The Seifert Addition, known informally as Pugsville, residents considered annexation to the Village of Pepin a few years ago. Clean drinking water and sewage control were issues of concern at that time. The Town of Pepin will remain open to communication with the Village of Pepin regarding future citizen concerns if problems develop in the future.
- Sometimes seamless, transparent delivery of services can become an issue itself. Pepin County has long supported animal control services for each Town through financial support of the independent Pepin County Humane Society. When budget issues forced reconsideration of the County's contribution, an allocation of costs to Towns within the county was proposed but was rejected by most Towns within the county. The conclusion from that experience is that government units and municipalities should contract for services with providers rather than 'contribute' in order to provide greater visibility and greater accountability.

Economic Development

The Town of Pepin wants economic development to broaden the tax base to support our schools, roads, and other essential services and wants economic development to provide well-paying jobs to town residents. Town residents also place a high priority on preserving the scenic beauty of the area, preserving flood plains, wildlife habitat, and waterways. Economic development must be pursued carefully to protect resources and the livability of a community. Sustainability and stewardship are concepts which most citizens support and desire when encouraging individuals, families and companies to maintain or grow their businesses.

Survey Results: 96% of respondents support “*Preserve our Town’s Scenic Beauty*” as the highest priority. 96% also support “*Preserve flood plains, wildlife habitat and waterways*” (up from 90% in 2008.) 95% recognize that the Town must “*Develop long range plans to promote healthy development.*” (Up from 81% in 2008.) 94% support promotion of “*more small non-farm businesses*”; 91% support *preservation of agricultural land* and 90% support *encouragement of agricultural development*. 89% support making “*natural resource protection a high priority*. 89% also call on the Town to “*Develop land use and development regulations that will enhance the quality of life in the Township.*”

Various forms of economic development show strong support in our survey.

- Promote more recreational oriented businesses: 88%
- Encourage commercial projects: 87%
- Encourage small scale industrial projects: 87%
- Encourage residential development: 85%
- A narrow majority of survey respondents were opposed to encouraging “large scale industrial development.”

Our survey also asked about infrastructure development to support economic activities: 94% supported the Town in promotion of “high speed internet capabilities for all residents”; 88% agreed that the Town should “Support residents and businesses in adopting alternative energy sources, e.g. solar power and energy efficiency.”

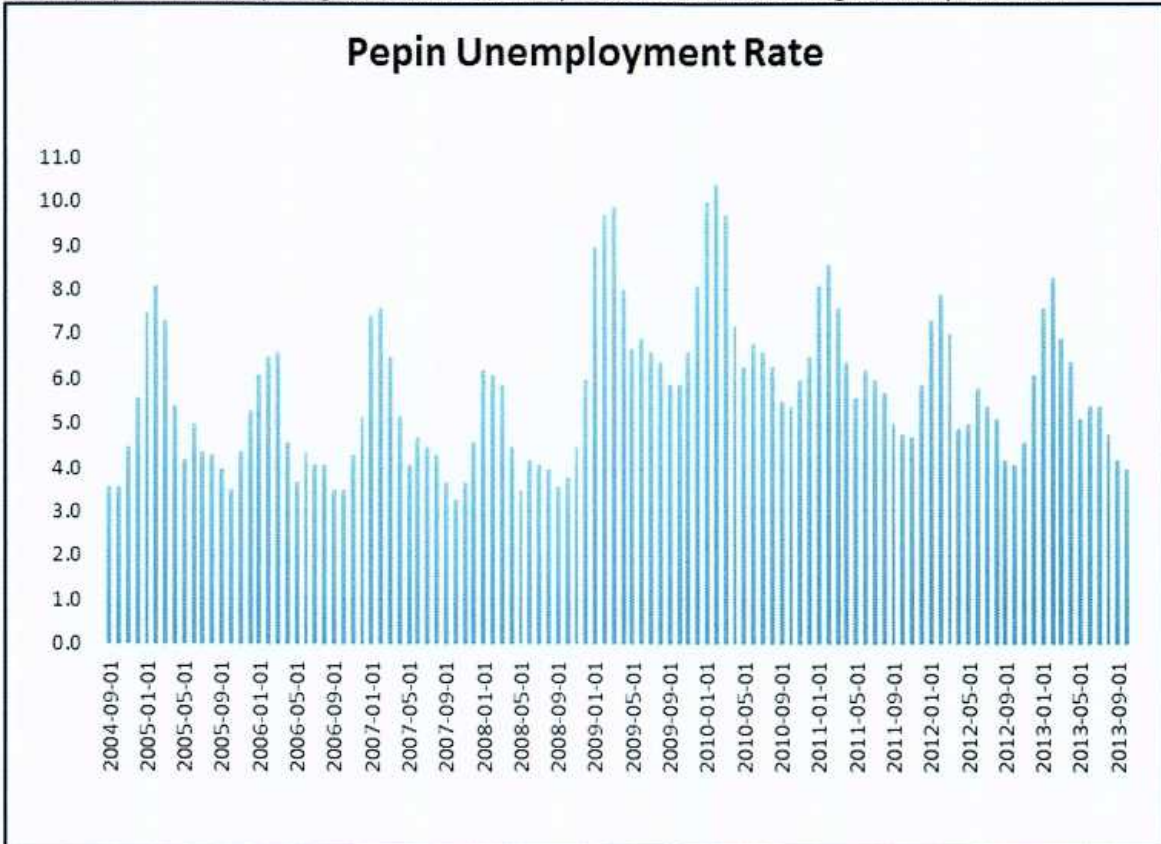
Analysis: The Town of Pepin was not immune to the effects of the Great Recession beginning in 2008 just as the initial comprehensive plan was drafted. But 2010 census data reveals that the Town was the largest net contributor to population growth within Pepin County (141 new residents) and had the second highest growth rate (24%). Most of this growth was the result of in migration rather than ‘natural growth’ through birth rates. By October 2013 the unemployment rate for the Town was 4%, well below the rate for the state and the nation¹. Median family incomes in the Town of Pepin rose from \$44,444 as measured by the 2000 census to \$57,083 in 2012. Together with the adjoining Village of Pepin, and the Village and Town of Stockholm, the westernmost municipalities contribute almost 40% of the total property tax revenue for Pepin County.

Much of this growth can be attributed to the in-migration of relatively prosperous retirees, artisans, and self-employed people often working from their homes. The Town’s population is aging; the median age for the Town is 50.5 years as compared to a state wide median age of

¹ U.S. Bureau of Labor Statistics query result.

38.5 years. The student population within the Pepin Area School District has declined and currently shows fewer students in primary grades than in secondary grades.

Despite growth in family median incomes, serious problems of economic security remain for many Town residents. The poverty rate within the Town, typically underestimated for rural communities, remained at around 4% between the 2000 and 2010 census but was estimated at 10.7% in 2012 for the area bounded by zip code 54759 including the Town². Many residents face long commutes to jobs: based on County wide data 47% travel outside the county for work and are squeezed by high fuel costs. Employment in many cases is seasonal with the unemployment rate spiking at 8.3% in February 2013, before returning to 4% by October.



• *Figure 2 Town of Pepin unemployment rates vary seasonally*

Underemployment is more difficult to measure, but many residents face economic insecurity as a result of seasonal and temporary construction jobs and many work multiple part time jobs. More than 30% of the students in the Pepin Area School District qualify as eligible for free or reduced school lunches. The School District faces continuing problems with declining student enrollment, especially in the earlier grades, and declining state aid which increases the burden of support on local property taxes.

Vision: Economic development in the Town of Pepin should be compatible with the Town’s rural character, based on family farms and small businesses while providing increased economic security to all residents. The Town seeks and supports new residential and commercial

² U.S. Census Bureau, Community Fact Finder, 2012: query result.

development, home occupations, farm to market operations and cottage industries that are locally based, preserve our natural resources and environment and provide sustainable economic benefits to our residents and tax payers.

Economic development in the Town of Pepin cannot be separated from development in surrounding municipalities where Town residents work and own businesses and where they can acquire the goods and services they require. Cooperative development activities with those municipalities should be encouraged.

Labor Force profile:³

Labor Force and Employment

The table below from the county’s Comprehensive Plan shows that in the U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey, Pepin County had 5,944 residents or 68.4% of its residents age 16 and older in the civilian labor force. This was slightly lower than the State of Wisconsin (69.0%) but higher than the Nation (65.0%). Table 7.01 also shows that the County’s unemployment rate of 4.0% was lower than both the State and Nation which had unemployment rates of 4.6% and 5.1% respectively.

	Population 16 years and Over	In Labor Force	%	Civilian Labor Force	%	Employed	%	Unemployed	%	Not In Labor Force	%
T. Albany	514	387	75.3	387	75.3	372	72.4	15	2.9	127	24.7
T. Durand	535	381	71.2	381	71.2	336	62.8	45	8.4	154	28.8
T. Frankfort	270	186	68.9	186	68.9	159	58.9	27	10.0	84	31.1
T. Lima	499	373	74.7	373	74.7	370	74.1	3	0.6	126	25.3
T. Pepin	570	418	73.3	418	73.3	394	69.1	24	4.2	152	26.7
T. Stockholm	175	127	72.6	127	72.6	114	65.1	13	7.4	48	27.4
T. Waterville	685	495	72.3	495	72.3	446	65.1	49	7.2	190	27.7
T. Waubeek	282	213	75.5	213	75.5	211	74.8	2	0.7	69	24.5
V. Pepin	784	468	59.7	468	59.7	441	56.3	27	3.4	316	40.3
V. Stockholm	82	39	47.6	39	47.6	33	40.2	6	7.3	43	52.4
C. Durand	1,548	980	63.3	980	63.3	955	61.7	25	1.6	568	36.7
Pepin County	5,944	4,067	68.4	4,067	68.4	3,831	64.5	236	4.0	1,877	31.6

U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey

The following table shows the number of employed and the percentage of workers in 5 of the largest occupation groups in Pepin County.

Pepin County Worker Occupations
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³ Census data is taken from the Pepin County Comprehensive Plan (2013). Full County data as well as Town data since Town residents work throughout the County. Additional workforce data is available in the County plan and from the Census Bureau as well as from the Mississippi Regional Planning Commission.

	Employed Civilian Population	Mgt. Business, Science and Arts Occupation	%	Service Occupations	%	Sales & Office Occupations	%	Natural Resources, Construction, and Maintenance	%	Production, Transportation, and Material Moving	%
T. Albany	372	106	28.5	43	11.6	76	20.4	107	28.8	40	10.8
T. Durand	336	105	31.3	39	11.6	78	23.2	46	13.7	68	20.2
T. Frankfort	159	56	35.2	26	16.4	22	13.8	25	15.7	30	18.9
T. Lima	370	98	26.5	53	14.3	87	23.5	80	21.6	52	14.1
T. Pepin	394	143	36.3	60	15.2	66	16.8	70	17.8	55	14.0
T. Stockholm	114	28	24.6	4	3.5	27	23.7	38	33.3	17	14.9
T. Waterville	446	131	29.4	78	17.5	55	12.3	95	21.3	87	19.5
T. Waubeek	211	80	37.9	24	11.4	45	21.3	26	12.3	36	17.1
V. Pepin	441	86	19.5	99	22.4	88	20.0	39	8.8	129	29.3
V. Stockholm	33	7	21.2	8	24.2	6	18.2	0	0.0	12	36.4
C. Durand	955	262	27.4	166	17.4	262	27.4	129	13.5	136	14.2
Pepin County	3,831	1,102	28.8	600	15.7	812	21.2	655	17.1	662	17.3

U.S. Dept. of Commerce-Bureau of the Census, 2006-2010 American Community Survey

This table shows employees of private companies make up 64.8% of the County's workforce compared to 69.6% for the State of Wisconsin and over 67.2% for the Nation. 12.9% of workers in the County are self-employed, working for a not-incorporated business or as an unpaid family worker. This figure is significantly higher than both the State and Nation which reported 6.0 and 6.7% respectively. In the Town of Pepin 24% of the workforce is self-employed in incorporated unincorporated or unpaid family work,

County: Class of Worker, 2006-2010 American Community Survey										
Municipality	Employee of Private Company	%	Self-employed workers in own incorporated business	%	Private Not-for-Profit	%	Local, State and Federal Government	%	Self-employed in own not incorporated business and unpaid family workers	%
T. Albany	234	62.9	10	2.7	33	8.9	11	3.0	84	22.6
T. Durand	230	68.5	23	6.8	15	4.5	44	13.1	24	7.1
T. Frankfort	85	53.5	11	6.9	12	7.5	20	12.6	31	19.5
T. Lima	218	58.9	31	8.4	38	10.3	26	7.0	57	15.4
T. Pepin	224	56.9	37	9.4	31	7.9	43	10.9	59	15.0
T. Stockholm	73	64.0	8	7.0	5	8.4	6	5.3	22	19.3
T. Waterville	309	69.3	14	3.1	24	5.4	28	6.3	71	15.9
T. Waubeek	106	50.2	18	8.5	20	8.5	39	18.5	28	13.3
V. Pepin	317	71.9	6	1.4	28	6.3	36	8.2	54	12.2
V. Stockholm	22	66.7	2	6.1	0	0.0	7	21.2	2	6.1
C. Durand	663	69.4	37	3.9	78	8.2	116	12.1	61	6.4
Pepin County	2481	64.8	197	5.1	284	7.4	346	9.8	493	12.9

Dept. of Commerce-Bureau Census, 2006-2010 American Community Survey

The Table below shows Pepin County Employment by Industry with comparison to State and National employment sector distribution. The Pepin County workforce has a significantly larger proportion of the labor force engage in Agriculture and Construction sectors in comparison to State and Federal distributions and a significantly small proportion engaged in Information and professional services sectors.

Employment Sector	Pepin County Employed	Pepin %	State %	US %
Agriculture, Forestry, Fisheries, Hunting & Mining	422	11.0	2.5	1.9
Construction	420	11.0	6.0	7.1
Manufacturing	516	13.5	18.7	11.0
Wholesale Trade	125	3.2	3.0	3.1
Retail Trade	449	11.7	11.5	11.5
Transportation & Warehousing and Utilities	228	6.0	4.5	5.1
Information	32	0.8	2.0	2.4
Finance, Insurance, Real Estate, and Rental and Leasing	160	4.2	6.4	7.0
Professional, Scientific, Management, Administrative and Waste Management Services	148	3.9	7.6	10.4
Educational, Health and Social Services	858	22.4	22.0	22.1
Arts, Entertainment, Recreation, Accommodation and Other Services (except public administration)	258	6.7	8.3	8.9
Public Administration	66	1.7	3.5	4.8
Total	3,831	100	100	100

Current Business Inventory:

Dairy farming, livestock farming and production of grains and alfalfa are major enterprises for farmers owning many acres of productive land. Retired farmers staying on farm homesteads often rent out land for crops to neighboring dairy farmers or crop farmers. The Town of Pepin has a variety of small businesses serving the community and a growing number of home based businesses. Most of the small businesses are located near the Village of Pepin. The following table lists known current businesses in the community. Most of the businesses listed are sole proprietorships or small partnerships; many are home based.

• Alan Brantner Taxidermy	• McIntosh Motorsports Service & Recreation
• Auth Electric & Refrigeration LLP	• Midwest Art Fairs
• Barbara McIlrath Studio	• Myklebust+Sears Studio
• Bennett’s Garden	• Pepin Auto
• Bernie Finch, D. C.	• Pepin Self Storage
• Black Cat Farmstead	• Pepin Sportsman’s Club
• C & A Auto	• RD Orfutt Potatoes
• Cindy Baader Antique Shop	• Richard Knoph Horse Boarding
• Damon & Melanie York Horse Training	• River City Welding
• Derrick Dahlen Vineyard	• Ron Grippo Lumber
• Dr. Lee Vineyard	• Shear Satisfaction

• Emily Post Day Care	• Stockholm Pottery
• Flyway Film Festival	• The Enchanted Hat
• Jim Sterry Landscaping & Snowplowing	• Tiffany Lake Pepin Cycle
• King Services	• Tim Fetzer Construction
• Linda's Cut & Curl	• Josh King Cattle Dehorning
• Lost Creek Vineyard	• Zahn Piano Tuning
• Lu Lippold Media	• Nockpoint – Connie Barton
• Lynn's Barbershop	• Gordy Riesgraft Construction
• Eric Bjork Construction	• Jeff Serene Snowplowing

Desired Businesses:

Balancing needed economic development with priorities for protecting the Town's scenic beauty, natural resources and agriculture suggests that the Town should focus economic development efforts on small scale commercial and farm-related businesses, encourage home base businesses (including telecommuting) and cottage industries and recreational businesses. Planned development of residential areas in the Town will provide work for construction companies and related services for electrical, plumbing, landscaping, etc. New businesses in the Town of Pepin

- Should be environmentally sensitive and protect our bluffs, prime farmland, waterways and forested areas;
- Should conform with the available infrastructure of roads, water and utilities or be willing to assume the costs of development and operation of that infrastructure;
- Should be good neighbors who are aware of the impact of noise, traffic, signage, lighting, etc. on others in the community;
- Should pay a living wage to all employees

Goals and Objectives:

- **Attract and retain businesses that diversify and strengthen but are compatible with the local economy.**
 - Establish cooperative efforts with surrounding municipalities and Pepin County to promote healthy economic development in the area. Develop and execute a common economic development plan.
 - Support existing businesses by encouraging residents and visitors to buy from local businesses.
 - Investigate how the Town can support development of alternative energy sources, e.g. development of Community Solar Power system.
 - Explore community supported means of improved internet access for all residents with controlled costs.
- **Stabilize and preserve local property values and natural resources.**
 - Discourage land uses and industries that have a negative effect on the natural environment and scenic beauty of the area.
 - Require all developers to assume costs of impacts on local infrastructure.
 - Promote good neighbor policies and practices for all residents and businesses.
- **Support and promote Agriculture and Forestry industries and Commercial and Recreational Fishing.**
 - Support existing agriculture and forestry and fishing related businesses.

- Encourage diversification of agriculture and development of local truck farms and farm to market operations,
- Encourage use of State and Federal programs, e.g. USDA Conservation Reserve Program, USDA Natural Resources Conservation Services, and University of Wisconsin Extension Services to support local agriculture and farmers.
- Support County, State and Federal regulations to protect ground water quality and quantity.
- Support new and existing businesses that use local agricultural products.
- Support agricultural development such as organic agriculture, orchards, and vineyards, value added agriculture, etc. to provide more agricultural opportunities in the local economy.
- **Promote tourism as an important aspect of the area economy.**
 - Promote local and area initiatives and projects that bring visitors to the area, e.g. Fresh Art Tour, Flyway Film Festival, Laura Days, Fishing contests, etc.
 - Promote and encourage artists and artisans to establish residence and cottage businesses in the Town of Pepin.
 - Promote development of recreational areas and activities; place special emphasis on winter recreation opportunities in the Town
- **Support and promote planned residential construction and development**
 - Establish Town zoning regulations to identify appropriate areas for residential development.
 - Develop a subdivision ordinance and guidelines using UW Extension models for clustered development to provide efficient use of resources and to preserve natural areas and wildlife habitat.

Land Use

This element of the comprehensive plan draws from the information contained in the other elements to look at existing conditions, make some predictions about the need for and use of land in the future and recommend what actions should be considered by the community to protect resources and plan for managed land use. A primary question behind this planning is 'How do we balance among various land use needs—farmland, natural resources, residential and other uses?'

The Plan Committee has used the survey results and reviewed the extensive comments provided by residents and landowners to develop this element of the plan. This community views the rural character of the Town of Pepin as the most important aspect of living and owning property in the area. This community also has a high regard for family farms and agricultural pursuits. The natural beauty of the area needs protection and there is a great concern for maintaining clean water, protecting the natural and cultural resources of the area and providing the environment which sustains our varied wildlife. These desires need to be in balance with the protection of the rights of land owners.

Vision

The Town of Pepin is an area of great scenic beauty bordering Lake Pepin and the Chippewa River. It is also a region of dairy farms and country homes, bluff lands and valleys filled with fields of agricultural crops, forests, creeks, streams and natural springs. This community wishes to maintain the rural and agricultural character of the area and protect the natural resources of forests, water and wildlife. We support residences, businesses and developments which enhance our great natural gifts and provide protection for them. We know land ownership and living in a peaceful, rural community requires a balance of respecting individual rights with the responsibility of ensuring a safe, enjoyable, productive area for families, visitors and the generations to follow.

General Land Use Information, Statistics and Maps

The Land Use map found in the Appendix is based on the current property tax records showing only the use for the largest area within each land section. The following table provides a summary of acreage in the Town of Pepin according to the land use categories used in property taxation 2014 as provided by the County Treasurer:

Land Use Type	Acreage	Percent of Total
G4-Agricultural	12,875.40	44.13%
G1-Residential	743.15	2.55%
G2-Commercial	54.82	0.19%
G3-Manufacturing	17.39	0.06%
G6-Productive Forest Lands	1,856.46	6.36%
G7-Other	214.08	0.73%
G5M-Agricultural Forest	4,004.79	13.73%
W6-Managed Forest(Closed)Post 2004	3,030.75	10.39%
W7-Managed Forest(Open) Pre 2005	39.00	0.13%
W8-Managed Forest(Closed) Pre 2005	2,339.06	8.02%

X2-State (DNR+Road, etc.)	1,869.03	6.41%
X3-County	5.97	0.02%
X4-Other	101.58	0.35%
Total Acres on County records	29,176.16	100.00%

The Town of Pepin is an area of many bluffs, rivers, streams and creeks. Topographically there are many acres of land with steep slopes. Land closer to the Mississippi River is sand prairie with limited natural fertility for intensive agricultural production. Prime agricultural land, generally above the bluff line, is often broken up by areas of steep slopes and waterways. Some of the land areas less suitable for intensive agriculture have been traditionally used for lumbering, animal husbandry and less intensive forage crops. Significant other areas in the floodplains and waterways are state property controlled by the Wisconsin Department of Natural Resources. Commercial and Industrial activity within the area is predominantly located in the territory of the Village of Pepin. Residential properties are scattered throughout the town but more concentrated residential uses are found on Deer Island and in the Siefert Addition (aka Pugsville).

An Appendix contains maps showing current land uses as well as the areas of steep slope, areas of agricultural Land, wet lands and waterways and suspected Karst areas. Maps also include representation of the areas controlled by overlay zoning districts for the bluff area and the Great River Road.

Note that maps within this plan are for purposes of illustration. The land use map is based on tax rolls and shows the most common land use for each section. The maps show a rough approximation of current geography, topography and land use as an information aid only. They are not Official Town Maps as defined by state statute and are descriptive rather than proscriptive in nature.

Land Use Challenges and Concerns

Uncontrolled Development / Sprawl

The term 'sprawl' is often used to refer to low density development at the edges of an urban area. Sprawl may have negative effects such as loss of agricultural land, open space and wildlife habitat. Over time the rural character of an area may be displaced by residential or commercial development.

Few in the Town of Pepin would use the concept of sprawl to describe current land use concerns. But concentrated development in Pugsville and on Deer Island have raised some concerns about supporting the health and safety of concentrated populations with individual private wells and septic systems, especially near public waterways and wetlands. As the economy recovers and gas prices fall, increased residential and commercial development may follow. Some speculate that enormous expansion of the Mayo Clinic system, now in its earliest stages, may increase demand for housing and supporting services within the town.

Such development would be welcomed by most current residents, but the Town Board should be prepared to guide any development in alignment with the values of the community expressed in the residents' survey and in this plan. In addition to a general mandate to protect the health, safety, and general well-being of the Town, the Town Board should monitor

development with the overall goals of preserving the Town's scenic beauty, agricultural character, and natural resources that make the Town attractive to most potential developers.

Industrial Scale Nonmetallic Mining

Traditional nonmetallic mining has long been a part of the economic activity in the Town and remains of great value to residents and land owners. To date there has been no expansion of these mines to an industrial scale or proposals for larger scale nonmetallic mining within the Town.

The Town passed an ordinance for licensing nonmetallic mining operators in 2013 that targets large scale mine operations only and aims to protect health, safety and well-being by addressing issues such as noise, airborne dust and air pollution, ground and surface water contamination, wear and tear on roads, property values, etc.

Experience in nearby towns and counties suggests that future residential development should be directed away from any mine site because of incompatibility of these land uses. Any proposed new mines should be directed away from existing residences. The Town Board retains the right to direct or deny incompatible uses through the negotiation of a developers' agreement required by the Town's licensing ordinance.

Industrialized High Intensity Agriculture

Preserving the traditional agricultural and rural character of the Town is amongst the highest values supported by residents in the 2013 Survey; 100% of survey respondents supported family farming.

However some residents have raised concerns about industrial scale agricultural development. Such development includes conversion of traditional forage and grazing land to growth of row crops like corn, beans, and potatoes and the impact of increased demand for fertilizers and pesticides as a result. This development is market driven and may be seen by some farmers as essential to their survival and economic well-being.

Similarly, concerns have been raised by some, based on experiences in other parts of the state and region, about large scale Confined Animal Feeding Operations (CAFOs). Some of these concerns are with the potential impact of CAFOs on ground water, air quality, and road wear as a result of the high manure production in such concentrated operations. Again, the potential conflict here is between residents and their farming neighbors. What a farmer may see as an economic necessity may be seen by neighbors as a threat to the quality of life in the town.

Land Use Conflicts

The Town of Pepin has a strong commitment to protecting the rights of property owners, but at the same time must recognize that a property owner's land use choices may adversely affect his or her neighbors' ability to use their own property as well as their health and safety. There is no silver bullet to resolve these potential conflicts, nor does the Town itself have the authority to regulate completely land uses and operations. The Town must work with other levels of government and should explore and develop a variety of tools to prevent or minimize such land use conflicts.

General Land Regulation by Government Levels

Wisconsin Statute §236.45 authorizes the County Board to prohibit division of lands where such prohibition will carry out the purposes set forth in §18.01(2). Pepin County has a number of

regulations and provides information explaining why land use and control of subdivision is important to the citizens. The following is found in the ordinance:

“The purpose of these regulations is to promote public health, safety and general welfare; to encourage the most appropriate use of the land; to provide the best possible environment for human habitation and to conserve the value of buildings placed upon the land by:

- (a) Lessening congestion in the streets or highways.
- (b) Furthering the orderly layout and use of land.
- (c) Securing safety from fire, panic and other dangers.
- (d) Providing adequate light and air.
- (e) Avoiding undue concentration of population.
- (f) Facilitating adequate provisions for transportation, water, sewer, schools, parks, playgrounds and other public requirements.
- (g) Facilitating, where appropriate, further subdivision of larger tracts into smaller parcels.”

Land regulation ensures planned land use is suitable for the characteristics of the land parcel involved in any new development or subdivision. In the County ordinance, General Suitability Standards are described as follows:

“No land shall be subdivided which is held unsuitable for its proposed use by the [Pepin County Land Management] Committee. Unsuitability can be flooding, inadequate drainage, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature or circumstance likely to result in the imposition of unreasonable costs to remedy severe and avoidable problems or to be harmful to the health, safety or general welfare of the future residents of the subdivisions or of the County.”

Current Subdivision and Building Requirements

Division of a lot, parcel or tract of land by the land owner for transfer of ownership or building development currently requires either county approval or county and state approval in certain situations. Subdivision creating small parcels of the equivalent of or less than ½ of a 40 acre section (20 acres) must be recorded as a Certified Survey Map and be approved by the county. Parcels larger than 20 acres do not need an approval. Subdivisions of five or more lots, less than 1 ½ acres, created by one division or by successive divisions within a 5 year period require county and state approval.

These guidelines are found at <http://www.co.pepin.wi.us/landmanage/index.php#top>.

Current Land Management Ordinances

Neither Pepin County nor the Town of Pepin currently have comprehensive zoning ordinances in place to control land uses. The adjoining towns of Frankfort and Stockholm have adopted comprehensive town zoning ordinances.

Pepin County administers most current land management ordinances; some are mandated by the state and some adopted by the County Board. Some County ordinances require affirmative adoption by affected Town boards. The Town Board to date has adopted all County ordinances requiring Town affirmation. For a complete inventory of ordinances, contact Pepin County Land Management Office: <http://www.co.pepin.wi.us/landmanage/> . Some key ordinances and regulations are identified here:

- A Shoreland Ordinance restricts building within 1000 feet of a lake or 300 feet of a river or stream.
- The Sanitary Code and the Shoreland- Wetland Code are mandated by the State of Wisconsin.
- Floodplain restrictions are directed by both State law and Federal law.
- Nonmetallic Mining Reclamation Code is state mandated.
- Pepin County ordinances contain rules for a Certified Survey, Subdivision and Platting,
- Highway Setbacks
- Telecommunications Tower Antennas
- Driveway Access.
- The Shoreland-Wetland Zoning Ordinance and Floodplain regulations developed by Pepin County apply to all towns within the county and do not require local adoption for enforcement.
- The County Bluffland Ordinance is a county overlay zoning ordinance affirmed by the Town of Pepin and Town of Stockholm. The Pepin County Bluffland Zoning Ordinance be found here:
<http://pepintownship.org/showordinance.php?ct=Land%20Usage%20&t=Bluff%20Land>
- The County has also adopted a Great River Road Preservation Zoning Code which has also been affirmed by the Towns of Pepin and Stockholm.

The Bluffland and Great River Road overlay zoning ordinances are critical components of the Town of Pepin's land management strategy and were drafted and adopted with considerable public input and pressure for adoption.

Mississippi River Bluffland Zoning Ordinance

The intent of this ordinance is defined in a statement of purpose quoted here:

- (a) Further the maintenance of safe and healthful conditions; prevent groundwater contamination and soil erosion by:
 1. Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
 2. Establishing minimum lot sizes to provide adequate area for private sewage systems.
 3. Control filling and grading to prevent serious soil erosion problems.
- (b) Control building sites, placement of structures and land uses by:
 1. Separating conflicting land uses.
 2. Setting minimum lot sizes and widths.
 3. Establishing setback requirements for building sites
 4. Protect unique wildlife habitat and natural aesthetics of the bluff area by:
 5. Restricting the removal of woody vegetation.
 6. Controlling excavation and other earth moving activities.
 7. Limiting building and development encroachment upon bluff lines.

This regulation lists what land sections are included in the restricted area. Bluff characteristics are defined so landowners can determine where development can be planned near the bluff lines. The view of structures from the Lake Pepin side of bluffs is a primary consideration in the development of the rules for this area of the Town, so the natural beauty of the area can be maintained and protected.

The Pepin County Bluffland Zoning Ordinance be found here:

<http://pepintownship.org/showordinance.php?ct=Land%20Usage%20&t=Bluff%20Land>

Great River Road Preservation Zoning Code

The purpose of the Great River Road/National Scenic Byway Preservation Overlay District is to guide development and land use on and near the Great River Road in Pepin County, consistent with the zoning and licensing ordinances of the towns and villages, by regulations that will preserve the scenic nature of the GRR/NSB and maintain the jobs in the tourism and recreation industries located there which are dependent upon the many visitors and tourists who travel the Great River Road.

Great River Road Preservation Zoning can be found here:

<https://library.municode.com/index.aspx?clientId=12586>

Regulation of nonmetallic mining in Wisconsin

The Town of Pepin has established a Non-metallic mining ordinance that requires licensing for all new nonmetallic mines in the town. Registration permits are provided for small scale traditional mines. Larger scale industrial sand mines are limited to 20 active acres in size and required to provide full operating plans and comply with standards set in the ordinance for air, surface and ground water quality preservation and controls.. The ordinance also requires large scale industrial sand mines to establish a road use agreement with the county to control traffic and potential damage to roads. The ordinance prohibits frac sand processing and loading facilities within the Town.

The DNR Storm Water Management Program may require mine operations to have Wisconsin Pollution Discharge Elimination System (WPDES) permits. Some mining operations will need to obtain air permits from the DNR Air Management Program as well.

The Town's current licensing ordinance is founded upon Wisconsin statutes granting 'police powers' to Wisconsin towns adopting 'village powers'. That statutory authority was upheld by the Wisconsin Supreme Court in 2012 in the Cooks Valley versus Zwiefelhofer decision. Since that decision several efforts have been made in the state legislature to remove that local authority from the statute and those efforts can be expected to continue. If such 'police power' authority for licensing is overturned in the legislature, the Town of Pepin and other municipalities will have only zoning authority to regulate mine siting, operations and performance standards.

The town should consider zoning regulation of mine siting operations to prevent negative impacts on the environment and resident's health and safety by restricting mining near residential sites and in areas of suspected Karst formations or steep slopes and setting strong health and safety measures as performance standards for any large scale industrial sand mining in the Town.

Residential Property

Housing Units and Projections

The Town of Pepin had 443 housing units in 2010. The U.S. Census Bureau projected 428 units for 2015, 441 for 2020, 453 for 2025 and 462 for 2030. That is a percent change of 8% for the thirty year period from 2010 to 2030. 76 new residences were built in the Town between the decade from 2000-2010. The pace of new residential construction was steady throughout that decade but slumped beginning in 2010 due to national economic and financial conditions and, by some accounts, because of the threat of industrial scale sand mining to surrounding property values. The Pepin County Zoning Department projects that most of Pepin County unincorporated areas should plan for less than 4 new housing starts per year over the next 20 years, according and projects a similar rate for the Town of Pepin over the same period.

Any projections of a steady state or rate are subject to unknown volatility. The Town Board should be prepared for alternative scenarios of rapid growth and of stagnation while seeking to preserve the values of town residents and the character of the town. Special efforts should be made to avoid short term boom and bust cycles and to focus on diversification and sustainable growth compatible with current land uses and values. Current land use is categorized as Residential, Agricultural and Commercial; no current land use is categorized as industrial.

Future Land and Property Values

Land prices and property values have been volatile in recent years due to the global financial crisis that began in 2008, but the trend over many years has been for prices to increase. Coupled with high property taxes, these economic changes place financial challenges for many long time residents of the town. Many land purchases have been made by non-residents for recreational and hunting use and for second homes. The region offers many desirable features for land and home ownership and is located within reasonable travel distance from the Minneapolis-St. Paul and Rochester, Minnesota areas, where high paying jobs are still available. Some residents have expressed concern about the impact of non-resident property ownership on the valued rural and agricultural character of the Town of Pepin. On the other hand, such growth builds the Town's tax base needed to provide essential town services and support our school and local infrastructure. Balancing preservation of rural character and prime agricultural land with healthy growth suggests the need for Town zoning to provide stability, preserve current property values and direct growth to areas and uses that are compatible with current uses. Adoption of a zoning ordinance, like those recently adopted in the adjoining towns of Frankfort and Stockholm, should be a high priority.

Natural Limitations for Building Site Development

Environmentally sensitive areas such as flood plains, wetlands and steep slopes (FWSS areas) present natural limitations to building site construction and development (including but not limited to driveway and road construction). Development on slopes 20% or greater should be highly discouraged to prevent severe erosion which has a negative impact on surface and ground water quality. Development along streams and rivers should also be regulated to prevent erosion and protect water quality. Pepin County has adopted a Shoreland-Wetland Zoning Ordinance that applies to all towns in the county. The Town of Pepin has adopted the Mississippi River Bluffland Zoning Ordinance and the Great River Road Preservation zoning overlay ordinance. These ordinances address the issue of preserving and protecting FWSS areas within the Town.

Recommendations for Future Land Use

The Town Plan Commission recommends that the Town Board mandate the commission to develop a draft zoning ordinance aimed at preserving the agricultural character, scenic beauty, and property values of the town. In accord with the statutes and authority granted by the State of Wisconsin, development of such an ordinance will require a public participation plan and multiple opportunities for input from all Town residents and adoption by the full Town Board. Using the models of ordinances recently adopted by adjoining Towns, development of such an ordinance should require significant time and limited funding from the Board for legal advice and consultation. Town survey results and the goals and objectives adopted with this plan as well as continuing public input should drive the content and extent of such an ordinance.

Property Tax Issues

There is no question that high property taxes present a burden to many town residents. A minority, but a significant number, of respondents to our town survey called on the Board to reduce property taxes even at the expense of reduced town services like fire and ambulance services and road maintenance. These concerns should be considered in any decisions of the Town Board. On the other hand, the Town Board has a statutory responsibility to protect the health, safety and well-being of residents as well as a fiduciary responsibility to invest taxpayer funds wisely and in the interests of residents. Road maintenance costs, to some extent dependent on weather conditions, are essential to public safety and the town has approximately 62 miles of roads to maintain. Support and preservation of our local public school is essential to maintaining an attractive community for younger families. The challenge is providing these essential public services with the highest level of efficiency possible. Recent action by the board to approve expansion of the Pepin ambulance service to the Village and Town of Stockholm, for example, have reduced the Town's portion of charges for ongoing ambulance service. An earlier decision to contract for road maintenance with the county also improved efficiency and reduced Town overhead costs. Other opportunities for cooperation with other municipalities, within statutory limits, should be identified and pursued.

Some issues affecting property tax rates are beyond the direct authority of the town. Cuts in State funding for public schools and colleges raise local property tax burdens and the current school funding formula which has a negative impact on rural schools exacerbates those problems. The Town Board should contact and work with the Wisconsin Town's Association and with locally elected state officials to support changes in the school funding formula proposed by the state Commissioner of Education to support rural schools and to increase rather than reduce state aid to local schools.

Programs, Plans, Agencies

Pepin County Programs

Pepin County has consolidated offices for many functions related to land management. Land use and zoning functions are part of the Land Management/Records, Emergency Government and Environmental Health Office. Pepin County also has a Land Conservation Department and a Recycling/Solid Waste Office. County Surveyor, County Conservationist and a Forester are appointed county positions. The University of Wisconsin Extension Agent works as the Agricultural Agent in support of farm programs and other state supported activities and services available to county residents.

In 2003, the Pepin County Land Conservation Department working with representatives from the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), USDA Farm Service Agency, University of Wisconsin Cooperative Extension, Pepin County Zoning & Emergency Government, Pepin County Recycling, Solid Waste & Economic Development, Farm Services Agency and local farmers and residents, developed a Land and Water Management and Resource Plan. This plan was developed for the years 2011-2015. The local advisory group identified the three most important resource issues facing the county as:

- Nutrient Management
- Surface water quality
- Soil erosion related to improper crop rotations

The State of the Lower Chippewa River Basin report listed the top resource issues facing the Chippewa River Basin as:

- Loss, impairment and fragmentation of native habitats
- Sediment and Nutrient sources to surface waters
- Degradation of resources due to development

A mail survey was also conducted to receive additional input on the resource issues facing Pepin County landowners. This survey reinforced the advisory group's consensus of local issues.

- Water Quality concerns
- Agriculture Sustainability
- Nutrient Management

The survey also asked what services the conservation department should be most focused on providing:

- Erosion and Sediment Control
- Educational Programs
- Agricultural Waste Management

Copies of the plan were available at the Durand Public Library; Durand City Hall; Pepin County Clerk's office; Pepin Village Hall and Clerk's office; and the Land Conservation Department's office.

Wisconsin Working Lands Initiative

The Wisconsin Working Lands Initiative is included as part of the 2009 – 2011 state budget signed into law by Governor Doyle on June 29, 2009. Three main components in the budget include updates to the state's current Farmland Preservation Program, the ability for farmers and local governments to establish voluntary Agricultural Enterprise Areas, and a state grant program to help with the purchase of Agricultural Conservation Easements. The website provides access to the statutory language from the budget bill and has more information about the Working Lands Initiative. The site is found at:

http://datcp.wi.gov/Environment/Working_Lands_Initiative/

PACE Programs

Purchase of Agricultural Conservation Easements (PACE) is one program to transfer the rights to develop a parcel of land to another entity. The easement is used to protect a specified portion of property from further development. The American Farmland Trust can provide further information about these programs: <http://www.farmland.org>.

West Wisconsin Land Trust

“Conservation land is essential to the health and beauty of Wisconsin. Land trusts are non-profit organizations that help protect land for public benefit. There is no legal definition of “land trust”: it’s a term used to describe organizations that, in pursuit of conservation missions, own land, hold conservation easements or both. These organizations permanently protect important natural, recreational, scenic, historic and working lands in their communities. Among the great strengths of land trusts is their community focus: local swimming holes, scenic features and open parkland may never attract state or national resources for protection. But land trusts, whose missions are determined by their volunteers and members, work to protect the special places that make Wisconsin home.”

(Quoted from WWLT web site)

This organization serves 17 counties of Northwestern Wisconsin along the Minnesota border from Douglas and Bayfield Counties south to Trempealeau and Jackson. The agency assists landowners with conservation planning and protection of natural areas. Maiden Rock Bluff State Natural Area was conserved with the assistance of the Trust agency in 2004. WWLT has now helped protect more than 30,000 acres of land and as of 2012 holds 175 conservation easements. These easements protect approximately 20,000 acres. We also own six small preserves, these sites total a little over 500 acres. WWLT has also assisted with a number of other projects where land ended up in the ownership of a conservation partner such as a habitat organization or a government agency. The Land Trust is located at 500 East Main Street, Suite 307, Menomonie, WI 54751. Phone (715) 235-8850. Website: <http://www.wwlt.org>

Transfer of Development Rights Plans

Transfer of Development Rights (TDR) is another method of protecting land use. A TDR plan involves trading development rights in one area with protection of another area. A residential expansion may require the purchase of a conservation easement in another region of the town. Additional information can be found on the web: <http://www.farmland.org>.

Survey Results

100% Survey respondents support family farms.

42% of respondents support the use of land for large scale commercial farms, 38% oppose this type of land use.

74% Set limits on the number of acres occupied and the number of animals that may be raised in a Confined Animal Farming Operation (CAFO)

80% Work to preserve farmland by limiting development.

98% support farm to market CSA (community supported agriculture)

92% of respondents agree that the town should encourage agricultural land preservation.

80% of respondents think the town should work to preserve farmland by limiting development.

37% strongly support or somewhat support frac sand mining.

63% oppose somewhat or strongly oppose frac sand mining.

58% support traditional non-metallic mining sand and gravel pits and quarries.

96% of respondents agree that the town should preserve our town's scenic beauty.

96% of respondents agree that the town should preserve flood plains, wildlife habitat and waterways. 88% of respondents agree that the town should make natural resource protection a high priority.

88% of respondents agree that the town should develop long range plans to control development.

42% Support Use Land Use motorized, (e.g. go-carts, motocross ATV's)

51% Support "allow me to do whatever I want with my land."

47% Support "allow my neighbors to do whatever they want with their land."

44% Lower property taxes assessed by the Town even if this means a reduction in the current level of service (fire, ambulance, and road maintenance.)

Goals and Objectives

Goal: Protect the Rural Character of the Town of Pepin

- Support land use which preserves open spaces.
- Explore and implement measures to ensure the pace and location of new residential development does not have a negative impact on the rural character of the community
- Support cluster type residential development to protect agricultural land and wildlife corridors
- Support small and home-based business development in the community that complements rural living

Goal: Preserve Productive Farmland for Continued Agricultural Use Objectives

- Develop a plan to define the agricultural land according to the Land Evaluation (LE) portion of the USCA-NRCS Land Evaluation and Site Assessment Program (LES)
- Develop plans for land division after important agricultural land is identified and mapped
- Consider developing plans and approval processes for new residences designed to protect important farmland
- Work with Pepin County programs to achieve NR151 and ATCP50 performance standards in agricultural practices

Goal: Preserve the Scenic Beauty of the area and protect the land, waterways and groundwater.

- Discourage agricultural and business activities that may pollute, change or otherwise harm our creeks, streams and rivers
- Preserve the Chippewa River and Lake Pepin for their recreational value

Implementation

Background and History

The original Town of Pepin Comprehensive Plan was adopted by a vote of the Town Board in 2009 following a final public hearing on September 15, 2009. That plan was drafted and developed by an extended Plan Committee that included: Andrea Myklebust, Alice Auth, Jim Reeser, Jim Sterry, Carol Inderiden, Bruce Peterson, Gary Samuelson, Rob Meyer, Mark Johnson, Robert Bjerstedt, Lou Seyffer, Betty Bergmark, and Dennis Wolfe. That plan was developed in conformance with strong State of Wisconsin guidelines as a part of a statewide “Smart Growth” effort and policy. The committee consolidated census data and other land use data and also conducted a mail survey of Town residents and taxpayers.

The 2009 Comprehensive Plan recommended a comprehensive review of the plan every 5 years but did not include any specific programs or initiatives for the Town to pursue or measures of accomplishment of specific objectives. Nonetheless, the 2009 Plan has proven very valuable to the Town Plan Commission and the Town Board in responding to new issues and challenges. For example, the goals and objectives documented in the plan and accompanying survey results were used by the Town Plan Commission in drafting a new Nonmetallic Mining Ordinance to regulate the growth of industrial scale sand mining in the Town. The Town Board, in turn used those defined goals and objectives in approving that ordinance, supporting the County Board’s adoption of the Great River Road overlay zoning ordinance, and passing resolutions to communicate opposition to state legislative efforts to limit local control of environmental and land use issues.

The Town Plan Commission began to address the need for updates and revisions to the Comprehensive Plan in 2013. A new citizen survey, modeled on the 2009 survey but with some additional questions to clarify results, was circulated by mail to all Town residents and property owners the last quarter of 2013. The results of that survey were summarized and presented at the Town’s Annual Meeting in April 2014 and are included in an appendix to this document. In developing revisions to the plan, the commission also included examination of newly available 2010 Census Data, and a new Pepin County Comprehensive Plan and a regional Comprehensive Plan adopted by the Mississippi River Regional Planning Commission in 2014 as well as plans adopted by neighboring towns of Frankfort and Stockholm.

Findings of 2013-14 Study

Survey Results:

The 2013 survey produced results that were for the most part strikingly consistent with the 2009 survey results that have guided Town decision making. The highest supported objectives in both surveys focus on preserving and protecting valued resources of the town:

- Preserve our town’s scenic beauty (96 %)
- Preserve flood plains, wildlife habitat and waterways (96%)
- Encourage agricultural land preservation (91%)
- Make natural resource protection a high priority. (89%)

Respondents to the 2013 survey have an overall positive view of the quality of life in the Town of Pepin. The percentage rating the overall quality as Excellent increased by 25% since the 2009

survey and expectations for future quality in the Town also increased significantly. But the 2013 survey also found a significant increase in concern about surface and ground water quality and revealed that more than half of respondents have not had their well tested within the last 5 years.

These concerns about sustaining the quality of life in Pepin are also reflected in strong citizen opposition to some surveyed land uses including mobile home parks, Frac sand mining and processing, large scale industrial farms, and motocross parks.

These factors led many survey respondents to support an objective to “Develop long range plans to promote healthy development” and two thirds of respondents to rate Town planning and zoning as very important or important. 89% of respondents support an objective to “Develop land use and development regulations that will enhance quality of life in the Town.”

Survey respondents encouraged the Town Board to take an active role in preserving the unique and valuable characteristics of the Town of Pepin. Highly rated objectives included:

- Require developers to pay for the added costs of providing local services that are needed to serve their projects (96%).
- Promote access to high speed internet capabilities for all residents (93%)
- Promote more small non-farm businesses (94%)
- Support residents and businesses in adopting alternative energy sources, e.g. solar power and energy efficiency (88%)
- Promote more recreational-oriented businesses (88%); commercial projects (87%); small scale industry (87%); residential development (85%).

Goals, Objectives and Initiatives:

The Plan Commission sees the goals and objectives identified in this plan as of two sorts. On the one hand, broad goals derived from our survey and our study serve as guidance to the Town Board in addressing any challenges or issues that may be identified in coming years. On the other, some goals define specific objectives that suggest more immediate initiatives to be taken and evaluated with measurable targets and results.

It is desirable that the Town make progress on every goal and objective within the next 5 years. The Plan Commission should review all goals and objectives each October and select a number on which to concentrate over the following year.

Goals and Objectives are summarized and consolidated here from each of the required sections of the total Comprehensive Plan to provide a common context for future Town Board and Plan Commission decisions and initiatives. Additional detail, recommendations, and supporting data are included in each of the named sections.

General Goals for Town of Pepin: *Preserve, Protect and Plan*

Town residents, through surveys and other forms of engagement and communication with the Town Board and the Plan Commission, place the highest value and priority of preserving and protecting the current character and resources of the Town. The Plan Commission and an increasing number of residents recognize that preservation and protection require more than inaction by the Town Board and by citizens. Thus 96% of survey respondents supported an objective to “Develop long range plans to promote healthy development.” Therefore this plan recommends that the Plan Commission prepare a plan for implementation of comprehensive

Town Zoning, similar to the ordinances adopted recently in the neighboring Towns of Frankfort and Stockholm, for consideration by the Town Board and residents.

Such development will require improved communication and engagement with Town residents and stakeholders. Thus this plan includes a goal and objectives to improve Town communications and encourage citizen engagement and participation.

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Preserve the Town’s scenic beauty, rural character, natural resources, and agricultural land.	H	Ongoing
Goal: Develop appropriate land use and development regulations and encourage initiatives to protect and enhance the quality of life in the Town.	H	Ongoing
<ul style="list-style-type: none"> Objective: Evaluate and develop comprehensive zoning regulations for the Town of Pepin. 	H	18 months
Goal: Increase and improve citizen communications.	H	Ongoing
<ul style="list-style-type: none"> Objective: Establish Town Website as an official site for town communication and notifications. 	H	Annual Meeting
<ul style="list-style-type: none"> Objective: Make Town of Pepin Ordinance Book and Resolutions available online through the Town’s website. Establish contract with service provider (preferably local) to provide initial loading of documents. 	H	3 months
<ul style="list-style-type: none"> Initiative: Consider contracting support for Town Website for ongoing maintenance. 	H	1 month
<ul style="list-style-type: none"> Initiative: Consider establishing a Town of Pepin Facebook page for additional communications. 	M	3 months

Transportation Goals and Objectives

Maintenance of Town roads is a key town responsibility and constrained by Town budget and funding sources. A strong majority respondents to the Town Survey found current roads adequate and sufficiently maintained, but a significant number communicated desires for increased maintenance and blacktopping. The Town Board must manage these expectations and prioritize requirements within the constraints of the Town budget and funding sources.

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Maintain Town roads and infrastructure to promote safety and well-being of residents and visitors.	H	Ongoing

• Objective: Communicate Paser ratings and road conditions and the Town road maintenance plan to the public.	M	Ongoing
• Objective: Encourage proper road use based on road classification.	M	Ongoing
• Objective: Identify all alternative and cooperative sources for transportation and infrastructure maintenance from Federal, State, and County sources and use as appropriate to supplement Town budget.	M	Ongoing
• Objective: Require road postings if loads are excessive in number and weight so that road damage can be avoided.	M	Ongoing
Goal: Represent Town and resident interests in local transportation	M	Ongoing
• Objective: Support efforts of local villages of Stockholm and Pepin to develop quiet zones for rail crossings within those villages.	M	Ongoing
• Objective: Support training of local fire departments and emergency responders in hazardous material handling and procedures for dealing with oil train derailments and fires. Assist in development of evacuation routes in the case of an oil train fire.	M	Ongoing
• Objective: Explore means and identify road maintenance requirements and opportunities to promote biking and walking within the town.	L	Ongoing
• Objective: Monitor requirements and explore means to providing public transportation along the Great River Road and within the town.	L	Ongoing

Housing Goals and Objectives

Almost 20 percent of respondents to the Town survey in 2013 reported a lack of adequate housing within the Town. But detailed comments from respondents revealed a variety of perceptions and requirements rather than a single pattern and did not seem to distinguish housing requirements in the Town from those in the Village of Pepin or Pepin County in general. Thus the goals and objectives included here reflect primarily the overall goals of preserving and protecting the current character of the Town. The Town Board and Plan Commission should continue to monitor demographic and population changes and associated housing requirements.

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Encourage development and maintenance of housing stock consistent with the needs and rural character of the	M	Ongoing

Town of Pepin.		
<ul style="list-style-type: none"> Objective: Continue to enforce and maintain strong state building codes for all new construction and additions to existing housing 	H	Ongoing
<ul style="list-style-type: none"> Objective: Assure that building permits are issued for all required construction. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Work with county and other resources to identify and to inform residents of all available incentive and assistance programs. 	M	6 Months
<ul style="list-style-type: none"> Objective: Encourage development and use of all new and existing incentive and property owner assistance programs to maintain and improve the housing stock. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage/incentivize conservation cluster developments where appropriate to protect the environment and natural habitats. 	M	Ongoing
Goal: Encourage development of a housing supply that meets existing and future needs of residents and provides a range of housing choices to serve all income levels, age groups, and special needs.	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage development that utilizes existing infrastructure and communities. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage developers to use local contractors and construction workers. 	H	Ongoing
Goal: Discourage development on prime agricultural land.	H	Ongoing
<ul style="list-style-type: none"> Objective: Consider zoning, sub-division ordinances, and other regulation to direct new housing development toward appropriate locations and resources. 	H	6 months
Goal: Maintain strong communications with county land use and conservation departments and with UW extension agents to monitor and control changes in current land uses.	H	Ongoing

Utilities and Community Facilities

The public and civil infrastructure of the Town of Pepin provides facilities and services that are critical to the quality of life of all residents and visitors. They include both public services and facilities provided by the town and the county, access to natural resources, and private service which may be under contract to the town or county or operate as private entities.

Respondents to the 2013 survey rated the overall quality of life in the Town highly; 82% rated the overall quality of life as excellent or very good.

The revised resident survey asked respondents to rate both the importance and quality of delivery of town services. The services most in need of improvement – determined by the gap between the importance rating and the delivery rating – were:

- Communication with the Town Board (addressed in the general implementation goals above.)
- Planning and Zoning (also addressed above as general objectives).

The 2013 survey and Plan Commission investigations also identified broadband communications and alternative energy development as sources for future economic and community development to be encouraged by the Town Board.

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Continue to provide high quality and cost efficient Town services.	H	Ongoing
<ul style="list-style-type: none"> • Objective: continue to support contracted services and facilities for fire protection, ambulance services, solid waste and recycling facilities the Pepin library, and other county and state services. 	H	Ongoing
Goal: Support the Pepin Stockholm school district and public officials and representatives in efforts to modify the state's school funding formula.	M	Ongoing
Goal: Explore ways to assist residents in access to broadband communications and alternative energy sources.	M	6 months
<ul style="list-style-type: none"> • Objective: Collaborate with other municipalities and the county to influence utility providers. 	M	3 months
<ul style="list-style-type: none"> • Objective: Identify grant programs and other sources of funding to support these enhancements. 	M	3 months

Agricultural Resources Goals and Objectives

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Support family farming as a key part of the Town of Pepin's economy, culture and environment.	H	Ongoing
<ul style="list-style-type: none"> • Objective: Work with County, State and Federal resources to develop an inventory of current agricultural activity and outputs in the Town. 	M	6 months
Goal: Preserve prime agricultural farmland as a resource;	M	Ongoing

<ul style="list-style-type: none"> Objective: Explore designation and zoning of Agricultural Enterprise Areas with the county to provide tax breaks to family farms on prime agricultural land. 	M	18 months
<ul style="list-style-type: none"> Objective: Establish zoning and land use regulations to limit commercial and industrial development in prime agricultural land and prevent land use conflicts. 	H	18 months
Goal: Promote diversification of agriculture	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage development of Farm to Market and CSA programs. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Work with UW extension services and other public and private resources as well as local farmers to promote sustainable agricultural practices. 	H	Ongoing
Goal: Promote strong resource management programs such as farmland preservation, managed forests, and conservation reserve programs.	M	Ongoing
Goal: Limit and regulate development of large scale industrial agriculture such as CAFOs to protect natural resources and property values.	M	18 months

Natural Resources Goals and Objectives

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Preserve the Town's inherent beauty, natural resources and rural character	H	Ongoing
<ul style="list-style-type: none"> Objective: Protect natural communities, including floodplain forest, floodplain savanna, oak savanna and remnant prairie by supporting appropriate land uses. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Protect and enhance habitat for native wildlife species by encouraging agricultural and lumbering practices, road maintenance and construction practices that are compatible with wildlife habitat preservation. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Maintain traditional outdoor recreational uses like hunting/trapping, and fishing while encouraging other compatible recreational uses. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Collaborate with county and state programs in efforts to control invasive species of flora and fauna. 	M	Ongoing
Goal: Retain farms and family farming as a way of life and economic contributor to our community.	H	Ongoing

<ul style="list-style-type: none"> Objective: Identify resources and funding to encourage and support farmers in lessening soil erosion and runoffs. 	H	6 Months
<ul style="list-style-type: none"> Objective: Cooperate with UW Extension services and other resources to encourage sustainable agricultural practices and agricultural diversity. 	M	Ongoing
Goal: Maintain and improve water quality in the Town and surrounding area.	M	Ongoing
<ul style="list-style-type: none"> Objective: Complete extraterritorial zoning with the Village of Pepin to protect the public water supply in the village. 	H	6 Months
<ul style="list-style-type: none"> Objective: Enforce the Town's nonmetallic mining licensing ordinance, county overlaying zoning protections, and state and federal clean water regulations. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Encourage all Town residents to test their wells. 	H	Ongoing
<ul style="list-style-type: none"> Objective: Encourage the DNR to consider comprehensive impacts of high capacity well permits 	M	Ongoing
<ul style="list-style-type: none"> Objective: Limit the size and control the location of Confined Animal Feeding Operations. 	H	18 months
<ul style="list-style-type: none"> Objective: Discourage bore hole drilling in suspected Karst formations in the Town; require registration and reclamation of all bore holes. 	M	12 months

Intergovernmental Cooperation Goals and Objectives

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Foster cooperation policies and programs, capitalizing on the economics of scale of service provision and developing growth management approaches that improve the current governmental relationships.	M	Ongoing
<ul style="list-style-type: none"> Objective: Continue to foster intercommunity ambulance, library support, and fire and law enforcement services. 	H	Ongoing
Goal: Encourage the coordination and cooperation among the Towns, Villages, Pepin County, School Districts, and the State to ensure community and consistency in current efforts and future planning.	M	Ongoing
Goal: Communicate with the Town's neighbors to explore and	M	3 Months

establish shared interests and goals for land use, conservation, and economic development.		
<ul style="list-style-type: none"> Objective: Better inform Town residents of the roles and responsibilities of interconnected units of government in order to foster greater input and accountability. 	H	Ongoing

Economic Development Goals and Objectives

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Attract and retain businesses that diversify and strengthen but are compatible with the local economy.	M	Ongoing
Goal: Establish cooperative efforts with surrounding municipalities and Pepin County to promote healthy economic development in the area. Develop and execute a common economic development plan.	L	25 months
Goal: Support existing businesses by encouraging residents and visitors to buy from local businesses.	M	Ongoing
Goal: Investigate how the Town can support development of alternative energy sources, e.g. development of Community Solar Power system.	M	6 Months
Goal: Explore community supported means of improved internet access for all residents with controlled costs	M	6 Months
Goal: Stabilize and preserve local property values and natural resources.	H	Ongoing
<ul style="list-style-type: none"> Objective: Discourage land uses and industries that have a negative effect on the natural environment and scenic beauty of the area. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Require all developers to assume costs of impacts on local infrastructure. 	M	18 Months
Goal: Support and promote Agriculture and Forestry industries and Commercial and Recreational Fishing.	M	Ongoing
<ul style="list-style-type: none"> Objective: Support existing agriculture and forestry and fishing related businesses. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage diversification of agriculture and development of local truck farms and farm to market operations 	M	Ongoing
<ul style="list-style-type: none"> Objective: Support new and existing businesses that use local agricultural products. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Encourage use of State and Federal programs, e.g. USDA Conservation Reserve Program, 	M	Ongoing

USDA Natural Resources Conservation Services, and University of Wisconsin Extension Services to support local agriculture and farmers.		
<ul style="list-style-type: none"> Objective: Support agricultural development such as organic agriculture, orchards, and vineyards, value added agriculture, etc. to provide more agricultural opportunities in the local economy. 	M	Ongoing
Goal: Support and promote planned residential construction and development	M	Ongoing
<ul style="list-style-type: none"> Objective: Establish Town zoning regulations to identify appropriate areas for residential development 	H	12 Months
<ul style="list-style-type: none"> Objective: Develop a subdivision ordinance and guidelines using UWEX models for clustered development to provide efficient use of resources and to preserve natural areas and wildlife habitat. 	L	24 Months
Goal: Promote tourism as an important aspect of the area economy	M	Ongoing
<ul style="list-style-type: none"> Objective: Promote and encourage artists and artisans to establish residence and cottage businesses in the Town of Pepin. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Promote local and area initiatives and projects that bring visitors to the area, e.g. Fresh Art Tour, Flyway Film Festival, Laura Days, Fishing contests, etc. 	M	Ongoing
<ul style="list-style-type: none"> Objective: Promote development of recreational areas and activities; place special emphasis on winter recreation opportunities in the Town 	M	Ongoing

Land Use Goals and Objectives

Goal / Objective	Priority	Timeframe from Adoption of Plan
Goal: Protect the Rural Character of the Town of Pepin	H	Ongoing
<ul style="list-style-type: none"> Objective: Explore and implement measures to ensure the pace and location of new residential development does not have a negative impact on the rural character of the community 	M	24 months
<ul style="list-style-type: none"> Objective: Support cluster type residential development to protect agricultural land and wildlife corridors 	M	Ongoing
<ul style="list-style-type: none"> Objective: Support small and home-based business 	H	Ongoing

development in the community that complements rural living		
Goal: Preserve Productive Farmland for Continued Agricultural Use	H	Ongoing
<ul style="list-style-type: none"> Objective: Work with Pepin County programs to achieve NR151 and ATCP50 performance standards in agricultural practices 	H	6 Months
Goal: Preserve the Scenic Beauty of the area and protect the land, waterways and groundwater. Preserve the Chippewa River and Lake Pepin for their recreational value and preserve wildlife habitat.	H	Ongoing
<ul style="list-style-type: none"> Objective: Work with other regional government and citizens' organization to support these goals. 	M	Ongoing

Using, Maintaining and Revising This Plan.

As the initial authors of this plan noted “The completion of the Town of Pepin Comprehensive Plan represents the beginning of an ongoing process of planning within the community, not its conclusion.” This version of the Town’s plan includes updates to data and data projections including 2010 Census data; discussion of new issues and opportunities facing the Town; new Town resident survey information; and new recommendations for Town Board direction and decision making.

Wisconsin State Statutes require that a comprehensive plan be updated no less than once every 10 years and recommend an annual review and updating every 5 years. Upon adoption of this version of the comprehensive plan in 2015, the Town commits to a full review of the plan in 2020-21 (on publication of new census data) and a new version by at least 2015.

Section 66.1001 (4) of the Statutes sets forth the required procedure for adoption or amendment of a comprehensive plan, which includes:

- Adoption of a written public participation plan designed to foster public participation in the development of a comprehensive plan or a plan amendment.
- Approval of a recommended plan by a resolution approved by a majority of the full membership of the plan commission.
- Distribution of the draft plan for review and comment to:
 - The clerk of each adjacent local government and the Pepin County Clerk;
 - The Wisconsin Department of Administration;
 - Mississippi River Regional Planning Commission;
 - The Pepin Public Library

The parties listed above must also be provided with a copy of the adopted comprehensive plan and a copy of the adopting ordinance.

- Adoption of the plan by an ordinance adopted by a majority of the full membership of the Town Board.

Adoption of the plan by the Town Board must be preceded by at least one public hearing. A Class 1 notice of the hearing must be published at least 30 days before the hearing. Written notice must also be provided to persons who have applied for or been issued a permit for a nonmetallic mining reclamation plan, registered a nonmetallic mining site under Chapter NR 135 of the Wisconsin Administrative Code, or to owners or leaseholders of lands with nonmetallic resources who have requested notice of the hearing in writing. Other property owners who submitted a written request to the Town must also be notified of the hearing.

PROGRESS IN IMPLEMENTING THE PLAN

Annual Report on Plan Implementation

It is recommended that the Town of Pepin undertake a general plan reevaluation on an annual basis. The annual reevaluation should include a report on plan implementation and progress in implementing the plan during the previous year. The report should summarize how the comprehensive plan was used to direct policy decisions made by Town officials and whether

circumstances have changed that have necessitated amendments to the comprehensive plan. The annual report should also include a list of all plan amendments approved by the Town Board during the year.

Appendix 1: 2013-14 Town Survey

Survey Letter:

Town of Pepin, Wisconsin

September, 2013

Dear Pepin Township residents and property owners:

Enclosed you will find the Pepin Township Survey, a document developed by the Pepin Township Plan Commission to gather information about our Town as it relates to current conditions and future growth.

A similar survey was conducted in 2009 as part of the Township Comprehensive Plan Process. The information provided by residents and property owners is a critical tool in addressing resident needs and future development in the Town of Pepin.

We hope you will take a few moments to complete this survey and return it in the postage-paid envelope provided by November 20. If more than one member of your household wishes to complete the survey, you may make a copy, download additional copies at the survey at the Pepin Township website at <http://www.pepintownship.org>, or request an additional survey by emailing the Plan Commission Pepintownplans@gmail.com.

The Plan Commission is interested in your ideas for the Township. If you are interested in having more discussion with Plan Commission members about your survey responses, please contact the Town Clerk, Nancy Wolfe at 715-495-1034 or email the Plan Commission at pepintownplans@gmail.com.

The Plan Commission is a volunteer group which meets approximately once a month to work on planning and development concerns within our community, and makes recommendations to the Town Board. The Commission is seeking new members. If you are interested in learning more about serving on the Plan Commission, please contact the Commission at pepintownplans@gmail.com.

Thank you for taking the time to complete this survey. Your opinion is valuable and will help to shape the future of our community.

Sincerely,

Town of Pepin Plan Commission

Andrea Myklebust, Carol Inderieden, Bruce Johnson, David Smith, Bruce Peterson, Gary Johnson.

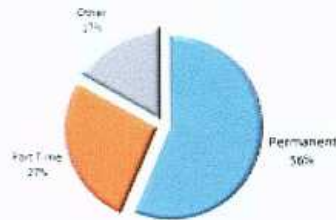
Survey Results Summary:

For a full copy of the Survey tally and summary, contact the Plan Commission, Town Clerk, or check the Town Website.

Who Responded?

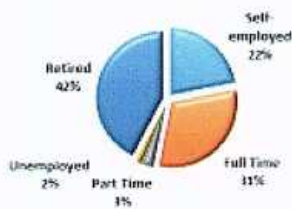
- 207 current taxpaying residents responded to our survey
- Response rate was 36%; a high number of text comments provided with survey indicate a high degree of engagement with town issues
- Respondents represent a cross-section of Town taxpayers:
 - A majority (56%) are permanent residents; 27% are part time residents.
 - Average length of residence in Pepin is 23 years, but results show an almost equal proportion of long time residents (>21 years) and a large proportion that have established residence within the past decade
 - The responses show an aging population with 42% retired.
 - A significant proportion (22%) of residents are self-employed; 31% have full time employment

Respondents by Residency

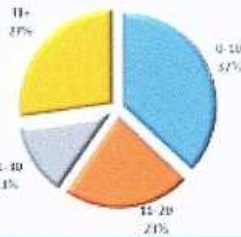


Note: Not all results are based on number responding to particular questions. All percentages show as rounded up to nearest 0.1% quantity.

Respondents by Employment



Years in Pepin



Respondent Demographics

- The number of respondents and their characteristics are very similar between the 2009 survey and the current survey.

Residency Type	2013		2009		Property	2013		2009	
Permanent	117	56.3%	134	62.0%	Own	163	78.7%	187	84.0%
Part Time	55	26.6%	53	24.0%	Rent	6	2.9%	4	2.0%
Other	35	16.9%	30	14.0%	Own Rental	2	1.0%	12	14.0%
					Land Only	12	5.5%	NA	

- The 2013 Survey shows a slight decline in the number of permanent residents responding in comparison to 2009 and a similarly smaller percentage of respondents owning their own home.
- The 2013 Survey included additional questions about the number of years in residence in Pepin and the employment status of the responder.

Total Responding	207	Property	Resident Years	Employment Status
Residency Type		Own	Average	Self-employed
Permanent	117	163	23.0	45
Part Time	55	6	32.9%	64
Other	35	2	20.3%	6
		12	11.6%	3
		12	24.2%	87
				42.0%

Quality of Life Questions:

Overall Quality of Life

- People responding to the survey have an overall positive view of the quality of life in the Town of Pepin. The percentage rating "excellent" has increased since 2009.
- Most residents expect the overall quality of life in the Town to remain the same; significant numbers expect the quality of life to improve.
- A significant minority – 22 respondents – expect the quality of life in our Town to worsen. Understanding the root causes of that fear requires follow-up.
- However, the percentage of respondents expecting worsening conditions has decreased by 10% since the 2009 survey, perhaps due to timing in relation to the Great Recession beginning in 2008.

"Those making decisions must be watchful about what is happening today and how the future could be affected."



Quality of Life Questions:

Air Quality

Most residents rate current air quality as excellent or good. But a small increase in concern is noted by slight declines in scores and in some comments.

"I think air & water quality in the Township is generally OK at the present time but additional protections should be enacted to protect these critical resources."



Quality of Life Questions:

Water Quality

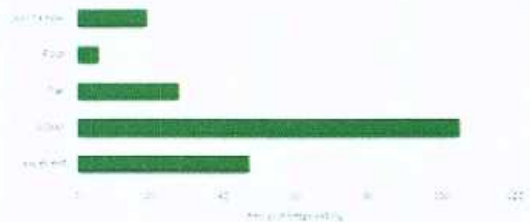
- Most residents rated both ground and surface water quality as good or excellent.
- A significant number rated surface water quality in lakes, streams and rivers as only fair or poor.
- Ground water quality experience is dependent on individual wells, so variations reveal some real concerns.
- Almost 25% of respondents expect water quality to worsen over the next years.
- 50.6% of respondents have not had their well tested within the last 5 years.

"We must be vigilant to maintain quality of air & water!"

Surface Water Quality



Ground Water Quality



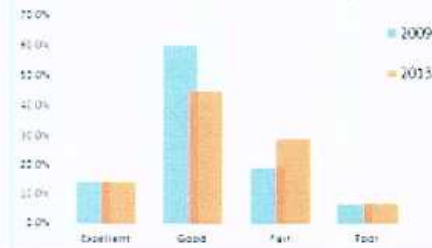
Quality of Life Questions:

Water Quality

- People responding to the 2013 survey had a lower perception of the quality of water in lakes and streams.
- While a consistent number rated quality excellent, a smaller percentage rated water quality as good and a higher number rated quality as only fair.
- Comments show concern with potential effects of mining and with agricultural practices' impact on runoff and sedimentation.

"Seems like more run off in ditches as harder rains and less farm land in hay/grass vs. row crops corn/soybean"

Surface Water Quality



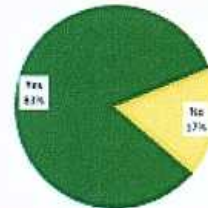
Evaluating Town Services -- Roads

- Most people responding to the 2013 survey found roads and bridges in the Town adequate for mobility and adequately maintained.
- A significant number of comments called for more blacktop and/or more gravel.

ARE HIGHWAYS AND BRIDGES ADEQUATE?



ARE HIGHWAYS AND BRIDGES ADEQUATELY MAINTAINED?



Evaluating Town Services – Roads Comments

- Can't work on roads if you have no money. You are doing good.
- High taxes. Mow 1 time per year on Deer Island road. Poor snow removal on Deer Island road. Deer Island road needs resurfacing.
- Need additional maintenance, aligned with a multi-year plan

None - good highways & roads

All is good for me

Compared to other areas Pepin T does a wonderful job of road clearing in winter!

Notify property owners when cutting trees

Certain areas of the township are neglected eliminate train horns since the mechanical crossing guards takeside of 1st St. make horns redundant and unnecessary

Changes needed to maintain safe bridges and continue current level of road maintenance.

Pay staff more money as they do a great job

Spend more tax dollars on improving the roads

More money spent on roads.

Line on some back roads - in fog slow driving. Grass needs to be cut

more on side of roads on back roads

Mowing ditches and road sides. Grading of gravel roads.

Remove snow during the storm - not the next day!

Remove dead animals.

Plowing back roads sooner and maintaining them better.

Black Top

More Rock

Try to place asphalt on gravel roads for less maintenance of road surfaces.

Blacktop roads, don't need to breath in crushed rock dust. People worry about frac sand dust.

Some crushed rock roads should be maintained better

We need to slowly pave our gravel road and repair many of our existing.

Finish blacktop on Big Hill. Put some rock on other roads.

Make sure that the gravel roads are adequately graded & maintained.

Some bridges could be replaced.

More roads blacktopped

It would be nice if some gravel roads were paved, but I don't know about the costs of paving

Blacktop

Blacktop

Repair or replace gravel roads Eliminate to County Highway Dept and open maintenance + plowing to private bids

Many of the roads need resurfacing. Some of the bridges are too narrow

Avoid pavement just to subsidize more housing developments.

No more asphalt unless for repair or replacement. No new roads unless truly warranted.

A few more road paved

Black top more gravel roads.

All roads need more gravel at least 4"

I believe this are extremely adequate.

Town Services Questions:

Evaluating Town Services

The 2013 Survey asked respondents to rate the importance of town services as well as the quality of delivery of those services.

IMPORTANCE	Very Important	Important	Somewhat Important	Not Important	No Opinion
Fire protection	152	35	6	2	4
percent	75.25%	18.81%	2.97%	0.99%	1.98%
EMS (Emergency Medical Service)	157	34	6	1	4
percent	77.72%	16.83%	2.97%	0.50%	1.98%
School district	107	35	21	9	9
percent	55.73%	27.36%	10.45%	4.45%	4.48%
Services for elderly persons	67	99	22	4	3
percent	33.50%	49.50%	11.00%	2.00%	4.00%
Services for disabled persons	65	91	32	4	3
percent	32.34%	45.27%	15.92%	1.99%	4.48%
Planning and zoning	67	67	39	15	11
percent	33.67%	33.67%	19.60%	7.54%	5.53%
Town Board communication with residents	83	76	22	6	10
percent	42.13%	38.58%	11.17%	3.05%	5.08%
Town administrative services	52	80	38	12	14
percent	26.55%	40.82%	19.39%	6.12%	7.14%

Provide resources and links for new residents (i.e. garbage and dump, wireless providers, other utility providers, retreat on area, links to maps.

Town Services Questions:

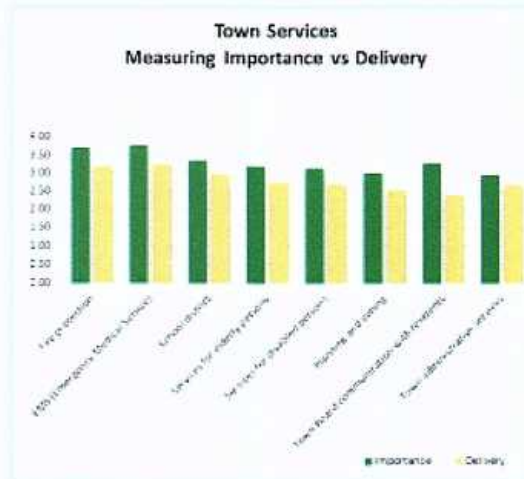
Evaluating Town Services

Delivery of Services Ratings

QUALITY	Excellent	Good	Fair	Poor	No Opinion
Fire protection	61	67	25	4	16
percent	30.96%	34.01%	12.69%	2.03%	20.30%
EMS (Emergency Medical Service)	58	80	32	3	42
percent	29.40%	40.61%	16.09%	1.50%	21.52%
School district	36	77	31	7	44
percent	19.29%	39.09%	15.74%	3.55%	22.54%
Services for elderly persons	15	64	33	6	77
percent	7.69%	32.82%	16.92%	3.08%	39.49%
Services for disabled persons	17	59	39	6	62
percent	8.81%	29.39%	20.21%	3.11%	42.49%
Planning and zoning	15	50	49	19	51
percent	9.52%	29.63%	23.81%	10.05%	26.98%
Town Board communication with residents	16	52	45	35	45
percent	8.42%	27.17%	23.79%	14.74%	23.68%
Town administrative services	25	55	43	13	36
percent	12.11%	28.95%	21.63%	6.84%	29.47%

Evaluating Town Services

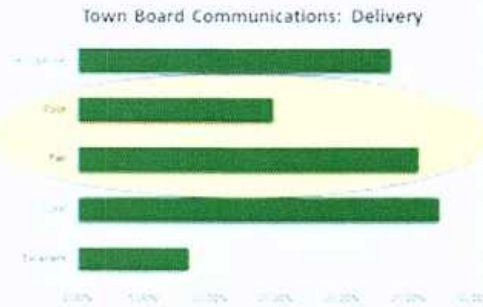
- Most respondents rate the identified services as important and delivery as good or better.
- The lowest rated services delivered were planning and zoning, while 66% rated the importance of these services as very important or important.
- Comments reflect confusion or lack of knowledge of the Town's role in relation to services provided by the Village, County, School District, etc.



Focus on Town Communications

Comments reveal an interest in and need for improved communications:

- I live 2 miles from the village of Pepin but I am protected by the Lund Fire Dept because I live in Pepin Township. That doesn't make sense to me.
- Too Political. The loudest voices work to line their pockets.
- Town needs to find ways to better and more regularly communicate with residents.
- Provide resources and links for new residents (i.e. garbage and dump, wireless providers, other utility providers, recreation area, links to maps).
- most of these services come from the Village of Pepin not the township all except the last three.
- it would be nice to be on an email list to receive important announcements/even just "neighborly" news, etc. How about a facebook page to promote community connections?
- I really wish there was a good source for very local news in the area.



Only a minority of active residents are aware of the Town's website and fewer use the site as a source of information

Town Web Site	Yes	No
Aware of Town Website	85	107
percent	44.22%	55.78%
Use Town Website	45	136
percent	24.86%	75.14%

Town Services Questions:

Focus on Planning and Zoning

Respondents generally placed a high importance on Planning and Zoning and rated delivery of those services lower.

- Have more insight/long range planning for township
- Promote and participate in a long term study of Pequin Township to establish priorities for development. Once agreed upon, use it for a plan and not disregard the recommendations.
- I would expect local government to monitor and maintain water quality and to make decisions that will protect it in the future.
- We are proud of and grateful for the hard work of the plan commission in developing the current set of regulations related to non-metallic mining in our Township.
- We need stronger regulations regarding industrial/mining development.
- Planning and Zoning are Very Important. However, common sense is needed and input is needed from people in the County and Town, not like MN.
- We support the ban on sand fracing along the Mississippi River.
- We need Zoning. Now!
- My family has been here before this was a state. I don't think that the township is this messed up. Why do you think you have to fix it now?
- We should develop organically. No need for government direction or control.
- I keep planners out. If these towns developed roads without ind parties telling everyone what to do. Streets do godders away. They usually are much less smart than they think they are.



"Set goals, focus limited resources on top defended priorities."

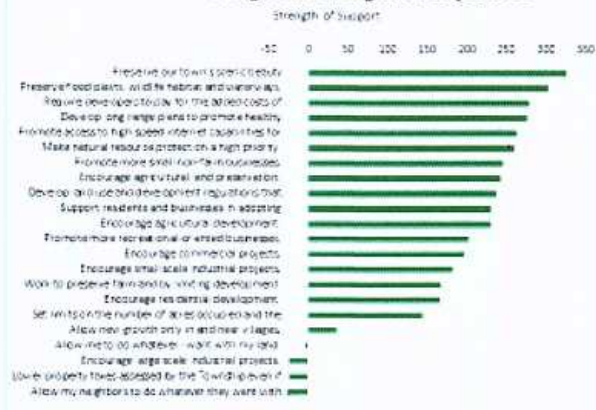
Town Planning Objectives:

Objectives and Initiatives for Town Planning

Weighing Town Objectives and Initiatives

- Preservation and protection of current characteristics and values is a dominant theme in responses.
- Initiatives that support growth in tax base and encourage non-discriminative development are strongly supported.
- Most respondents support some level of regulation of land usage on their own and their neighbors land.
- A majority do not want to see property taxes cut at the expense of Town Services.

Weighted Strength of Objectives



"Preserve resources - water, air, the beauty of the area and better farm land. Guide development."

Town Planning Objectives

Objectives and Initiatives for Town Planning

Strongly supported objectives

- Preservation of scenic beauty, waterways and habitat have the highest degree of support.
- Requiring developers to pay added costs rather than depleting local tax revenues is strongly supported.
- Support for internet capabilities (enabling telecommuting) is strongly supported as a non-disruptive initiative.
- Similarly support for alternative energy sources and energy efficiency is supported and provides a means to enhancing property values with little environmental or economic disruption.

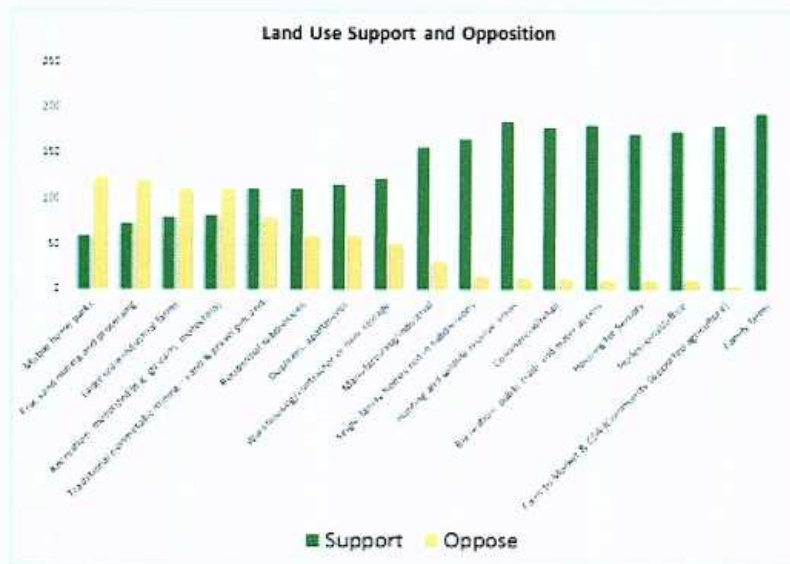
Planning Objectives	Support	Oppose	Support Strength
Preserve scenic beauty	196	41	84.25%
Require developers to pay for added costs of providing local services that are needed to serve their projects	187	8	95.15%
Preserve flood plains, wildlife habitat and waterways	115	17	85.77%
Develop long-range plan to promote healthy development	101	18	83.16%
Preserve non-urban farm businesses	100	13	83.92%
Promote access to high speed internet capabilities for all residents	101	18	83.16%
Encourage agricultural development	100	17	82.60%
Encourage agricultural land preservation	100	18	82.21%
Support residents and businesses in adopting alternative energy systems, e.g. solar power and comp. efficiency	100	12	87.65%
Develop land use and development regulations that will enhance quality of life in the township	100	11	89.95%
Make annual resource protection a high priority	100	10	90.00%
Promote access to recreational and natural resources	100	10	90.00%
Encourage commercial projects	100	10	90.00%
Encourage small scale residential projects	100	10	90.00%
Encourage small scale development	100	10	90.00%
Work to preserve farmland by limiting development	100	10	90.00%

14

Land Use Questions:

"I think people should not worry so much about what other people do with their land, the own if they pay taxes. Worry about your own backyard."

Land Use Support and Opposition



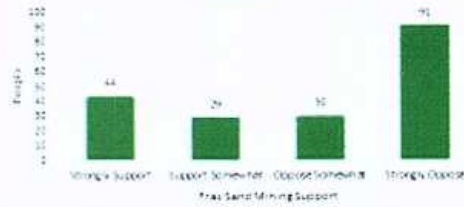
15

Strong differences exist on future frac sand mining development in the Town, but a strong majority opposes industrial mining

Comments on frac sand mining:

- We need stronger regulations regarding industrial/mining development.
- We are proud of and grateful for the hard work of the plan commission in developing the current set of regulations related to non-metallic mining in our township.
- As a professional geologist with more than 40 year experience my feeling is that much of the hype/fear and panic over frac sand mining, and fracking in general is overblown and largely based upon ignorance.
- Frac Sand Mining is an immediate threat to our environment and our infrastructure and a threat to long term economic development and existing jobs.
- No mines, please.
- I'm 100% opposed to frac sand mining in Papin Township.
- No "open pit" Frac sand mining under any circumstances in our township. Once our farm land is destroyed by open pit mining, it is gone forever.
- The township will benefit more from and on a permanent basis by protecting the beauty of the area and promoting the hunting, fishing and outdoor recreational opportunities than using frac sand mining as a temporary industry. No trailer parks.
- No Frac Sand Mining, processing or transportation facilities.
- Keep frac sand Mining Out!
- Prevent frac sand mining and processing along river.

Industrial Scale Frac Sand Mining Remains Contentious

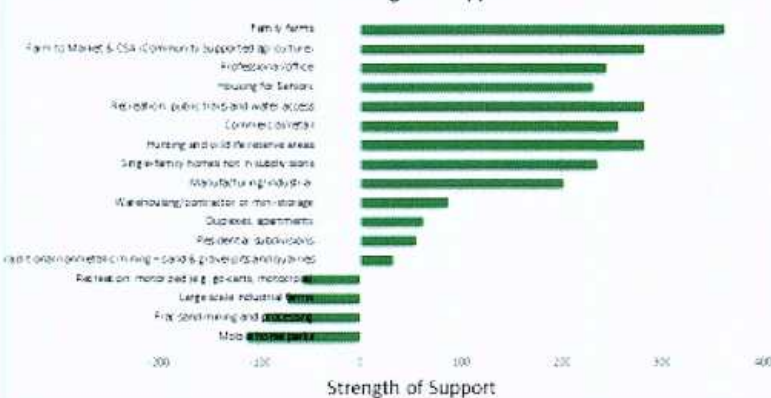


- Encourage industrial mtg. Encourage frac sand mining.
- Jobs provide money - retail (not year round) & manufacturing (year round) & mining (year round). Money gets spent.
- Be it mining or not people make their own choice where they want to work. How can you expect business to grow when there are not enough jobs.
- Three things provide real income to an area: 1) farming 2) fishing (commercial) 3) Mining. Tourism doesn't provide real income, it only reallocates funds from one wealthy person to another.

"I oppose anything that will take away the natural beauty of the land and water supply. Our lake is diminishing."

Land Use Support and Opposition

Land Use Weighted Support

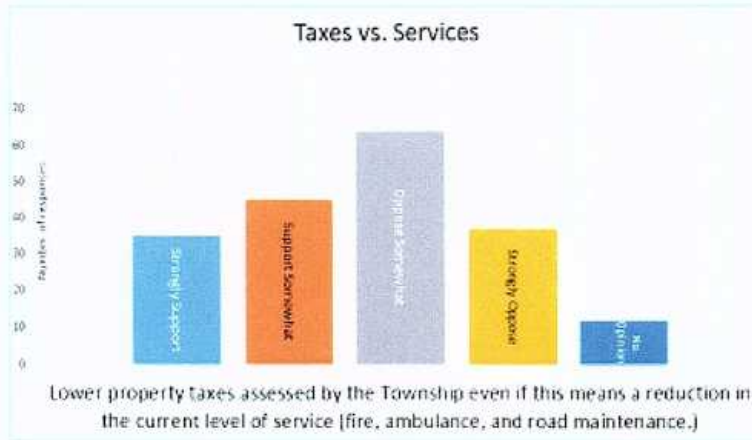


When land use responses are weighted by strength of support and of opposition, the value of preserving natural beauty and agricultural uses is highlighted. Uses that would disrupt the current character have low or even negative scores, e.g. motocross, industrial farms, frac sand mining and mobile home parks.

"Protect local government & help people understand that what I do has an impact on my neighbor's quality of life & the other way around. This self-righteous idea that I should be able to do with my property as I wish only hurts everyone in the big picture."

Town Planning Objectives:

Balancing Taxes and Services



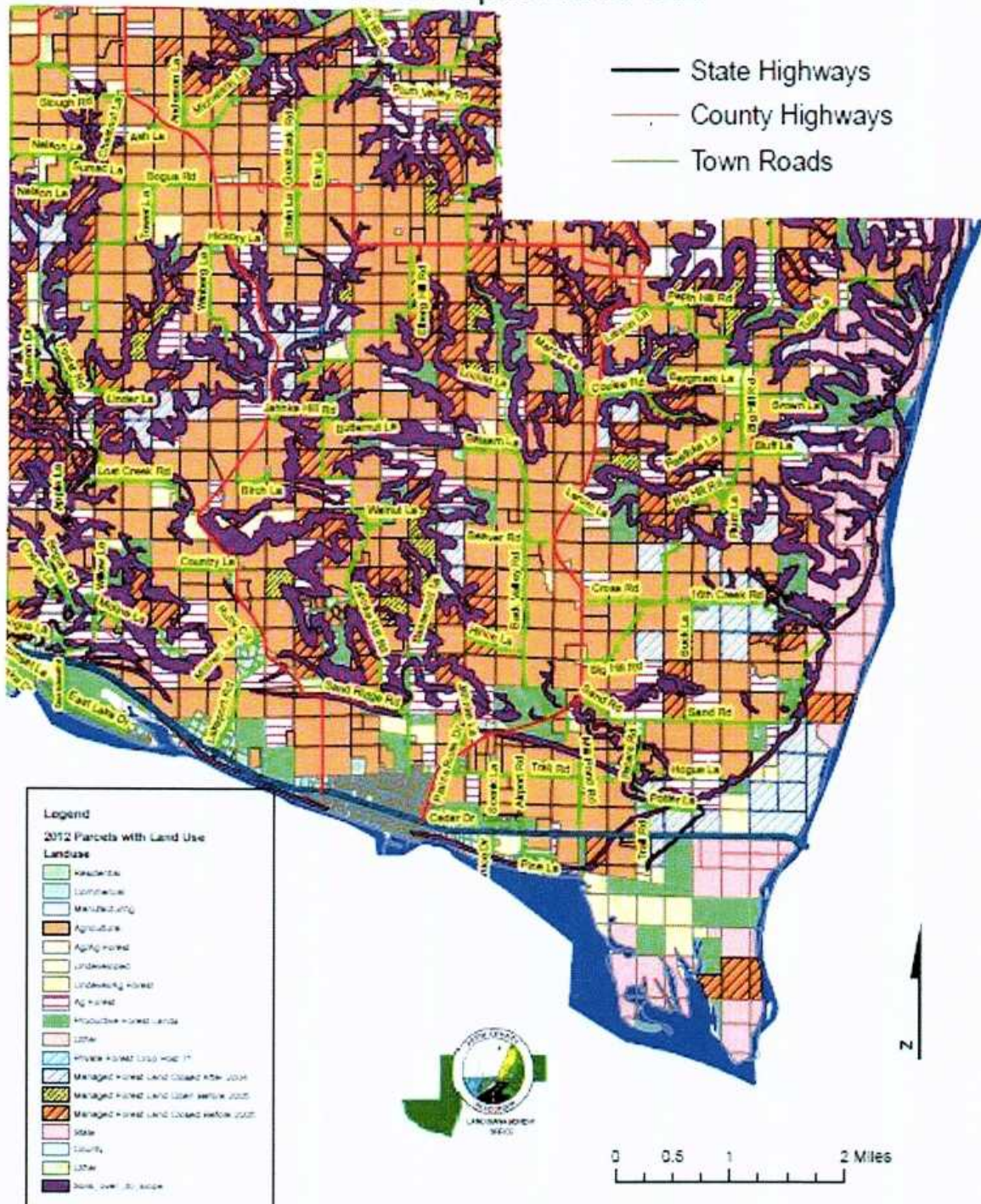
Planning Commission Review: Objectives and Initiatives

- **Improve Town communications:**
 - Broaden use of Town's website
 - Publish a brochure describing services available to Town residents, Town budget, etc.
- **Determine required revisions and extensions to Town's Comprehensive Plan.**
- **Investigate zoning to regulate undesirable land uses**
 - Is 'Interim Zoning' an option to address current issues, e.g. 5B349?
 - Identify resources to assist in developing a zoning proposal – e.g. Pepin County, Center for Land Use Education, Towns Association
- **Investigate inter-governmental and public/private solutions to meet highly supported objectives :**
 - Promoting business development
 - Support residents and businesses in adopting alternative energy sources, e.g. solar power and energy efficiency
 - Promote access to high speed internet capabilities for all residents

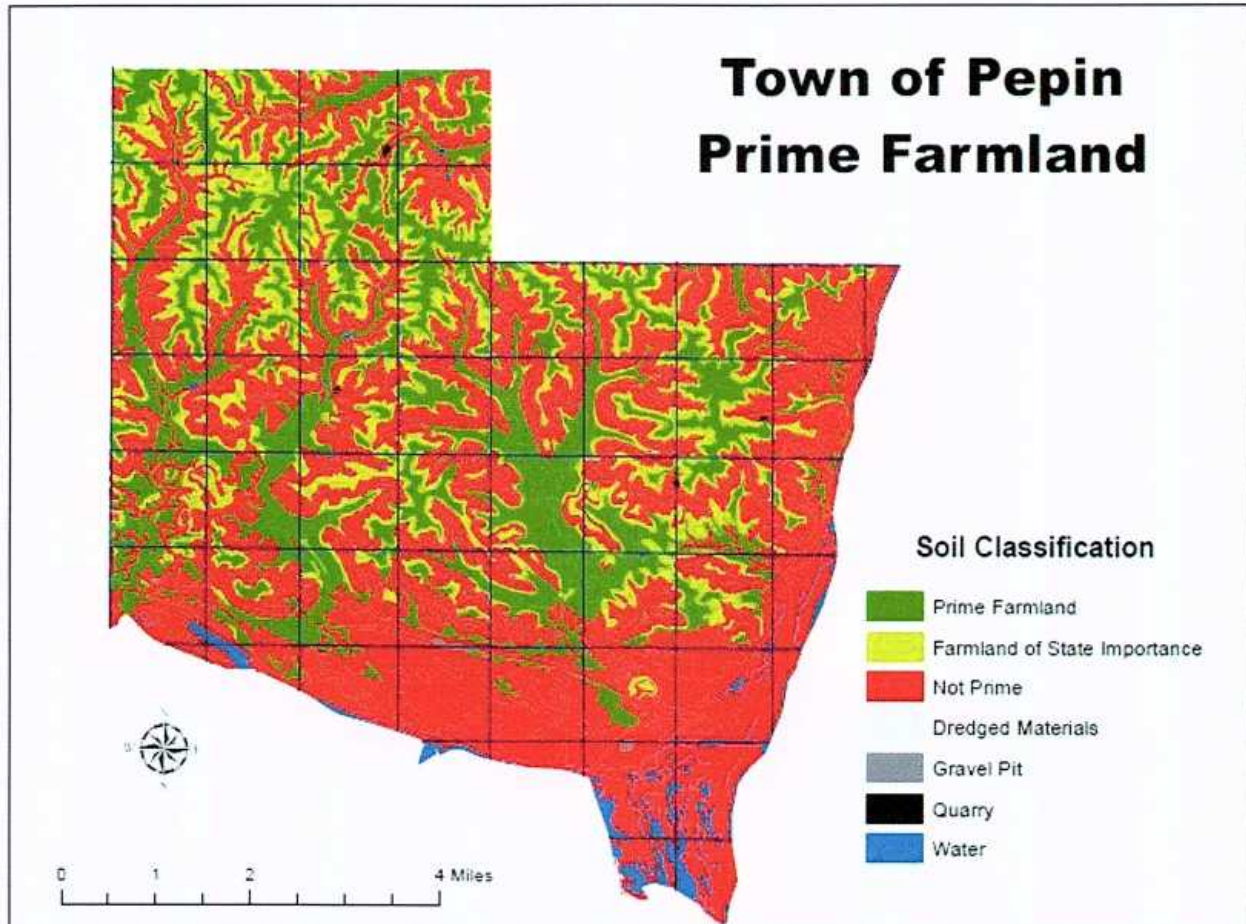
Appendix 2: Town Maps

Town of Pepin Land Use

Town of Pepin Land Use

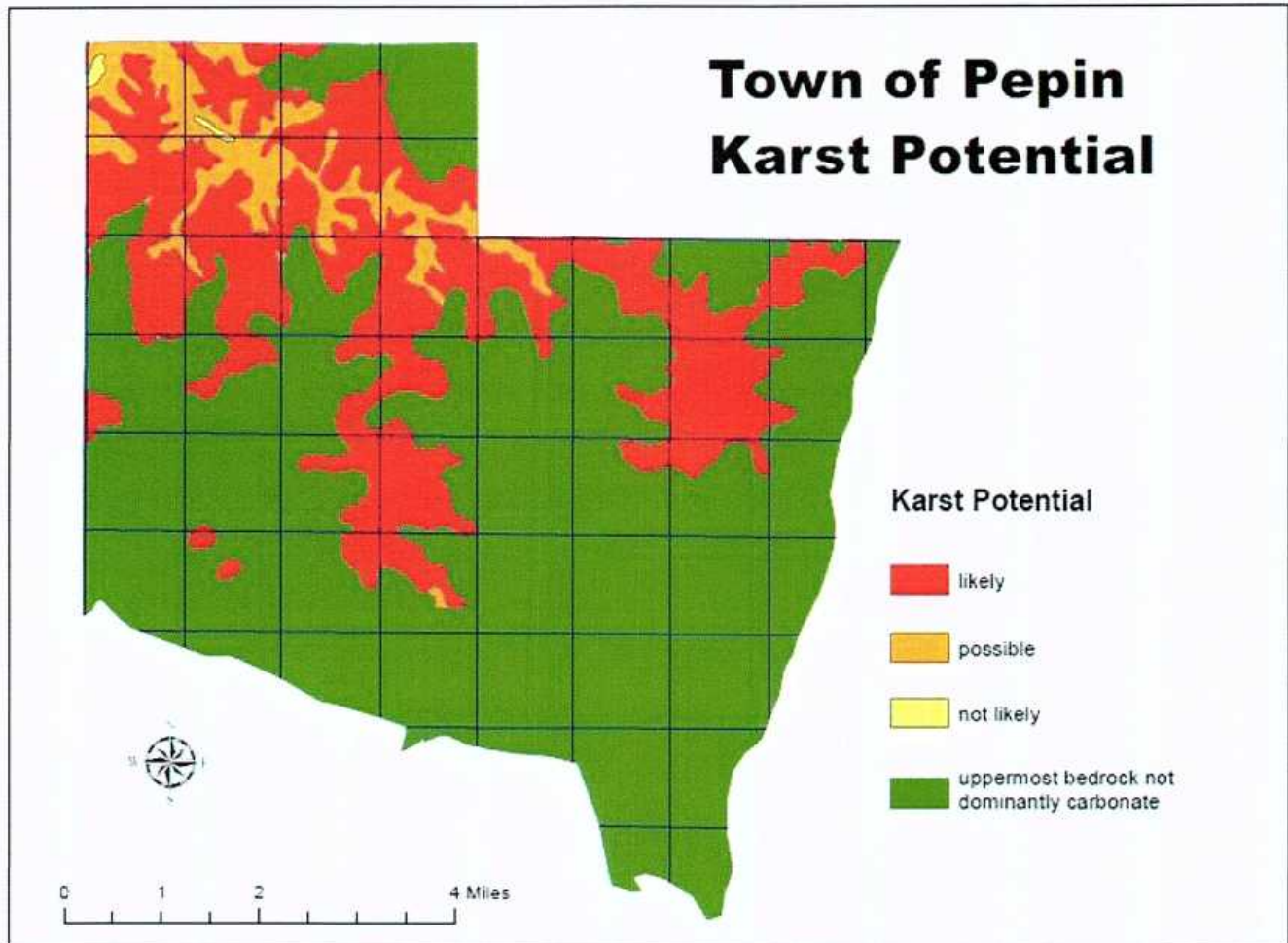


Land use map is based upon location codes in the Pepin County 2011 Tax Database. Code assigned by dominant acreage in parcel.



Note that Prime Farmland is a high priority to protect and, if zoned for protection, may be eligible for a Farmland Preservation tax credit program.

Town of Pepin Karst Areas

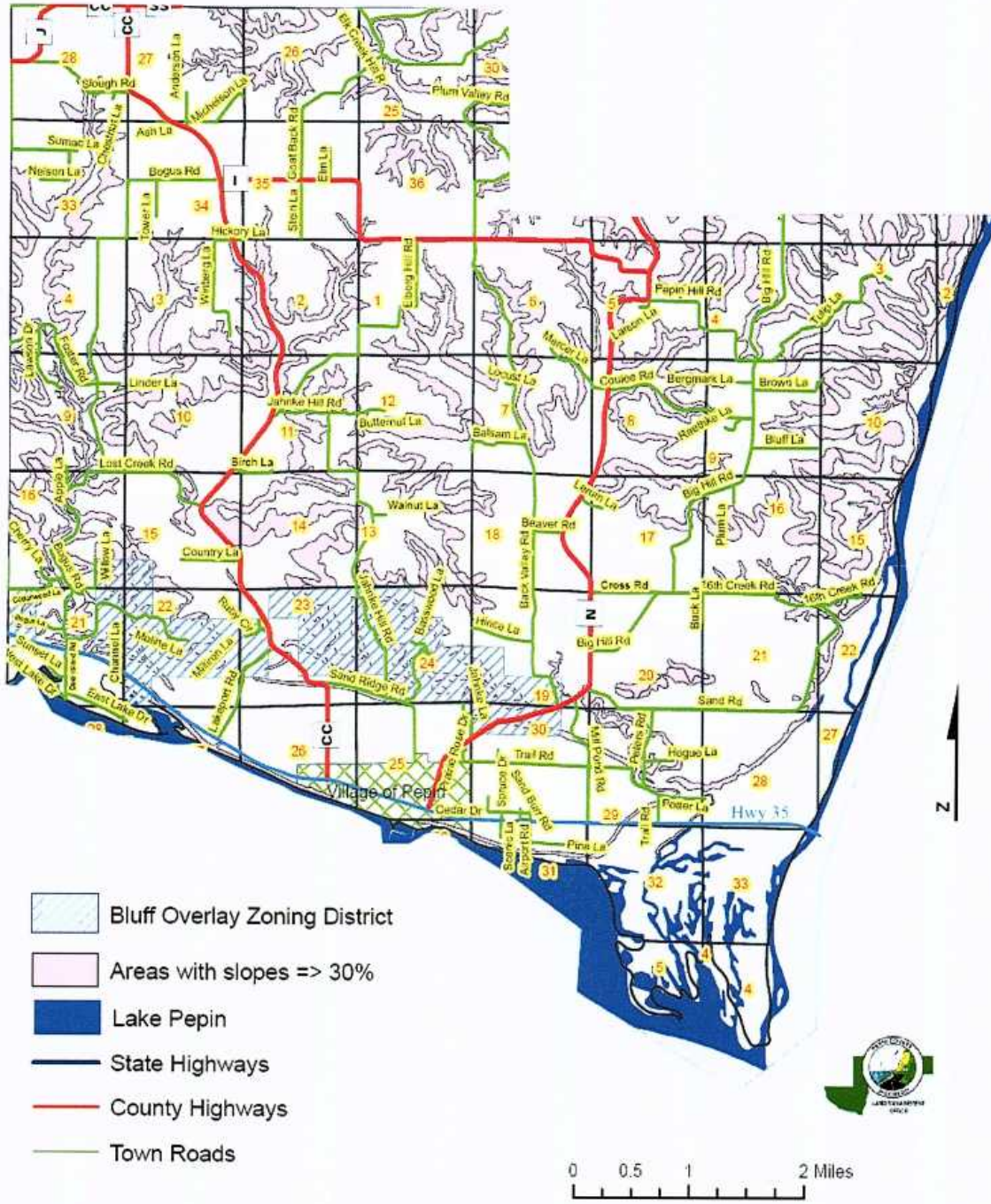


Karst topography is a landscape formed from the dissolution of soluble rocks such as [limestone](#), [dolomite](#), and [gypsum](#). It is characterized by underground drainage systems with [sinkholes](#), [dolines](#), and [caves](#)

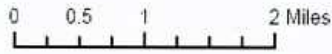
Water supplies from [wells](#) in karst topography may be unsafe, as the water may have run unimpeded from a sinkhole in a cattle pasture, through a cave and to the well, bypassing the normal filtering that occurs in a porous aquifer. Karst formations are cavernous and therefore have high rates of permeability, resulting in reduced opportunity for contaminants to be filtered. [Groundwater](#) in karst areas is just as easily [polluted](#) as surface streams. Sinkholes have often been used as farmstead or community [trash dumps](#). Overloaded or malfunctioning [septic tanks](#) in karst landscapes may dump raw sewage directly into underground channels.

Town of Pepin Slopes and Bluffs

Pepin Slopes over 30% & Bluff Zoning District

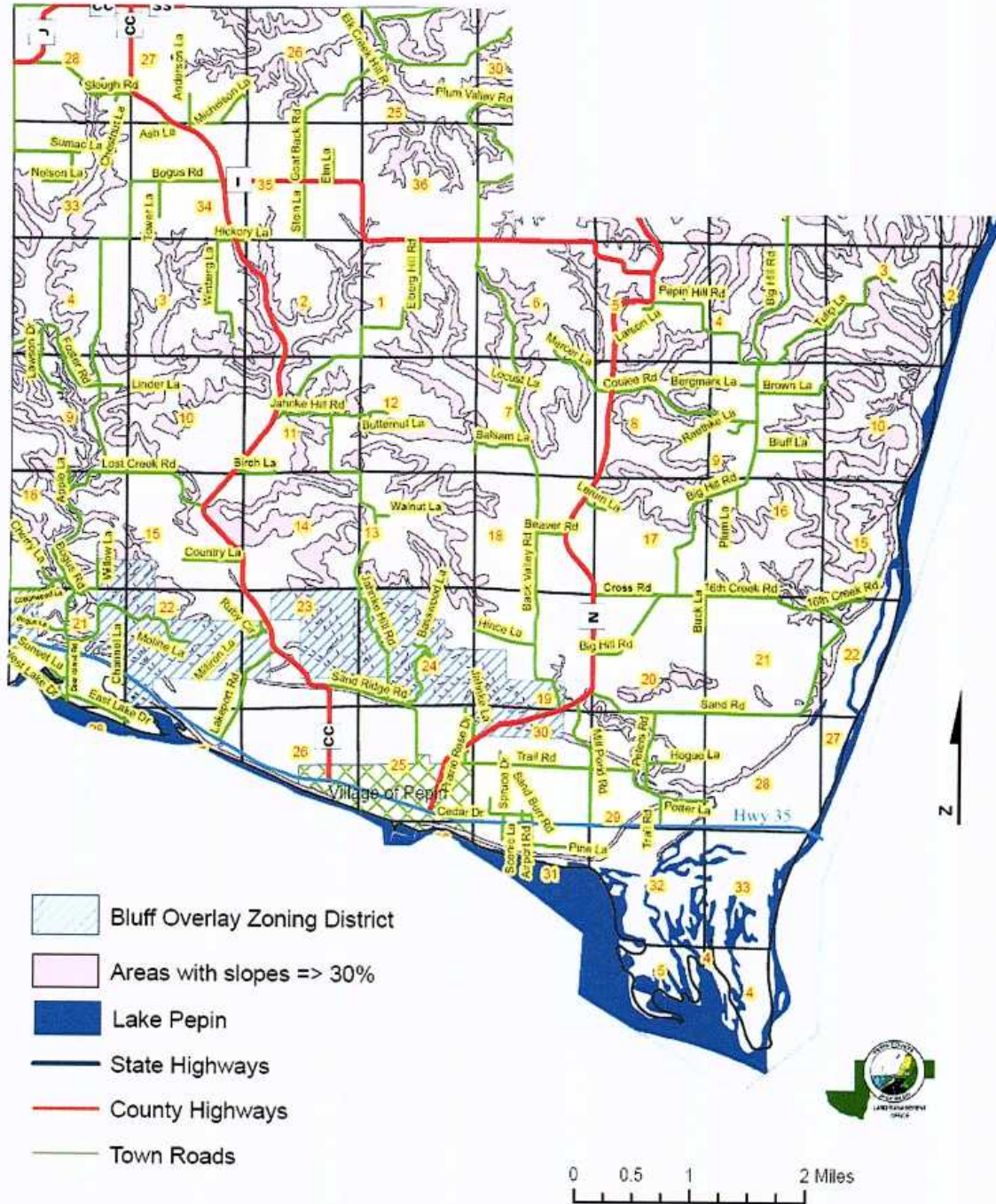


- Bluff Overlay Zoning District
- Areas with slopes => 30%
- Lake Pepin
- State Highways
- County Highways
- Town Roads

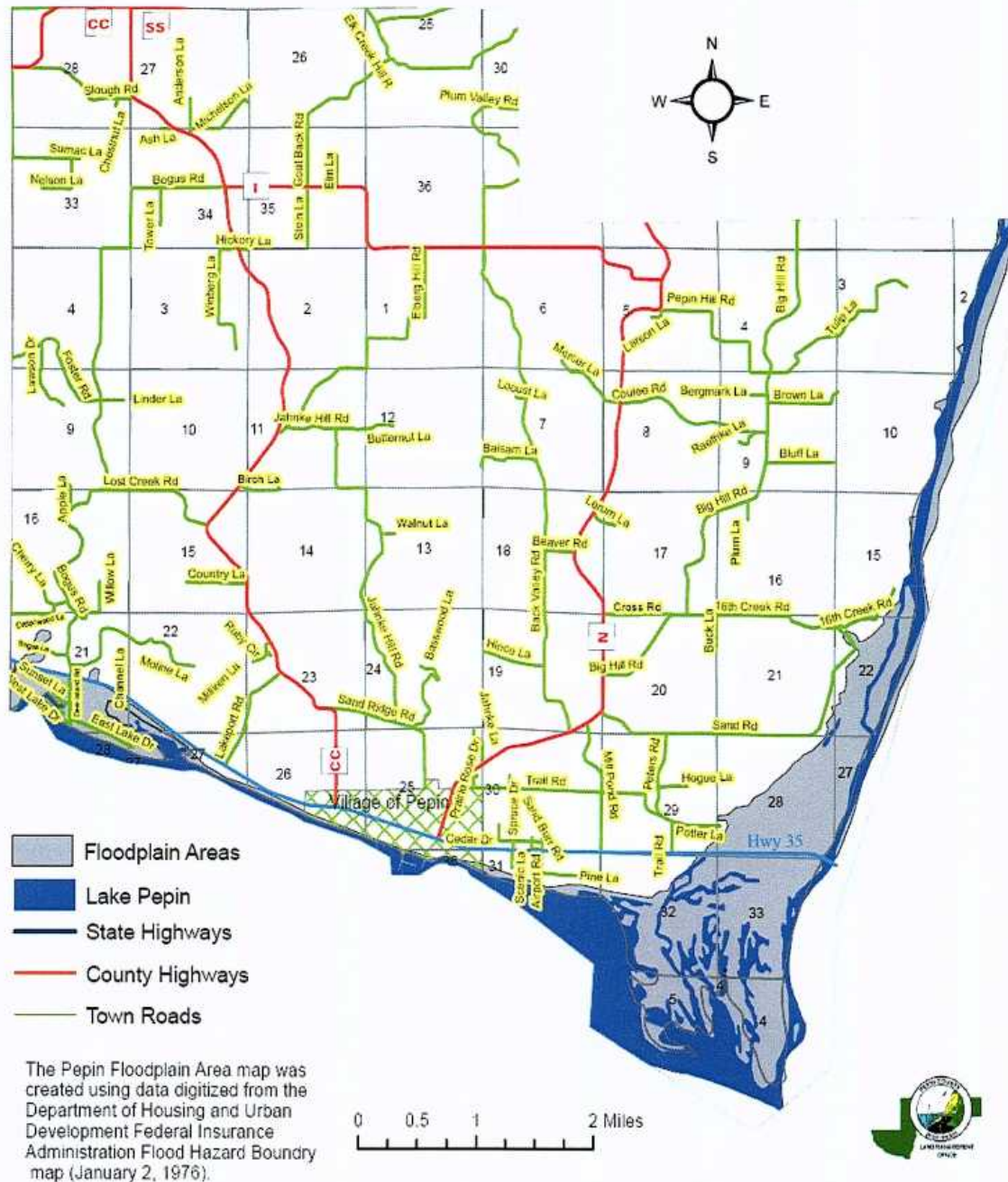


Town of Pepin Slopes and Bluffs

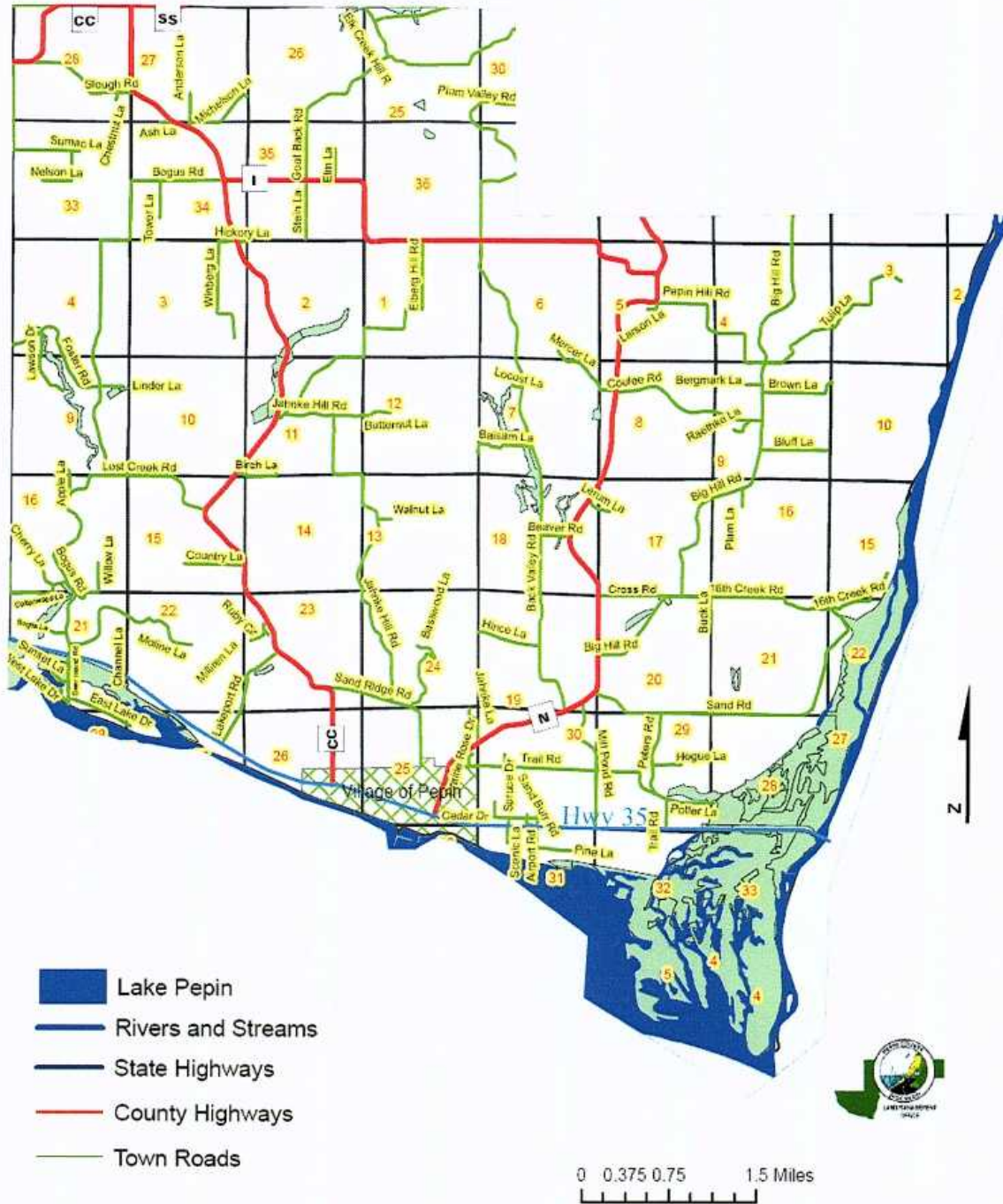
Pepin Slopes over 30% & Bluff Zoning District



Town of Pepin Floodplain Areas

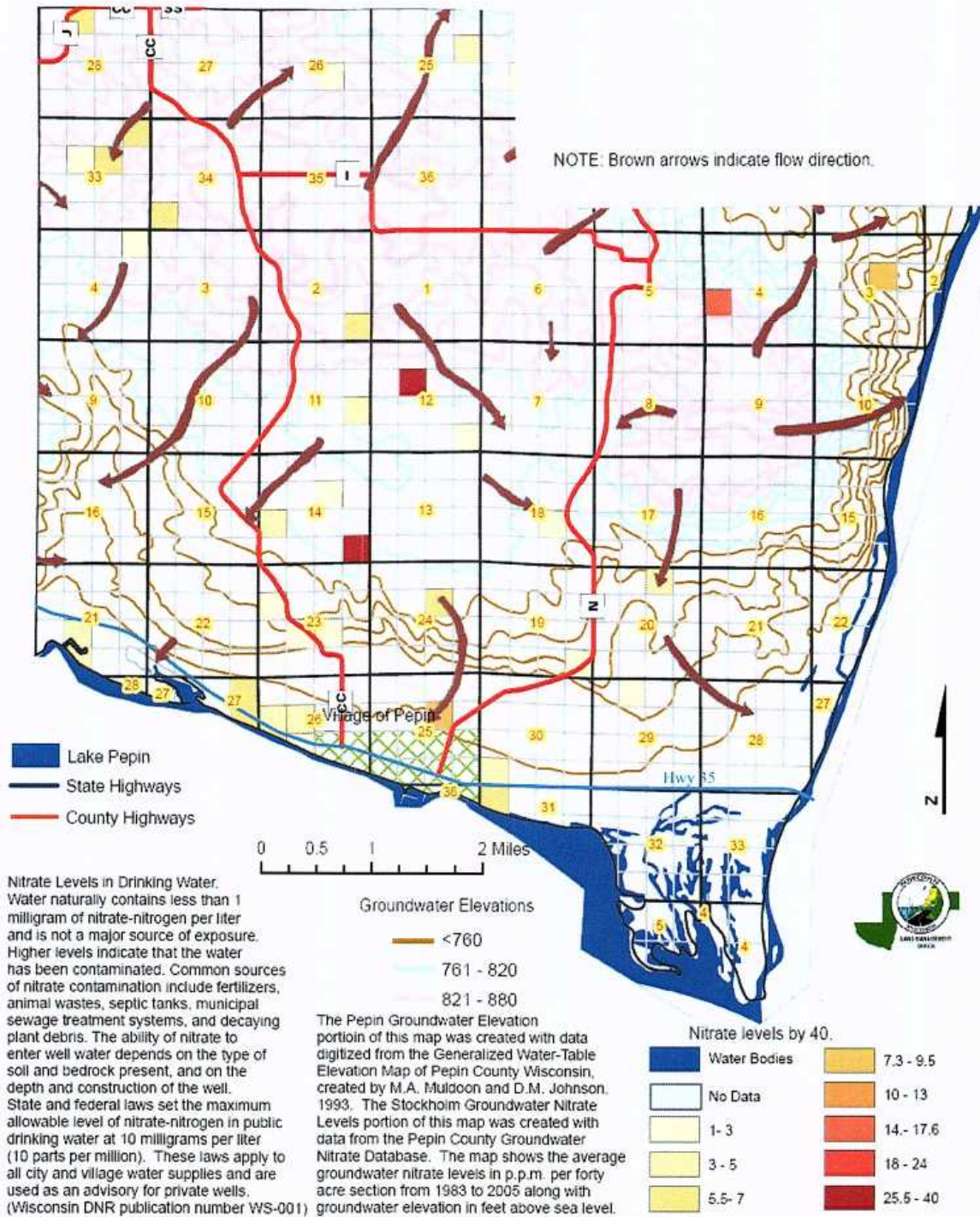


Pepin Surface Waters/Wetlands



Town of Pepin Ground Water Flows

Town of Pepin Groundwater Flow /Elevations with Nitrate Levels



Appendix 3: Resources for Economic and Agricultural Development

	Administrator	Description	Link
Pepin County Revolving Loan Fund	Pepin County	Loan Purpose: to encourage business development that will result in job growth and a diverse local economy. Loan ratio: minimum of \$1 of funding from private sources for every \$1 from the Pepin County Revolving Loan Fund (i.e., the Pepin County Revolving Loan Fund can provide up to half of the total project costs)	info@co.pepin.wi.us
The Business Capital Fund	Mississippi River Regional Planning Commission	The Business Capital Fund is 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. For further information, call 608.785.9396 or email plan@mrrpc.com. Loan Criteria: 1. Loan Sizes: in the \$10,000-\$60,000 range are preferred 2. Job Creation: a minimum of one (1) job created per \$10,000 of RLF financing 3. Loan Ratio: \$2 of private financing to every \$1 of RLF financing (2:1) 4. Equity: borrower shall provide minimum equity of 10% of total project cost 5. Terms: up to 15 years on land and buildings; expected life for equipment and	http://www.mrrpc.com/Revolving_Loan_Funds.html

		<p>machinery and up to five years for working capital 6. Interest Rate: 2-4 points below the current money center prime rate as quoted.</p>	
<p>HISTORIC PRESERVATION TAX CREDIT</p>	<p>Wisconsin Economic Development Corporation</p>	<p>The Historic Preservation Tax Credit applies to certified historic buildings. Under the program, owners of eligible buildings may receive a state income tax credit for 20 percent of the qualified rehabilitated expenditures. The Qualified Rehabilitated Buildings Tax Credit provides tax credits of 20 percent on the cost of eligible work to owners of buildings constructed before 1936 that are not considered historic properties. Both programs apply to rehabilitation expenditures, as defined in section 47 (c)(2) of the Internal Revenue Code, of \$50,000 or more.</p>	<p>http://inwisconsin.com/community-development/programs/htc/</p>
<p>Wisconsin Main Street Program</p>	<p>Wisconsin Economic Development Corporation</p>	<p>The Wisconsin Economic Development Corporation (WEDC) works with communities ranging from towns with populations of less than 1,000 to large neighborhoods in Milwaukee and Green Bay. Communities selected to participate in the Wisconsin Main Street Program initially receive five years of free, intensive technical assistance. The end goal is to enable participating communities to professionally manage a downtown or historic commercial district that is stable, physically attractive, competitive and visible.</p>	<p>http://inwisconsin.com/community-development/programs/main-street-program/</p>

<p>USDA RURAL BUSINESS ENTERPRISE GRANTS (RBEG) PROGRAM</p>	<p>US Dept of Agriculture</p>	<p>The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs. To assist with business development, RBEGs may fund a broad array of activities. There is no maximum level of grant funding. However, smaller projects are given higher priority. Generally grants range \$10,000 up to \$500,000. Rural public entities (towns, communities, State agencies, and authorities), Indian tribes and rural private non-profit corporations are eligible to apply for funding. At least 51 percent of the outstanding interest in any project must have membership or be owned by U.S. citizens or resident aliens.</p>	<p>http://www.rurdev.usda.gov/BCP_rbeg.html</p>
<p>Rural Energy for America Program - Renewable Energy System and Energy Efficiency Improvement Guaranteed Loan and Grant Program</p>	<p>US Dept of Agriculture</p>	<p>The Rural Energy for America Program (REAP) provides financial assistance to agricultural producers and rural small businesses in rural America to purchase, install, and construct renewable energy systems; make energy efficiency improvements to non-residential buildings and facilities; use renewable technologies that reduce energy consumption; and participate in energy audits, renewable energy development assistance, and</p>	<p>http://www.rurdev.usda.gov/BCP_ReapResEei.html</p>

		feasibility studies.	
Value-Added Producer Grants (VAPG)	US Dept of Agriculture	The primary objective of the VAPG program is to help agricultural producers enter into value-added activities related to the processing and/or marketing of bio-based value-added products. Generating new products, creating and expanding marketing opportunities, and increasing producer income are the end goals of this program. You may receive priority if you are a beginning farmer or rancher, a socially-disadvantaged farmer or rancher, a small or medium-sized farm or ranch structured as a family farm, a farmer or rancher cooperative, or are proposing a mid-tier value chain, as defined in the Program Regulation. Grants are awarded on a competitive basis.	http://www.rurdev.usda.gov/BCP_VAPG.html
USDA Rural development utilities programs	US Dept of Agriculture	Utility services are the foundation of rural infrastructure. Reliable and affordable water, waste treatment, electric power and telecommunications services can help rural areas expand economic opportunities and improve the quality of life for rural residents. USDA Rural Development provides funding opportunities in the form of payments, grants, loans, and loan guarantees, for the development and commercialization of vital utility services. These programs revitalize rural	http://www.rurdev.usda.gov/Utilities_Assistance.html

		communities with a variety of infrastructure improvements, and create sustainable opportunities for wealth, new jobs, and increased economic activity in rural America.	
USDA Programs and Opportunities	US Dept of Agriculture	The US Department of Agriculture provides a number of support, loan and grant programs for individuals, corporations, partnerships, cooperatives, public bodies, nonprofit corporations, Indian tribes, and private companies. Programs address housing, electric utility, cooperatives, water and other community economic development needs.	http://www.rurdev.usda.gov/ProgramsAndOpportunities.html
Natural Resources Conservation Service	US Dept of Agriculture	Conservation funding opportunities for agriculturalists and others. Eligible agricultural producers, landowners, and tribes may apply for financial assistance to help implement conservation practices or establish conservation easements, and grants may be available for eligible groups and organizations to promote new conservation technologies.	http://www.mrcs.usda.gov/wps/portal/nrcs/detailfull/national/programs/?cid=stelprdb104881#sthash.gXsyBcwh.dpuf
Small Business Development Center	UW Eau Claire	The UW-Eau Claire SBDC offers free, confidential, one-on-one business counseling services and affordable training programs to help you Start, Manage and Grow Your Business	http://www.uwec.edu/CE/cbs/aboutsbdc.htm

Western Dairyland Business Center	Western Dairyland (public and private business partners)	<p>The Western Dairyland Business Centers provides assistance to individuals interested in starting, expanding or improving small businesses primarily in Buffalo, Chippewa, Dunn, Eau Claire, Jackson, Pepin and Trempealeau counties. The Business Centers' services are designed to provide entrepreneurs with access to individualized as well as group business training, referrals, financing, technology, and ongoing business case management services.</p>	http://www.successfulbusiness.org/aboutus.phtml
Wisconsin Farmers Union Grant Advisory Program	Michael Fields Agricultural Institute	<p>MFAI and WFU's Grant Advisor can help you apply to grant, load and cost share programs of Wisconsin or the federal government that could help improve your farming business. These can be programs of any federal or state agency, not just the USDA.</p>	http://www.michaelfields.org/grant-advising-resources
Business Financing Guide	Mississippi River Regional Planning Commission	<p>Guide maintained by the regional planning commission</p>	http://mrrpc.com/Misc_pdfs/Business_Financing_Guide.pdf