

1.0 ISSUES AND OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of Richwood. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives and policy recommendations for the Town of Richwood. The essence of these recommendations is reflected throughout the entire document.

- **Protect and improve the health, safety, and welfare of residents in the Town of Richwood.***
- **Preserve and enhance the quality of life for the residents of the Town of Richwood.***
- **Protect and preserve the community character of the Town of Richwood.***

*Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period.

Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 BACKGROUND

Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit's comprehensive plan.

- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes 14 planning goals to guide planning efforts. The 14 goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this document.

Richland County, together with nineteen jurisdictions, including the Town of Richwood, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2003. In the spring of 2004, a thirty-month Comprehensive Planning Grant was awarded. Richland County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the twenty jurisdictions (Richland County, the City of Richland Center, towns, and villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Richland County that did not participate under the multi-jurisdiction grant were the Towns of Forest, Marshall, and Ithaca. These jurisdictions chose to complete their comprehensive plans using other resources. The following is a list of all of the jurisdictions that participated under the grant (see Map. 1.1, Participating Jurisdictions.)

Richland County	City of Richland Center Village of Boaz Village of Cazenovia Village of Lone Rock Village of Viola Village of Yuba	Town of Akan Town of Bloom Town of Buena Vista Town of Dayton Town of Eagle Town of Henrietta Town of Orion Town of Richland Town of Richwood Town of Rockbridge Town of Sylvan Town of Westford Town of Willow
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1.3.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

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- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
 - c. Plan, coordinate, and staff joint-jurisdictional meetings.

 - **UW-Extension, Richland County**
 - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

 - **Richland County Zoning and Land Use Department**
 - a. Provide information, direction, and feedback to SWWRPC on process and plan development.

 - **Town, Village, City Plan Commission**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

 - **County Zoning and Land Use Committee**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

 - **Town, Village, City, County Board/Council**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.4 PLANNING AREA

Refer to Map 1.2 in the Issues and Opportunities Chapter Attachments for a map of the planning area considered during this comprehensive planning process.

According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for towns that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with

adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Issues and Opportunities Chapter Attachments for the complete public participation plan.)

1.6 COMMUNITY SURVEY

In the spring of 2004, the staff from SWWRPC and University of Wisconsin Extension Service-Richland County (UWEX-Richland County) developed a countywide survey that was distributed to all property owners in Richland County. The purpose of the survey was to provide the Planning Commission with community feedback regarding the key elements in the comprehensive plan. A total of 8,197 surveys were sent to property owners in Richland County, and 388 were sent property owners in Town of Richwood. Eighty-one surveys were sent back, giving the town a 21% return rate. (See Issues and Opportunities Chapter Attachments for survey results.)

1.7 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

Table 1.1 Population Statistics (Source: US Census)

Population	Town of Richwood Number	Town of Richwood Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	640	100.0%	17,079	100.0%	4,417,933	100.0%
Total Population (1980)	654	100.0%	17,476	100.0%	4,705,767	100.0%
Total Population (1990)	662	100.0%	17,521	100.0%	4,891,769	100.0%
Total Population (2000)	618	100.0%	17,924	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	329	53.2%	8,882	49.6%	2,649,041	49.4
Female	289	46.8%	9,042	50.4%	2,714,634	50.6
Under 10 years	71	11.5%	2,195	12.2%	721,824	13.5%
10 to 19 years	108	17.5%	2,901	16.2%	810,269	15.1%
20 to 34 years	85	13.8%	2,810	15.7%	1,063,460	19.8%
35 to 44 years	102	16.5%	2,686	15.0%	875,522	16.3%
45 to 59 years	133	21.5%	3,437	19.2%	985,048	18.4%
60 to 74 years	81	13.1%	2,320	12.9%	560,306	10.4%
75+ years	38	6.1%	1,575	8.8%	347,246	6.5%
Median Age (2000)	40.0		39.2		36.0	

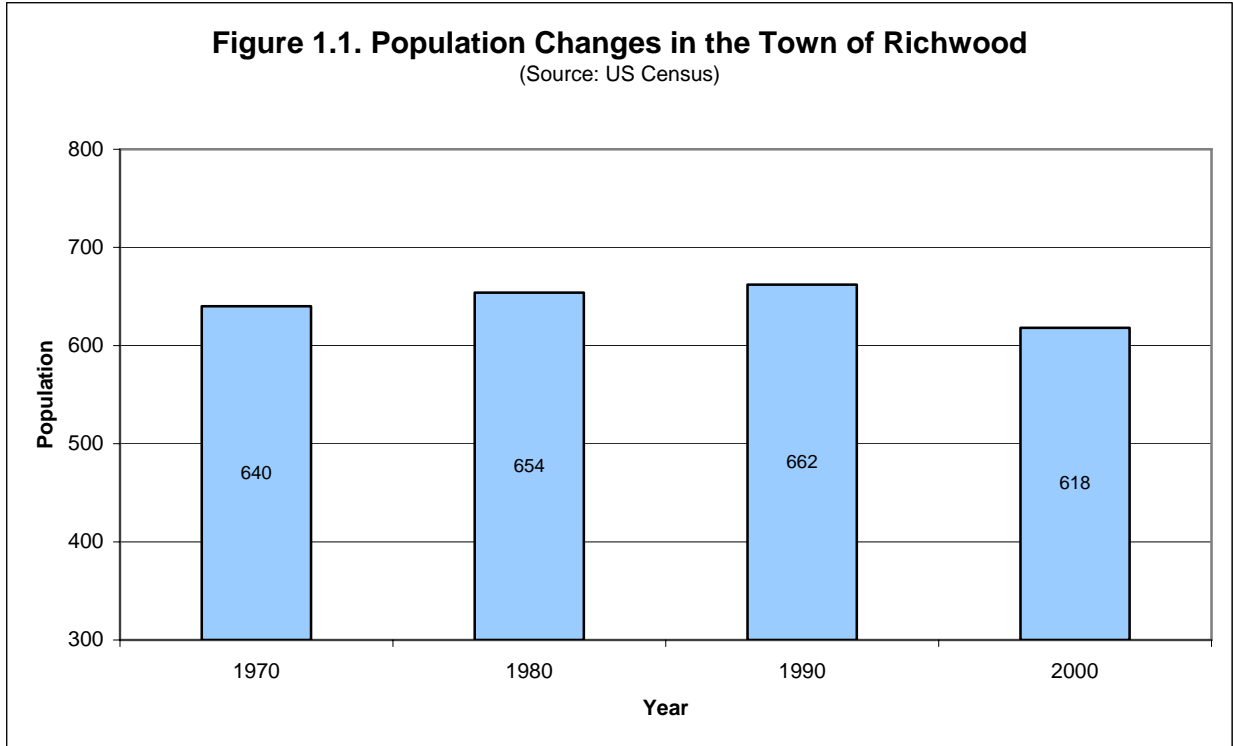


Figure 1.1 shows that the Town of Richwood experienced moderate population growth between 1970 and 1990. From 1990 to 2000 the Town of Richwood’s population decreased by 7.1%

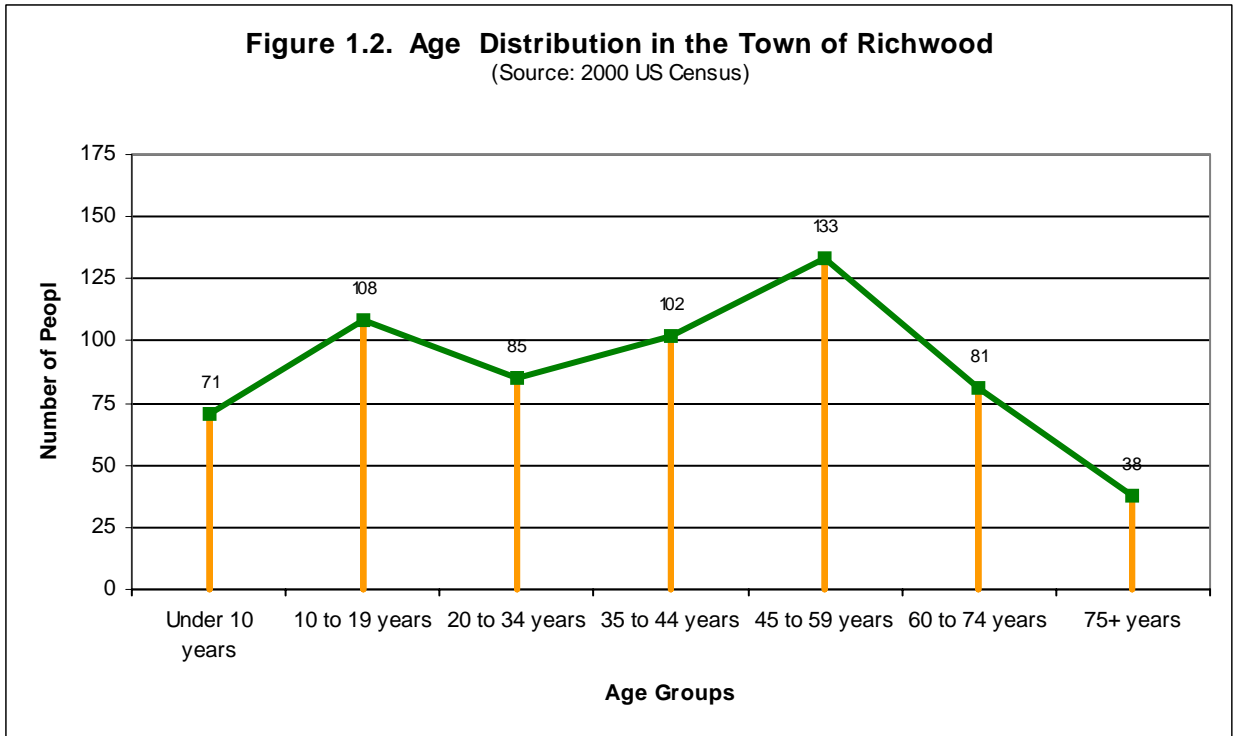


Figure 1.2 shows the population of the Town of Richwood by age distribution for the year 2000. The largest cohort is people between the ages 45-59 (133 people) making up 21.5% of the town’s population. The 75+ age group contains only 6.1% of the population with 38 people. The town’s median age is 40.0.

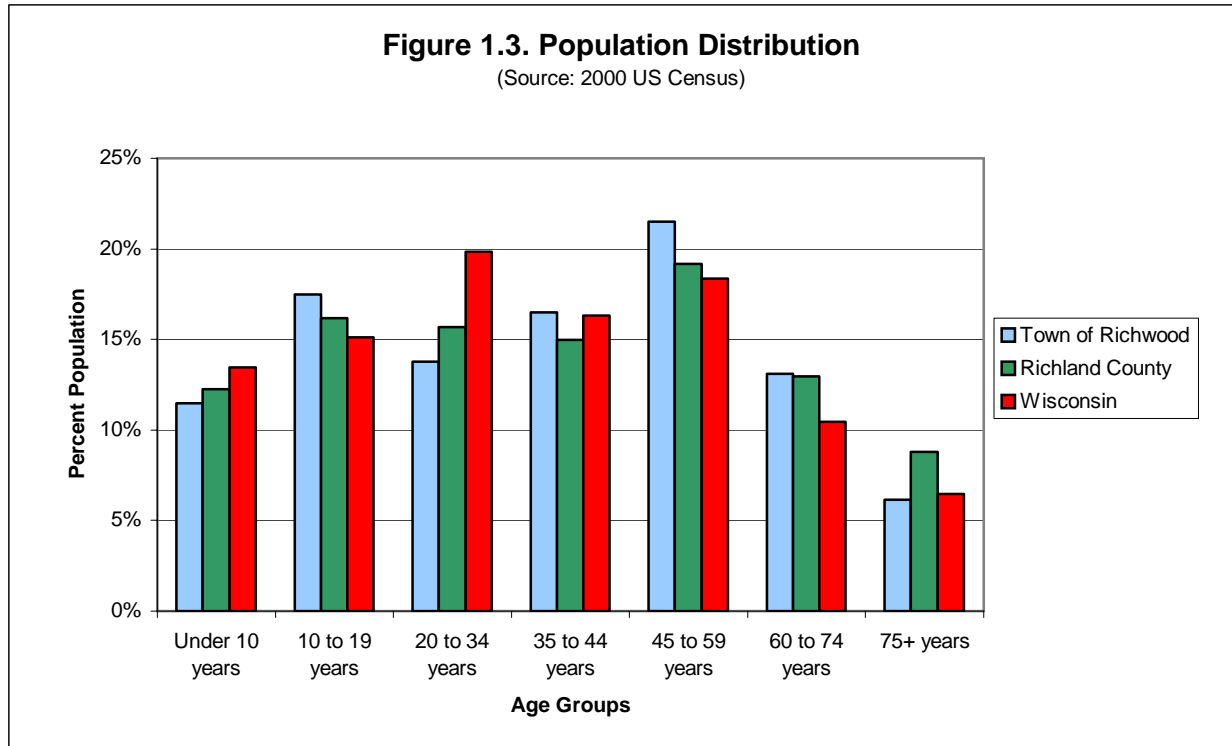


Figure 1.3 compares the population percentage by age group for the Town of Richwood, Richland County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: SWWRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	69	71	62	66	62	66
10 to 19 Years	70	72	68	72	65	70
20 to 34 Years	82	84	64	68	51	55
35 to 44 Years	84	86	81	85	72	77
45 to 59 Years	151	154	128	135	124	133
60 to 74 Years	123	126	169	177	169	182
75+ Years	34	35	35	37	61	66
Total	613	628	609	639	604	649

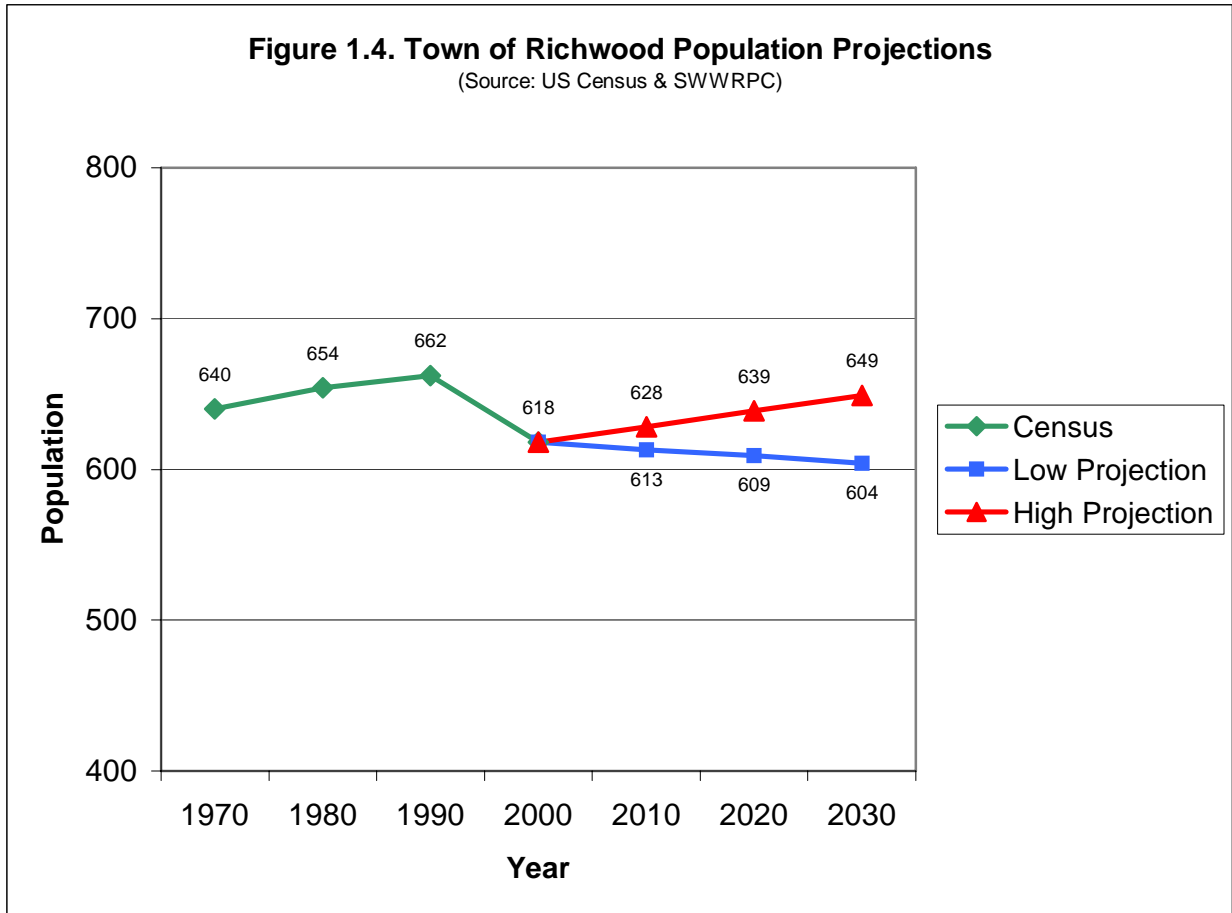


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. Projection figures were calculated using equations that took into account past population trends, the current size of the community, and the location of the community with respect to the types of roadways (highway, county, etc.) located in or around the jurisdiction.

Table 1.3 Educational Attainments (Source: SWWRPC)

Educational Attainment	Town of Richwood Number	Town of Richwood Percent	Richland County Number	Richland County Percent	Wisconsin Percent
Less than 9th Grade	40	9.3%	901	7.6%	5.4%
9th to 12th No Diploma	37	8.6%	1,233	10.4%	9.6%
HS Grad	184	42.6%	4,851	40.8%	34.6%
Some College	95	22.0%	2,554	21.5%	20.6%
Associate Degree	25	5.8%	681	5.7%	7.5%
Bachelor's Degree	41	9.5%	1,145	9.6%	15.3%
Graduate/Prof. Degree	10	2.3%	431	4.4%	7.2%
Percent High School Grad or Higher	NA	72.3%	NA	82.1%	85.1%

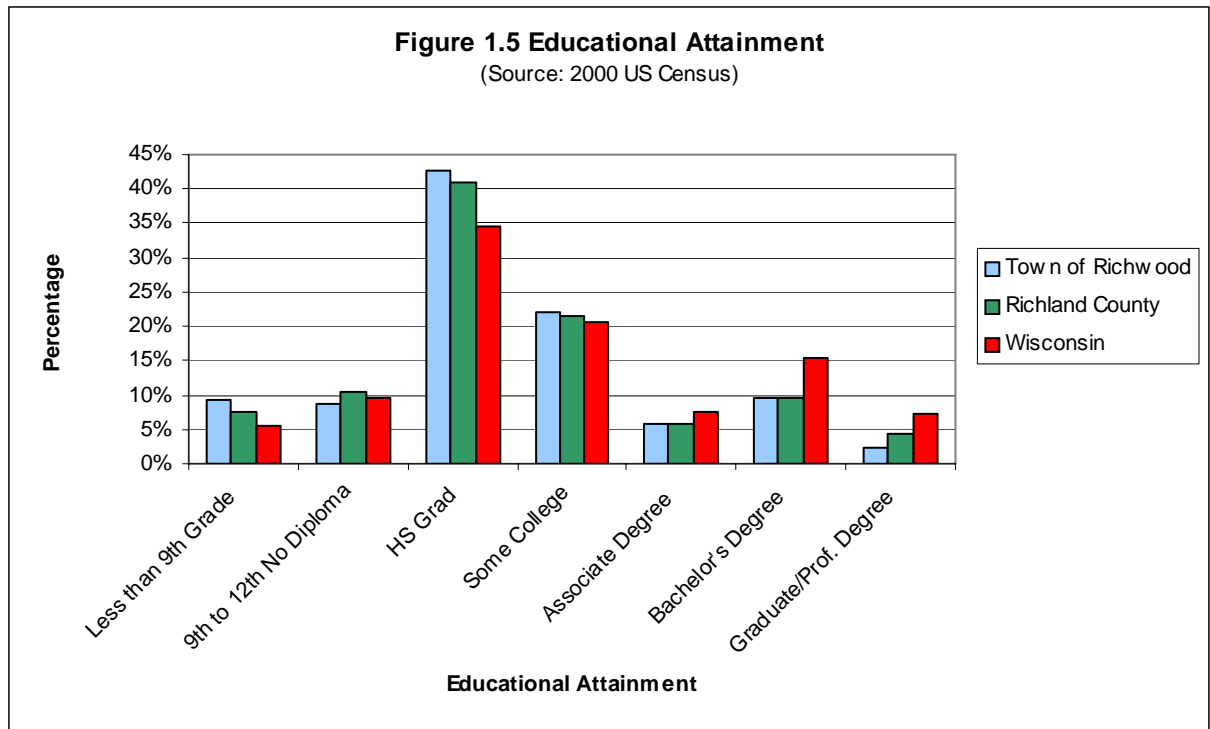


Table 1.4 Occupations (Source: US Census)

Occupations	Town of Richland Number	Town of Richland Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	72	22.5%	2,367	26.6%	540,930	19.8%
Const, Extraction & Maint.	35	10.9%	844	9.5%	237,086	8.7%
Farm, Fishing & Forestry	7	2.2%	294	3.3%	25,725	0.9%
Sales & Office	71	22.2%	1,824	20.5%	690,360	25.2%
Services	44	13.8%	1,221	13.7%	383,619	14.0%
Mgmt, Prof & Related	91	28.4%	2,335	26.3%	857,205	31.3%
Total	320	100%	8,885	100%	2,734,925	100%

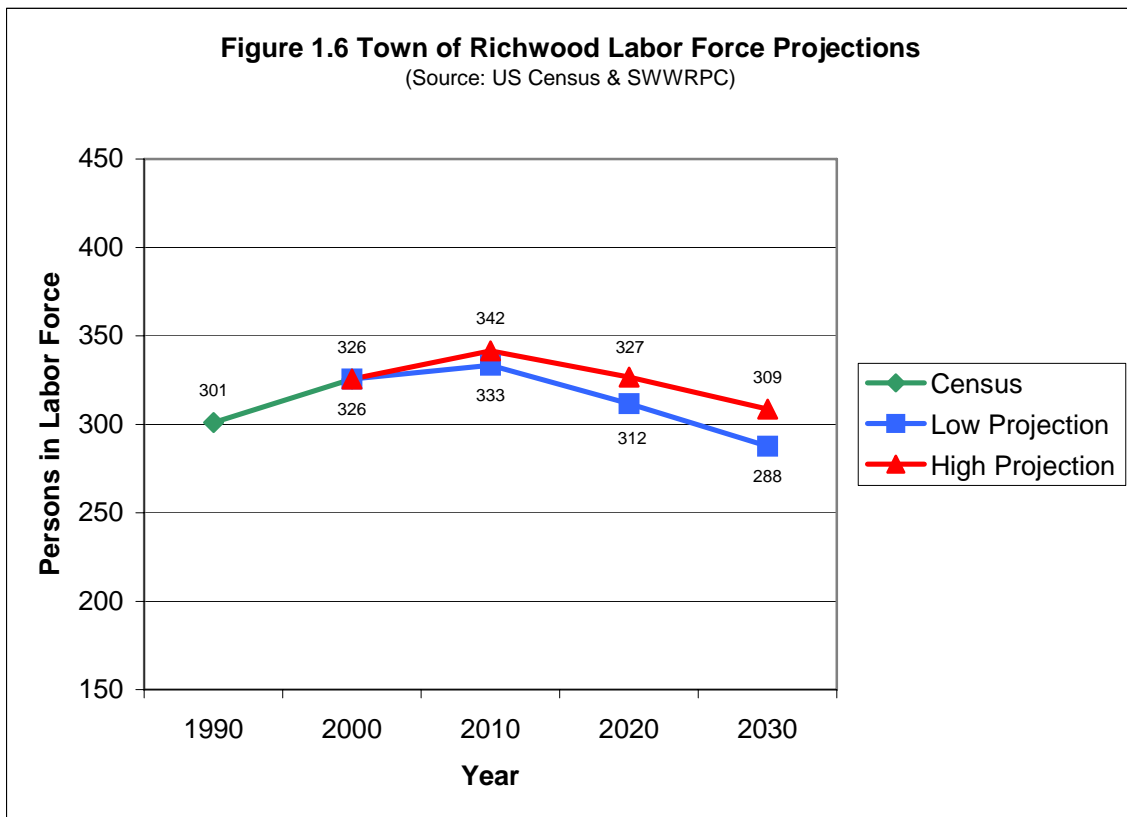


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1980 or 1970.

1.8 COMMUNITY VISION

A vision statement identifies where an organization (the Town of Richwood) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. SWWRPC, in conjunction with UWEX-Richland County, sponsored visioning sessions for each jurisdiction in the autumn and winter of 2004-2005. The Town of Richwood Planning Commission utilized the visioning information from these sessions to create a formal vision statement. The vision statement for the Town of Richwood is

The Town of Richwood is a diversified community of traditional small to medium sized family farms, hobby farms, rural homesteads and unincorporated hamlets. This mix of historical to modern structures flows through the rural hills and valleys of the beautiful lower Wisconsin River Valley. Our wooded bluffs, Trout streams, creeks, wetlands, boat landings and public hunting grounds make this a recreational paradise. Our scenic roads and State Snowmobile Trail offer year around beauty to all travelers.

Our town has a rich cultural and agricultural history that is still evident and cherished by the community today. The family farm is important here, as is the tradition of neighbor helping neighbor. Tippesaukee Farm was the first historical farm in the county, and just as we want this and other historically significant sites preserved, we strive to preserve the traditions of the family farm by offering our support to young farmers just starting out and aiding in the preservation of existing family farms.

Just as we strive to preserve our rural and agricultural history, we work cooperatively with the Wisconsin Department of Natural Resources and the Lower Wisconsin River Way Board to maintain an environmentally conscious community that strives to protect and preserve the natural beauty of our bluffs, woodlands, wetlands, and streams while encouraging and supporting their use as a recreational resource. We will continue to look for cost effective ways for our community to offer recycling and waste removal programs that create environmental awareness while maintaining the beauty of the area.

Our town encourages and supports environmentally friendly small businesses as well as the development of residential and family homesteads that maintain the natural flow of our rural setting.

Most importantly we will strive to encourage the residents of our community to take an active interest in the preserving the cosmetic and environmental flow of our township. We will provide a clean and organized meeting place, make available the resources and information needed to promote community participation and in turn build community pride that will be effective now and twenty years from now.

ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

Throughout each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities with various projects. Many of these agencies and programs can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. For each agency, a brief description of some of the programs is listed along with contact information. For each chapter the list of agencies, and the programs they provide, is not exhaustive. Your community should contact the agency to obtain the most up to date information. The following lists one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS**

PUBLIC PARTICIPATION PLAN

The Town of Richwood Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote an awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

The Planning Commission identified four primary audiences for the Town’s Public Participation Plan. These groups were identified as being important to the comprehensive planning process because they reflect a variety of the community’s diverse interests and perspectives. These groups include the general public, legal boards/agencies, businesses, and groups/individuals involved with land use issues. The table below enumerates the types of groups, which make up the four primary audiences.

General Public	Legal Boards/Agencies	Businesses	Groups and Individuals
<ul style="list-style-type: none"> • Farmers • Managed Forest • Elderly • Unincorporated Communities • Absentee Landowners 	<ul style="list-style-type: none"> • Richland County Housing Authority • Zoning Administrator • Richland County Zoning • Richland County Economic Development Corp • Eagle Town Board • Blue River Joint Fire Department • Lower WI Riverway Board • WI-DOT Richland County Hwy Commission 	<ul style="list-style-type: none"> • The Port • Jack Knowles • D and O Construction • Augell Construction • Stoney Hill Construction • Sedlak Recycling • Alliant Energy • Richland County Electric Richland and Grant Co. Telephone 	<ul style="list-style-type: none"> • WI Land Conservation • DNR • Property Owners of non-metallic mineral resources

Southwest Wisconsin Regional Planning Commission and UW-Extension will be involved in a variety of outreach activities throughout the planning process. SWWRPC will be conducting informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension will use to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

SWWRPC

- Survey
- SWWRPC Web Page

UW-Extension

- UW-Extension Newsletter
- UW-Extension Web Page
- Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The items listed below will serve as the methods for public participation throughout the entire Comprehensive Planning Process. These include both Town community planning meetings and SWWRPC facilitated meetings. These methods of public participation will be used to notify the primary audiences along with any other community members including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan.

- Public Notices
- Public Meetings
- Web
- Newspapers
- Radio
- Newsletters
- Phone Trees

Listed below are groups Richwood will target in order to encourage additional participation during the each stage of the planning process. The Town will use additional public outreach methods to ensure broad base participation from specific groups having vested interests in a particular issue or element being addressed in the planning process. Richwood has identified several of these groups listed in the table below and will directly contact these groups through a notices in a newsletter. Furthermore, when deemed appropriate, the Town will also organize an open house to encourage participation and feedback from the community and the specific groups listed in the table below.

Elements	Public Outreach Groups
Visioning	
Agricultural Resources	<ul style="list-style-type: none"> • Richland County Zoning Admin
Cultural Resources	<ul style="list-style-type: none"> • Richland County Zoning Admin
Economic Development	<ul style="list-style-type: none"> • Richland County Economic Development Corp
Housing	<ul style="list-style-type: none"> • Richland County Housing Authority
Implementation	<ul style="list-style-type: none"> • Richwood Town Board
Intergovernmental	<ul style="list-style-type: none"> • Eagle Town Board • Blue River Joint Fire District
Land Use	<ul style="list-style-type: none"> • Lower Wisconsin Riverway Board
Natural Resources	<ul style="list-style-type: none"> • Richland County Zoning Admin
Transportation	<ul style="list-style-type: none"> • Richland County Highway Department • Wisconsin Department of Transportation
Utilities and Community Facilities	<ul style="list-style-type: none"> • Richland Grant Telephone • Richland Electric

The success of the public participation plan will be measured by the extent to which progress has been made towards the achievement of this plan’s goals. The public participation plan was approved by the Planning Commission and Town Board in the fall of 2004.

During the Implementation phase of the project, the Planning Commission shall adopt, by majority vote, a resolution that recommends the adoption of the comprehensive plan (or any future plan amendments) to the Town Board. CD copies of the recommended and adopted plan will be sent to the clerks of the Towns of Akan, Eagle, Dayton, Waterstown, Marietta, Scott, Muscoda, Boscobel, Clayton, Village of Boscobel, Richland County, Grant County, Crawford

County, and the Riverdale, Boscobel Area, and Richland School District Administrators. A letter accompanying the CD will announce the availability of a paper copy of the plan should the jurisdiction want one. (Section 66.1001(4)(b), Stats.) In addition, a CD and a paper copy of the plan will be sent to the Wisconsin Land Council, Wisconsin Department of Administration, and the Public Library.

In order to comply with Act 307 regarding nonmetallic mining the Town of Richwood will also send a copy of the plan, per a written request, to any operator who has applied for, or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Richwood Town Board will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.). At least 30 days prior to the hearing, a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

Prior to adopting the plan, the Richwood Town Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting.

The Richwood Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Richwood Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

COMMUNITY SURVEY

The following pages contain community survey results for the Town of Richwood, WI. The survey was sent to property owners in Richland County in the spring of 2004. The Southwestern Wisconsin Regional Planning Commission compiled the information for the Town of Richwood as part of the requirements of the Wisconsin Comprehensive Planning legislation. Of the 388 surveys mailed to Richwood property owners, 81 (21%) were returned. The percentages below were based on the 81 returned surveys.

Quality of Life

1. What are the three most important reasons you and your family chose to live in Richland County?

25%	Agriculture	16%	Near job (employment opportunity)
1%	Appearance of homes	12%	Property taxes
3%	Community Services	10%	Quality of neighborhood
17%	Cost of home	6%	Quality of schools
3%	Historical significance	24%	Recreational opportunities
17%	Low crime rate	44%	Small town atmosphere
67%	Natural beauty	38%	Near family or friends

2. Is there anything about living in Richland County that you do not like?

Comments report not attached.

Community Facilities and Services

3. Rate the following local services. The rating selections are: Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		E	G	F	P	NA	NR
a.	Ambulance	21%	41%	17%	3%	11%	7%
b.	Fire protection	22%	40%	19%	5%	6%	9%
c.	Garbage collection	4%	11%	7%	12%	62%	4%
d.	Municipal water system	1%	4%	4%	1%	82%	9%
e.	Park and recreation facilities	9%	43%	10%	5%	28%	5%
f.	Police protection	9%	43%	21%	9%	12%	6%
g.	Public library	10%	37%	11%	3%	35%	5%
h.	Public school system	10%	54%	20%	4%	7%	5%
i.	Recycling programs	10%	38%	26%	9%	15%	3%
j.	Sanitary sewer service	0%	7%	9%	3%	77%	5%
k.	Snow removal	12%	40%	19%	10%	15%	5%
l.	Storm water management	4%	14%	9%	7%	61%	6%
m.	Street and road maintenance	7%	44%	32%	7%	5%	4%

Natural and Cultural Resources

4. How important is it to protect the following. Your selections are: Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

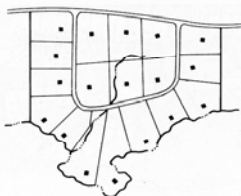
		E	VI	I	NI	NA	NR
a.	Air quality	43%	42%	13%	1%	0%	0%
b.	Farmland	38%	41%	17%	4%	0%	0%
c.	Forested lands	42%	43%	11%	4%	0%	0%
d.	Groundwater	58%	36%	5%	0%	0%	1%
e.	Historic and cultural sites	14%	38%	33%	9%	1%	5%
f.	Open space	24%	42%	24%	5%	3%	4%
g.	Rivers and streams	52%	38%	9%	0%	0%	1%
h.	Rural character	30%	40%	26%	1%	1%	3%
i.	Scenic views and undeveloped hills/bluffs	37%	28%	25%	9%	1%	0%
j.	Wetlands	37%	27%	27%	6%	1%	1%
k.	Wildlife habitat	40%	38%	17%	4%	0%	1%

Housing

Please give us your opinion about the development of housing in your community. Your selections for questions 5-9 are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
5.	Your local jurisdiction should focus on improving existing housing quality.	20%	42%	11%	5%	17%	5%
6.	More of the following types of housing are needed.						
a.	Single family housing	15%	30%	11%	3%	37%	5%
b.	Duplexes (2 units)	4%	15%	25%	14%	36%	7%
c.	Apartments	4%	9%	31%	17%	33%	6%
7.	Affordable housing is needed in your local jurisdiction.	10%	28%	19%	9%	31%	4%
8.	Elderly housing is needed in your local jurisdiction.	10%	28%	19%	5%	33%	5%
9.	Starter (first time home buyer) homes are needed in your local jurisdiction.	11%	21%	25%	6%	32%	5%

10. Would you prefer housing built in a traditional design (Option A), or a cluster design (Option B)?



26%	Option A
57%	Option B
17%	No Response

The rating selections for questions 11-16 are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
11.	Productive agricultural land should be allowed to be used for:						
a.	Agricultural use	73%	19%	0%	0%	1%	7%
b.	Residential use	6%	21%	38%	20%	3%	13%
c.	Commercial use	1%	15%	35%	33%	4%	12%
d.	Any use	4%	7%	25%	44%	10%	10%
12.	Large scale farms (300 or more animal units) should be allowed to expand:						
a.	Anywhere in Richland County	4%	11%	27%	40%	3%	16%
b.	Nowhere in Richland County	28%	11%	22%	19%	6%	13%
c.	Outside a 2 mile radius of incorporated areas	16%	24%	14%	26%	15%	6%
13.	Landowners should be allowed to develop land anyway they want.	11%	9%	47%	30%	3%	1%
14.	The visual impacts (view of the landscape is an important consideration when evaluating proposed developments).	41%	47%	4%	3%	5%	1%
15.	It is important to require driveways that will meet standards for providing emergency services.	40%	39%	11%	3%	7%	1%
16.	There should be a minimum lot size on residential development in rural areas.	35%	35%	11%	10%	9%	1%

17. In your opinion, what should be the minimum lot size for rural residential development? Check only one box.

7%	Less than 1 acre	10%	11 to 40 acres
37%	1 to 5 acres	10%	40 or more acres
17%	6 to 10 acres	12%	No limitation
6%	No response		

Transportation

Please give us your opinion about transportation in your community. Your selections for questions 18-21 are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
18.	The overall network (roads, streets, and highways) in Richland County meets the needs of its citizens.	22%	63%	10%	1%	1%	3%
19.	The condition of local roads and streets in your community is adequate for intended uses.	17%	63%	11%	6%	1%	1%
20.	Biking and walking are important modes of transportation in your community.	9%	27%	28%	11%	22%	3%
21.	There should be more biking and walking lanes along public roadways.	26%	25%	20%	12%	16%	1%

22. Rate the following for your local jurisdiction. Your selections are: Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		E	G	F	P	NA	NR
a.	Roads	6%	63%	24%	5%	1%	1%
b.	Sidewalks	3%	12%	5%	9%	69%	3%
c.	Bike trails	1%	5%	11%	12%	69%	1%
d.	Airports	3%	15%	12%	3%	67%	1%
e.	Bus service	0%	0%	7%	10%	81%	1%
f.	Shared ride/van service	0%	3%	10%	11%	75%	1%
g.	Railroads	0%	5%	6%	16%	70%	3%

23. Check the two most effective ways your local jurisdiction could provide comprehensive planning information to its landowners and residents.

74%	Direct mailings
12%	Newspaper articles
24%	Radio
30%	Newsletters
37%	Public meeting
12%	Internet

Economic Development

Please give us your opinion about economic development in your community. Your selections for questions 24-28 are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
24.	Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:						
a.	In an existing city or village	22%	51%	9%	1%	9%	9%
b.	Near a city or village	14%	57%	7%	5%	7%	10%
c.	Anywhere in Richland County	4%	14%	37%	32%	5%	9%
25.	Richland County should work to coordinate efforts to actively recruit new businesses and industry.	40%	47%	6%	3%	3%	3%
26.	All Richland County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.	7%	42%	21%	11%	14%	5%
27.	Development at the edge of cities and villages should be required to have municipal water and sewer services.	11%	65%	3%	5%	12%	4%
28.	Richland County jurisdictions should pursue alternatives as a form of economic development:						
a.	Ethanol plants	21%	35%	16%	7%	15%	6%
b.	Solar energy	32%	40%	11%	0%	14%	4%
c.	Wind energy	44%	30%	5%	3%	17%	1%

29. Rate the importance of the following: Your selections are: Essential (E), Very Important (VI), Important (I), Not Important (NI), No Opinion (NO), and No Response (NR).

		E	VI	I	NI	NO	NR
a.	Agricultural related businesses	47%	22%	20%	5%	4%	3%
b.	Commercial and retail development	11%	36%	32%	7%	10%	4%
c.	Downtown development -main street	10%	27%	35%	12%	12%	4%
d.	Home based businesses	5%	12%	51%	11%	16%	5%
e.	Industrial and manufacturing development	12%	30%	36%	10%	9%	4%
f.	Tourism and recreation	16%	35%	32%	7%	7%	3%

30. If you could change one thing in your community, what would it be? Comments report not attached.

31. Other comments: Comments report not attached.

Demographics

1. Gender

65%	Male
25%	Female
1%	Both Options
9%	No Response

2. Age

0%	18-24
5%	25-34
15%	35-44
24%	45-54
35%	55-64
20%	65 and older
3%	No response

3. Employment status

44%	Employed full time
9%	Employed part time
16%	Self employed
3%	Unemployed
20%	Retired
4%	Other
2%	Two Options Marked: One Respondent marked Employed Full Time and Self Employed. One Respondent marked Employed Part Time and Retired. One Respondent marked Self Employed and Retired.
2%	No response

4. Place of residence

99%	Own
1%	Rent
0%	Other
0%	No response

5. Number of adults (over 18) in your household.

4%	0
16%	1
67%	2
11%	3
1%	4
0%	5 or more
1%	No response

6. Number of children (under 18) in our household.

70%	0
9%	1
10%	2
7%	3
0%	4
1%	5 or more
3%	No response

7. Income range

4%	Less than 15,000
11%	15,000 to 24,999
42%	25,000 to 49,999
15%	50,000 to 74,999
10%	75,000 to 99,999
10%	100,000 or more
9%	No response

8. How long have you lived in Richland County?

6%	Less than 1 year
7%	1 to 4 years
20%	5 to 9 years
26%	10 to 24 years
36%	25 years or more
5%	No response

9. How many acres of land do you own in Richland County?

0%	None
15%	Less than 1 acre
26%	1-10 acres
28%	11-100 acres
30%	100 or more acres
1%	No response

10. Do you actively farm the land you own?

25%	Yes
68%	No
5%	Not applicable
1%	Two Options Marked
1%	No response

11. Do you think your land will be actively farmed (by you or someone else) in the next: (check all that apply).

25%	0- 5 years
11%	6-10 years
7%	11-15 years
19%	16 to 20 years
46%	Not Applicable

2.0 UTILITIES AND COMMUNITY FACILITIES

2.1 CHAPTER SUMMARY

The purpose of this section is to inventory, map, and forecast utilities and community facilities in the Town of Richwood. Utilities and community facilities, often referred to as public works, is the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, etc. Many of the community facilities are supported by utilities including water services, sewer system, stormwater drainage, electricity, etc.

It is expected that the population in the Town of Richwood might decrease or increase slightly over the next 25 years (see Chapter 1, Issues and Opportunities). Population projections for the year 2030 show the Town's current population of 618 decreasing to 604 residents (Low estimate) or increasing to 649 residents (High estimate) by 2030. The exact need to expand, rehab, or create new utilities and community facilities is difficult to determine. To the extent possible, this chapter tries to forecast the future utility and community facility needs of the Town of Richwood; however, these needs will vary according to growth pressure and the level of service that is deemed publicly acceptable. In addition, when evaluating whether a utility or community facility will be able to meet future needs it is assumed that some routine maintenance will be needed.



Wisconsin State Statute 66.1001(2)(d)

(d) Utilities and Community Facilities

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

2.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of utility and community facility development.

- **Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.**
- **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.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

2.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Utilities and Community Facilities objectives and policy recommendations (not in order of priority) that support the above goals and will guide utility and community facility decisions in the jurisdiction over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Guide new growth to areas that are most efficiently served with utilities.**

- 2. Encourage new development that requires urban services to locate within City/Village limits**
- 3. Discourage utility extensions into areas environmentally unsuitable to urban development due to soils, flooding, or topography.**
- 4. Check that adequate public utilities including system capacity are available before issuing new development permits.**
- 5. Review new development proposals and carefully examine their impact on the community's services.**
- 6. Maintain existing utility and community facilities so they can support existing development and redevelopment.**
- 7. Ensure new development bears a fair share of capital improvement cost caused by the development.**
- 8. Encourage the education of landowners on the management of private septic systems.**
- 9. Where and when possible, utilize county, state, and federal programs or grants to maintain, enhance, or pursue new utilities and community facilities.**

2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

2.4.1 SANITARY SEWER SERVICE

All Town of Richwood wastewater treatment is through private onsite wastewater treatment systems (POWTS). The Town of Richwood has approximately 228 POWTS. POWTS, or septic systems, treat domestic wastewater, which would include domestic activities such as sanitary, bath, laundry, dishwashing, garbage disposal, etc. These systems receive domestic wastewater and either retains it in a holding tank, or treats and discharges into the soil. Any system with a final discharge upon the ground surface, or discharging directly into surface waters of the state, is subject to DNR regulation. POWTS are most commonly used in rural or large lot areas where sanitary sewer is not available. These systems are regulated under WI COMM-83 and permits are issued by the Wisconsin Department of Commerce and the WI-DNR. Refer to the WI DOC, WI DNR, and the Richland County Zoning and Sanitation Department for more information on sanitary sewer regulations.

2.4.2 STORMWATER MANAGEMENT

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source

pollution. The Town of Richwood does not currently have any programs or policies addressing the management of stormwater runoff. Refer to the WI DNR or the Richland County Department of Zoning and Sanitation for more information on stormwater management.

Beginning in August 2004, any construction sites disturbing more than one acre of land must get state permits and keep soil on their land during and after construction (NR 151, 216). The threshold was lowered from five acres to one acre in order to comply with new U.S. Environmental Protection Agency Phase 2 Storm Water Regulations. The purpose of the regulation is to lower and control the amount of sedimentation that reaches Wisconsin rivers and lakes. Refer to the WI DNR for more information.

2.4.3 WATER SUPPLY

All drinking water for the residents of the Town of Richwood comes from private wells. The Town of Richwood has approximately sixty-three private wells constructed since 1980 (does not include replacement wells). Since all of the Town of Richwood water comes from private wells, the future demand for water will depend on the number of new homes that are constructed (see Chapter 4, Housing).

Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, the Richland County Department of Zoning and Sanitation and Chapter 3, Agricultural, Natural, and Cultural Resources, for more information on water quality and well regulations.

2.4.4 SPECIAL SERVICE DISTRICT

A special purpose district is a government entity that is responsible for performing specific tasks and oversight essential to a community or region's well-being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. No special service districts exist in Richwood. Refer to Chapter 6, Economic Development.

2.4.5 SOLID WASTE DISPOSAL AND RECYCLING FACILITIES

Garbage and recycling services are provided by the Town of Richwood via a drop-off point. The drop-off point is open every Saturday for four hours. Larger items such as appliances and metals can be dropped off twice per year during clean-up weekends.

There is one landfill in the Town of Richwood, the old town dump, located to the northwest of Excelsior. In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills becoming the first state to

receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35, and numerous WI Administrative Codes. Refer to the WI DNR, the Richland County Department of Landfill, and the Department of Zoning and Sanitation for more information on landfill regulations.

2.4.6 PARKS AND RECREATIONAL FACILITIES

Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for information on local park and recreation facilities.

2.4.7 TELECOMMUNICATION FACILITIES

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phone. Table 2.1 below indicates jurisdictions with one or more types of communication towers in the County. Non-participating jurisdictions (Towns of Forest, Dayton and Marshall) are not listed in this table. Refer to the Federal Communications Commission FCC - (www.wireless2.fcc.gov) or the Richland County Zoning and Sanitation Department for more information on telecommunication regulations.

Table 2.1 Richland County Telecommunications Towers

Jurisdiction	Number of Towers	Location Strategy?
Village of Cazenovia	1	No
Village of Yuba	1 – free standing	No
Town of Bloom	1 – free standing	No
Town of Bloom	1 – free standing	No
Town of Orion	1 – free standing	Oakridge
Town of Richland	3 – free standing	Not to date
Town of Westford	1 – free standing	No
No Towers in Jurisdiction		
<ul style="list-style-type: none"> • City of Richland Center • Village of Boaz • Village of Lone Rock • Village of Viola 	<ul style="list-style-type: none"> • Town of Akan • Town of Buena Vista • Town of Eagle • Town of Henrietta 	<ul style="list-style-type: none"> • Town of Richwood • Town of Rockbridge • Town of Sylvan • Town of Willow

(Source: Federal Communications Commission)

2.4.8 POWER PLANTS AND TRANSMISSION LINES

Except for three locations, Richland County is part of the Alliant / Wisconsin Power and Light Company, which serves the southern and eastern sections of the county, or the Richland Electric Cooperative, which serves the north and western portions of the county. The other electric utilities are the Richland Center Electric Utility serving an area immediately around the City of Richland Center, the Viola Municipal Water and Electric Utility and the Muscoda Water and Light Utility, which serves a small area at the south-central portion of the County adjacent to the Village of Muscoda. One major East-West, and two North-South electric transmission lines cross the County. There are eight electrical substations located along these lines in Richland County.

The Northern Natural Gas Pipeline runs north/south through the county up to Richland Center. Natural gas is provided to roughly half the county by a number of providers including Madison Gas and Electric, Wisconsin Gas, and Midwest Natural Gas, Inc. Refer to Alliant Energy, the Richland Electric Cooperative, the Richland Center Electric

Utility, Muscoda Light and Water Utility, Madison Gas and Electric, Wisconsin Gas, and Midwest Natural Gas for more information on power plants and transmission lines.

2.4.8 CEMETERIES

Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for information on local cemeteries.

2.4.9 POSTAL SERVICE

Post Offices are located in most Richland County Villages and in the City of Richland Center.

2.4.10 MUNICIPAL BUILDING

The Richwood municipal building is a 1960s school converted for town use. The building has a gym, kitchen, bathrooms and two former classrooms. It meets the needs of the Town but it could benefit from some improvements.

2.4.11 POLICE, FIRE, AND RESCUE SERVICES

The Richland County Sheriff's Department provides police services to the Town of Richwood. The Blue River Fire Department provides fire services and the Blue River EMS provides emergency medical services.

2.4.12 LIBRARY FACILITIES

There is no library in the Town of Richwood. Below is a table of the libraries that are in Richland County. Richland County libraries are part of the Southwest Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin.

Table 2.2 Libraries Serving Richland County

Richland County Public Libraries	Address	Phone
Brewer Public Library	325 N. Central Ave., Richland Center, 53581	608-647-6444
Lone Rock Community Library	234 N. Broadway, Lone Rock, 53556	608-583-2034
Viola Public Library	137 S. Main Street, Viola, 54664	608-627-1850
South Central System Libraries Near Richland County		
South Central Library System	5250 E. Terrace Dr., Madison WI 53718	608-246-7970
Baraboo Public Library	230 Fourth Ave., Baraboo 53913	608-356-6166
Kraemer Library and Community Center	910 Main Street, Plain 53577	608-546-4201
Reedsburg Public Library	370 Vine St., Reedsburg, 53959	608-524-3316
Spring Green Community Library	230 E. Monroe, St., Spring Green 53588	608-588-2276
Southwest System Libraries Near Richland County		
Southwest Library System	1775 Fourth St., Fennimore WI 53809	608-822-3393
Soldiers Grove Public Library	102 Passive Sun Drive, Soldiers Grove 54655	608-624-5815
Hildebrandt Memorial Library	1033 Wisconsin Ave., Boscobel 53805	608-375-4750
Gays Mills Public Library	205 Main St., Gays Mills 54631	608-735-4331
Wachute Memorial Library	125 S. Wacouta Ave., Prairie du Chien 53821	608-326-6211

(Source: WI Department of Public Instruction)

2.4.13 PRIMARY, SECONDARY, AND HIGHER EDUCATION FACILITIES

The Richland, Boscobel and Riverdale School Districts serve the Town of Richwood (See Map 2.1 in the Utilities and Community Facilities Chapter Attachments). Below is a table and graph of past and projected school enrollment for the Town of Richwood. Enrollment figures are from the U.S. Census, while projected enrollment figures are based on the population projections presented in Chapter 1, Issues and Opportunities.

Table 2.3 – Past and Projected School Enrollment

Year	K-12 Past and Projected Enrollment
1990	164
2000	130
2010 Low	110
2010 High	113
2020 Low	106
2020 High	112
2030 Low	102
2030 High	111

(Source: SWWRPC)

As the data indicate, it appears that there will be a slight decrease in children attending K-12 schools over the next 25 years. Based on current trends and capacity of the three districts, the schools should be able to handle future demands, avoiding the need to construct new buildings. However, some remodeling or expansions maybe needed to maintain an adequate level of service. Refer to the Utilities and Community Facilities Chapter Attachments for a table listing the Public and Private Richland County Educational Facilities.

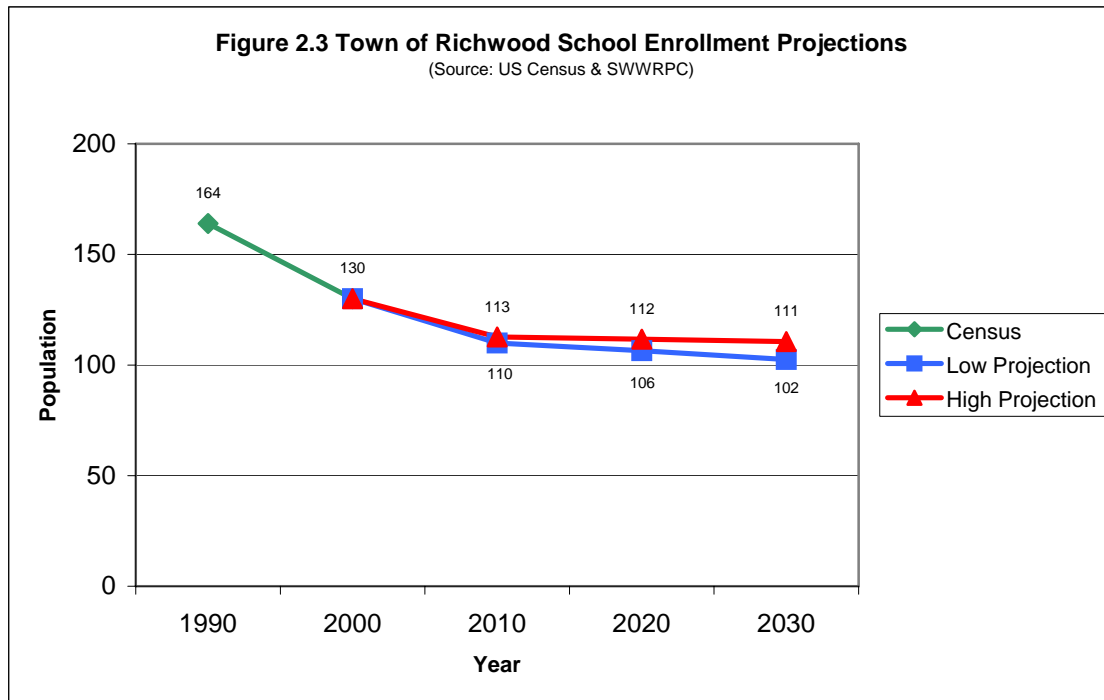


Figure 2.3 shows the projected K-12 enrolled for the years 2010, 2020, 2030. The red line indicates what the projected high enrollment could be, while the blue line indicates what the projected low enrollment could be. Enrollment projections are based on the population projections for children age 5-19. Note: Census collected population data by groups; therefore, the 15-19 year old category has to be used; thus, the inclusion of those who are 19 will slightly inflate the enrollment figures.

The University of Wisconsin – Richland, a two-year institution in Richland Center, is the only higher education facility located in Richland County. There are several regional institutions of higher education offering a wide variety of educational opportunities including certificates, technical diplomas, associate, bachelor, and master’s degrees. The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Prairie du Chien (Upper Iowa University, Prairie du Chien Center), Platteville (UW - Platteville), Madison (Edgewood College, UW-Madison, Madison Area Technical College), Reedsburg (Madison Area Technical College, Reedsburg Campus) and LaCrosse (UW - LaCrosse, Viterbo University and Western Wisconsin Technical College).

2.4.14 CHILDCARE FACILITIES

There are no licensed childcare facilities in the Town. Below is a table of licensed childcare centers in the County. Similar childcare facilities are available in communities outside of Richland County.

Table 2.4 Childcare Facilities in Richland County

Richland County Childcare Facilities	Address	Phone
Richland Hospital Children’s Learning Center	333 E. Second Street, Richland Center 53581	608-647-6492
Hilltop Learn and Play Daycare	Box 546, Richland Center 53581	608-647-2200
Kid’s Stuff, LLC	45 East Robb Circle, Richland Center 53581	608-647-5239
Numerous Certified Family Providers – contact SWCCR&R	1222 Lincoln Ave., Fennimore 53809	608-822-4453

(Source: SWCCR&R)

Richland County is served by Southwestern Wisconsin Child Care Resource and Referral (SWCCR&R), which is committed to improving early care and education by providing support and information to families, providers, and the public in order to create and meet a demand for high quality childcare. Services provided include information, education, and referrals for childcare consumers, recruitment and training for childcare professionals, technical assistance and support to those in the childcare business, employer assistance in addressing work/family issues, and childcare data for local community planning. SWCCR&R is part of a statewide network of community-based, childcare resource and referral agencies and has information on numerous regulated family childcare providers found throughout Richland County. Contact SWCCR&R at Southwestern Wisconsin Child Care Resource & Referral, 1222 Lincoln Avenue, Fennimore, WI 53809 (<http://www.swwiccr.com/>), for information on these providers.

2.4.15 HEALTH CARE FACILITIES

There are no health care facilities in the Town of Richwood. Residents must travel to nearby communities to receive medical or hospital care. Based on the Town of Richwood current population and projections for ages 60 and over (See Issues and Opportunities Chapter), there seems to be an indication for an increased demand for health care facilities. Over the next 25 years, the population of Town of Richwood residents 60 and over may increase significantly from 119 in 2000 to an estimated 230 (2030 Low estimate) to 248 (2030 High estimate).

This trend of an aging population can be found throughout Richland County and Wisconsin. As the population ages there will be an increased demand for all types of health care facilities. Therefore, the Town of Richwood should continue to work with the Richland Hospital, Richland Medical Center, and other medical facilities to make sure that there is an adequate supply of health care facilities in the future. Below is a table of hospitals and clinics in Richland County serving county residents and surrounding communities.

Table 2.5 Health Care Facilities Serving Richland County

Richland County Health Care Facilities		Address	Phone	# Beds
The Richland Hospital, Inc.		333 E. Second Street, Richland Center	608-647-6321	25
Madison Ear, Nose and Throat Assoc.		301 E. 2 nd St., Richland Center	608-647-6161	None
Madison Neurological Center		333 E. 2 nd St., Richland Center	608-647-6321	None
Muscoda Health Center		301 E. 2 nd St., Richland Center	608-647-6321	None
Richland Medical Center Ltd.		301 E. 2 nd St., Richland Center	608-647-6161	None
Spring Green Medical Center		150 E. Jefferson St., Spring Green	608-588-7413	None
UW Health – Physicians Plus		301 E. 2 nd St., Richland Center	608-647-6321	None
Wisconsin Heart, Cardiac and Vascular Specialists		301 E. 2 nd St., Richland Center	608-647-6161	None
Viola Health Service		338 N. Commercial Street, Viola	608-627-1407	None
Health Care Facilities Near Richland County		Address	Phone	# Beds
Reedsburg Area Medical Center		2000 N. Dewey Ave., Reedsburg	608-524-6487	53
Upland Hills Health		800 Compassion Way, Dodgeville	608-930-8000	40
St. Claire Hospital and Health Services		707 14 th Street, Baraboo	608-356-1400	90
Prairie du Chien Memorial Hospital		705 East Taylor Street, Prairie du Chien	608-327-2000	29
Gunderson Lutheran Medical Center		1910 South Ave., LaCrosse	608-782-7300	272
Franciscan Skemp Medical Center		700 West Ave. South, LaCrosse	608-785-0940	259
Franciscan Skemp Medical Center Sparta Hospital		310 W. Main Street, Sparta	608-269-2132	25
Tomah Memorial Hospital		321 Butts Ave., Tomah	608-372-2181	29
Bland Clinic Vernon Memorial Hospital		100 Melby St., Westby	608-634-3126	None
St. Mary's Hospital Medical Center, Madison		707 South Mills St., Madison	608-251-6100	295
Meriter Hospital, Madison		202 South Park Street, Madison	608-267-6000	377
University of Wisconsin Hospital, Madison		600 Highland Drive, Madison	608-263-8000	476
Mendota Mental Health Institute		301 Troy Drive, Madison	608-244-2411	251
Dr. Larry Boehme Physicians and Surgical Office		560 Water Ave., Hillsboro	608-489-2249	None
Boscobel Area Health Care		205 Parker St., Boscobel	608-375-2424	None
Boscobel Clinic		208 Parker St., Boscobel	608-375-4144	None
Franciscan Skemp Healthcare, Sparta		310 W. Main Street, Sparta	608-269-2132	None
Gunderson Lutheran – Hillsboro Clinic		300 Water Ave., Hillsboro	608-489-2253	None
Hirsch Clinic		318 W. Decker St., Viroqua	608-637-3174	None
Home Health United		436 Sunrise Dr., Spring Green	608-588-2811	None
Kickapoo Valley Medical Clinic		PO Box 147 Sunset Blvd., Soldiers Grove	608-624-5203	None
LaFarge Medical Clinic		111 W. Snow St., LaFarge	608-625-2494	None
Muscoda Health Center		125 W. Nebraska St., Muscoda	608-739-3113	None
Richland Medical Center - Muscoda		124 W. Front, Muscoda	608-739-3113	None
Riverside Family Practice		525 S. Wisconsin Ave., Muscoda	608-739-3138	None
River Valley Medical Clinic		436 Sunrise Dr., Spring Green	608-588-2502	None
Saint Joseph's Community health Services		504 Water Ave., Hillsboro	608-489-8280	None
Spring Green Medical Center		150 E. Jefferson, Spring Green	608-588-7413	None
Sauk Prairie Memorial Hospital Medical Clinic, Plain		825 Main St., Plain	608-546-4211	None
UW Health/Wisconsin Heart – Boscobel		200 W. Bluff St., Boscobel	608-375-2424	None

(Source: WI Department of Health and Family Services; Switchboard)

Refer to the Utilities and Community Facilities Chapter Attachments for Table 2.6, listing Non-Emergency Medical Facilities solely in Richland County such as chiropractors, dentists, optometrists, podiatrists and Table 2.7 for Senior Care Facilities. Similar medical and senior care facilities are available in other communities outside of Richland County.

2.4.16 OTHER COMMUNITY FACILITIES

The Town of Richwood has a sand/salt shed, built in the mid 1980s, and a garage that houses town equipment. In addition, the Town of Richwood has other utilities available including satellite television, Internet services, and cellular services. Independent providers such as Direct TV and US Cellular provide these services. Current rate information and specific services can be obtained by contacting the independent carriers.

2.4.17 CAPITAL IMPROVEMENTS PROGRAM (CIP)

A CIP is a multi year scheduling of physical public improvements based on the examination of available fiscal resources, as well as the prioritization of such improvements. Capital improvements are those that include new or expanded physical facilities that are relatively large, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. The Town of Richwood does not have a CIP. There are no upcoming planned utility or community facility projects.

Refer to the Utilities and Community Facilities Chapter Attachments for maps of the utilities and community facilities.

2.5 UTILITIES AND COMMUNITY FACILITIES AGENCIES AND PROGRAMS

There are a number of available state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility's operation. All projects that are funded by the RHS grant program must be for public use.

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615

FAX: (715) 345-7669

<http://www.rurdev.usda.gov/wi/>

<http://www.rurdev.usda.gov/rhs/>

COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again local jurisdictions must have a population of less than 20,000 to be able to apply. Applications are funded based on a statewide priority point system. For more

information on the loan program log on to the USDA-RD website or call the office listed above.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas, cities, and towns of 10,000 or less. Public bodies, non-profit organizations and recognized Indian Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION (NRCS) UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (US EPA) COOPERATIVE STATE RESEARCH EDUCATION EXTENSION SERVICE (CSREES)

FARM*A*SYST

Farm*A*Syst is a national program cooperatively supported by the above agencies. The program enables you to prevent pollution on farms, ranches, and in homes using confidential environmental assessments. This program can help you determine your risks. A system of fact sheets and worksheets helps you to identify the behaviors and practices that are creating risks. Some of the issues Farm*A*Syst can help you address includes:

- Quality of well water, new wells, and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products
- Managing hazardous wastes
- Nutrient management

Farm*A*Syst is a voluntary program, so you decide whether to assess your property. This program has been nationally and internationally recognized for its common-sense approach to managing environmental risks. Contact the Farm*A*Syst office for more information on available programs.



Farm*A*Syst Home*A*Syst

**FARM*A*SYST
HOME*A*SYST**

**303 Hiram Smith Hall
1545 Observatory Drive
Madison, WI 53706-1289**

**Phone: 608-262-0024
<http://www.uwex.edu/farmasyst>
<http://www.uwed.edu/homeasyst>**

HOME*A*SYST

Also available through the cooperative efforts of USDA, NRCS, CSREES, and US EPA is the national Home*A*Syst program. This program is very similar to the Farm*A*Syst program explained above, but instead is specific to your home. The program begins with a checklist to identify risks including safety of drinking water, use and storage of hazardous chemicals, and lead based paint. The program can help you develop an action plan to reduce your risks. Contact the Home*A*Syst program to find out more information and to obtain worksheets to begin your assessment today.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR)**BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)**

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

- Environmental Loans: This is a loan program for drinking water, wastewater, and brownfield projects.
- Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.
- Land and Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

**WISCONSIN DEPARTMENT OF
NATURAL RESOURCES (WI-DNR)**

**101 S Webster St
Madison WI 53703**

Phone: 608-266-2621

Fax: 608-261-4380

<http://www.dnr.state.wi.us>

These programs listed above are the major program headings. There are numerous programs available for specific projects underneath these umbrella programs. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements. For more information on other available programs, contact the Wisconsin DNR or visit the website listed above.

WISCONSIN WELL COMPENSATION GRANT PROGRAM

Another program available through the Wisconsin DNR is the Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply serving a residence or used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The well compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated
- Reconstructing a contaminated well
- Constructing a new well
- Connecting to an existing private or public water supply
- Installing a new pump, including the associated piping
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

WISCONSIN DEPARTMENT OF COMMERCE

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PF)

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, villages, cities, and counties are eligible. Entitlement cities, over 50,000 in population, are not eligible. Federal grant funds are made available on an annual basis. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

**WI DEPARTMENT OF COMMERCE
DIVISION OF COMMUNITY
DEVELOPMENT**

**PO Box 7970
Madison, WI 53707**

**Phone: 608-266-8934
Fax: 608-266-8969
<http://www.commerce.state.wi.us>
<http://www.rurdev.usda.gov/rhs/>**

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.

**UTILITIES AND COMMUNITY FACILITIES
CHAPTER ATTACHMENTS**

NON-EMERGENCY MEDICAL FACILITIES

Table 2.6 Non-Emergency Medical Facilities in Richland County (Source: Switchboard, 2005)

Countryside Chiropractic	23539 Neon Lane, Richland Center	608-647-6000
Cronk Chiropractic Office	797 W. Seminary St., Richland Center	608-647-3646
Dumond Chiropractic SC	165 N. Central St., Richland Center	608-647-2119
Patrick Murphy DC	875 N. Orange St., Richland Center	608-647-6211
Traci Peterson DC	875 N. Orange St., Richland Center	608-647-6211
Richland Chiropractic Clinic	875 N. Orange St., Richland Center	608-647-6211
Wacker Chiropractic	186 E. Mill St., Richland Center	608-647-9001
Richland County Dentists		
	Address	Phone
Daniel Basarich, DDS	173 E. Mill St., Richland Center	608-647-6222
Terrence K. Moen	784 Cedar St., Richland Center	608-647-3222
Daniel R. Pierce	100 N. Church St., Richland Center	608-647-3993
Bruce Vermilyea	175 East Mill St., Richland Center	608-647-8868
L. E. Williams	100 N. Church St., Richland center	608-647-3993
Richland County Oral Surgeons		
	Address	Phone
James A Lebouef, DDS	113 W. Court St., Richland Center	608-647-3333
Richland County Optometrists		
	Address	Phone
Davis Duehr Dean	100 N. main St., Richland Center	608-647-8995
Richland County Opticians		
	Address	Phone
Center Optical, Inc.	132 N. Central Ave., Richland Center	608-647-7369
Richland County Physicians		
	Address	Phone
Associated Podiatrists LLP	Richland Medical Center	608-647-6161
Kay Balink MD	301 E. 2nd St., Richland Center	608-647-6161
Neil Bard MD	301 E. 2nd St., Richland Center	608-647-6161
Allon Bostwick MD	301 E. 2nd St., Richland Center	608-647-6161
Stephen Delventhal MD	301 E. 2nd St., Richland Center	608-647-6161
William Finch MD	301 E. 2nd St., Richland Center	608-647-6161
Madison Ear, Nose and Throat Assoc.	301 E. 2nd St., Richland Center	608-647-6161
Jennifer Myszkowski MD	301 E. 2nd St., Richland Center	608-647-6161
Thomas Richardson MD	301 E. 2nd St., Richland Center	608-647-6161
Richland Medical Center, LTD	301 E. 2nd St., Richland Center	608-647-6161
Sharon Stepich MD	301 E. 2nd St., Richland Center	608-647-6161
Dale Sinnett MD	301 E. 2nd St., Richland Center	608-647-6161
Robert Smith MD	301 E. 2nd St., Richland Center	608-647-6161
UW Health Physicians Plus	301 E. 2nd St., Richland Center	608-647-6321
James A. Weeks, MD	301 E. 2nd St., Richland Center	608-647-6161
Richland County Veterinarians		
	Address	Phone
Michael Bradford DVM	150 S. Main, Richland Center	608-647-6333
P. A. Bradford DVM	150 S. Main, Richland Center	608-647-6333
Kent Frydenlund DVM	378 W. Seminary St., Richland Center	608-647-8944
William Hilleman	150 S. Main, Richland Center	608-647-6333
Richland Veterinary Service LLC	378 W. Seminary St., Richland Center	608-647-8944
Shireman Veterinary Clinic Ltd.	150 S. Main, Richland Center	608-647-6333
Cazenovia Animal Hospital, Joe Donovan, DVM	13433 Single Bar Lane, Cazenovia	608-983-2686

SENIOR CARE FACILITIES

Table 2.7 Senior Care Facilities in Richland County (Source: WI Dept. of Health and Family Services, 2005)

Table 2.7 Senior Care Facilities in Richland County (Source: WI Department of Health and Family Services, 2005)

Richland County Nursing Homes	Address	Phone	Use	Capacity
Pine Valley Healthcare/Rehabilitation	25951 Circle View Dr., Richland Center	608-647-2138	95	107
Schmitt Woodland Hills Inc.	1400 West Seminary St., Richland Center	608-647-8931	19	25
Richland County Residential Care Apartments	Address	Phone	Use	Capacity
Schmitt Woodland Hills Apartments	1400 West Seminary St., Richland Center	608-647-8931		38
Richland County Adult Family Homes	Address	Phone	Use	Capacity
Allison Park Group Home	1960 Allison Park Drive, Richland Center	608-647-3298		M/F 4
Burton Adult Family Home	895 E. Burton St., Richland Center	608-647-8197		M/F 4
Knapp Preston AFH	2074 Preston Dr., Richland Center	608-647-5247		M/F 4
Mystic Acres LLC	12878 County Road I, Viola	608-627-1177		M/F 4
Richland Country Home	21219 Hwy. 14, Richland Center	608-647-3211		M 3
Valley View Home	28425 Coop Woods Road, Richland Center	608-583-2113		M 4
Wheat Hollow Adult Family Home	29726 Wheat Hollow Rd., Cazenovia	608-585-2104		M/F 3
Wind Ridge Home	14803 Jewel Rd., Viola	608-627-1193		M/F 4
Richland County Community Based Residential Facilities	Address	Phone	Use	Capacity
Harvest Guest Home	875 West Side Drive, Richland Center	608-647-8205		M/F 17
The Homestead	13599 Kanton Rd., Blue River	608-536-3480		M/F 8
Richland Center Group Home	204 S. Stewart St., Richland Center	608-647-6620		M 7
Samaritan House	875 West Side St., Richland Center	608-647-8205		M/F 8
Schmitt Woodland Hills, Inc.	1400 West Seminary St., Richland Center	608-647-8931		M/F 30
Willis Spring Acres	33834 Smyth Hollow Rd., Hillpoint	608-986-6702		M/F 8
Country Care	17782 County Highway Q, Richland Center	608-647-4747		M/F 4
Ridgeview	25601 Violet Drive, Blue River	608-536-3882		M/F 4
Scenic Valley	17804 County Hwy. Q, Richland Center	608-647-5555		M/F 4
Our House Assisted Living	240 Orange St, Richland Center	608-647-4533		NA
Richland County Adult Day Care	Address	Phone	Use	Capacity
Jenning's House	Richland Center	608-647-5757		

Nursing Homes – A residential facility that provides 24-hour service including room and board to three or more unrelated persons. These persons require more than seven hours a week of nursing care due to their physical or mental conditions.

Residential Care Apartments – Independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services.

Adult Family Homes – A place where three or four adults who are not related to the operator reside and receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.

Community Based Residential Facility – A place where five or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and many include up to three hours of nursing care per week.

PUBLIC AND PRIVATE RICHLAND COUNTY EDUCATIONAL FACILITIES

Table 2.8 Public Schools and Districts Serving Richland County (Source: WI Department of Public Instruction, SWWRPC)

School District	Public Schools	Phone	Grades	Year Built/Last Renovation	2004 Enrollment	Estimated Capacity
Boscobel Area	Boscobel El	608-375-4165	PK-6	2000	482	595
	Boscobel Hi	608-375-4161	9-12	1999*	315	510*
	Boscobel Jr	608-375-4161	7-8	1999*	154	510*
Hillsboro	Hillsboro El	608-489-2221	PK-6	2000	309	400
	Hillsboro Mid/Hi	608-489-3358	7-12	2000	308	500
Ithaca	Ithaca El	608-585-3100	K-5	1995*	154	N/A*
	Ithaca Hi	608-585-2311	9-12	1995*	122	N/A*
	Ithaca Middle	608-585-2311	6-8	1995*	94	N/A*
Kickapoo Area	Kickapoo Middle/Hi	608-627-1494	7-12	1998*	236	500*
	Vernon Cty Better Futures HS**	608-637-1192	10-12	N/A	2	NA
	Viola El	608-627-0107	PK-6	1998*	242	500*
LaFarge	La Farge El	608-625-2400	K4-5	1996*	103	450*
	La Farge Hi	608-625-2400	9-12	1996*	98	450*
	La Farge Mid	608-625-2400	6-8	1996*	56	450*
	Vernon Cty Better Futures HS	608-637-1192	10-12	N/A	2	**
North Crawford	North Crawford El	608-624-5201	PK-8	1996*	349	1,000*
	North Crawford Hi	608-735-4311	9-12	1996*	212	1,000*
Richland	Comprehensive Learning Center	608-647-9177	9-12	***	17	***
	Doudna El	608-647-8971	K-5	1990	374	780
	Jefferson El	608-647-6351	PK-5	1961	144	360
	Lincoln El	608-647-2511	PK-3	1978	77	240
	Richland Center Hi	608-647-6131	9-12	1995	556	750
	Richland Mid	608-647-6381	6-8	1990	346	690
River Valley	Arena El	608-753-2361	K-5	1968	108	N/A
	Lone Rock El	608-583-2011	K-5	1989	113	N/A
	Plain El	608-546-2228	K-5	1991	106	N/A
	River Valley Hi	608-588-2554	9-12	1998	553	N/A
	River Valley Mid	608-588-2556	6-8	1996	350	N/A
	Spring Green El	608-588-2550	PK-5	1989	221	N/A
Riverdale	Riverdale El	608-739-3116	PK-5	1996	405	400
	Riverdale Hi	608-739-3116	9-12	1996*	283	800*
	Riverdale Mid	608-739-3101	6-8	1996*	202	800*
Weston	Weston El	608-986-2151	PK-5	1992*	152	425*
	Weston Hi	608-986-2151	9-12	1992*	125	425*
	Weston Mid	608-986-2151	6-8	1992*	83	425*
Wonewoc-Union Center	Juneau County Charter School	608-565-7494	8-12	N/A	1	N/A
	Wonewoc El	608-464-3976	K4-6	1996*	161	500*
	Wonewoc Hi	608-464-3165	9-12	1996*	167	500*
	Wonewoc Jr	608-464-3165	7-8	1996*	63	500*
Private	Pleasant Ridge Waldorf School**	608-637-7828	Pre K/K – 8	1980	NA	NA
Private	Richland Christian Academy, Richland Center	608-647-6771	Elem/Sec.	N/A		
Private	St. Mary Grade School, Richland Center	608-647-2422	Elementary	N/A		
Private	Buck Creek Mennonite School, Richland Center	608-647-3539	Elementary	N/A		
Private	Eagle School, Richland Center	608-647-5669	Elem/Sec.	N/A		

* Schools are in the same facility

** Located in Viroqua, Vernon County

*** The Richland County Comprehensive Learning Center is a Charter school located in Lincoln Elementary School.

3.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Wisconsin State Statute 66.1001(2)(e)

(e) Agricultural, Natural and Cultural Resources.

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

3.1 AGRICULTURAL RESOURCES

3.1.1 AGRICULTURAL RESOURCES SUMMARY

The purpose of the Agricultural element is to present agricultural data and provide direction for land use decisions impacting agriculture for the next 20 years.



3.1.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of agricultural development.

-
- **The protection of economically productive areas, including farmland and forests.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

3.1.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following agricultural resource objectives and policy recommendations (not in order of priority) will support the above goal and will guide agricultural resource decisions in the Town of Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Maintain the rural and agricultural character of the community.**
- 2. Encourage the preservation of the family farm and farmland in the community.**
- 3. Avoid disturbance to wetlands, shorelands, and floodplains, and discourage disturbance to other environmentally sensitive areas and corridors.**
- 4. Preserve agricultural land in the community from encroachment by incompatible development.**
- 5. Encourage proper separation distances between urban and rural land uses to avoid conflicts.**
- 6. Where appropriate, cluster rural residential homes away from important agricultural operations.**
- 7. Encourage infill development within and around existing residential areas.**
- 8. Maintain agricultural infrastructure to support agricultural operations.**

3.1.4 FARMING SYSTEM

Using farm related data gathered at the County level from the Agricultural Census, it is possible to draw an inference about the state of agricultural health in the Town of Richwood. (The Agricultural Census does not collect data at the town level and defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the year.)

Table 3.1.1 Trends in Farm Numbers 1987 – 2002

Richland County	1987	1992	1997	2002
Farms (number)	1,165	1,094	1,032	1,358
Land in farms (acres)	291,181	270,930	238,266	257,807
Average size of farm (acres)	250	248	231	190
Number of farms by size – 1 to 9 acres	45	33	25	22
Number of farms by size – 10 to 49 acres	70	105	111	243
Number of farms by size – 50 to 179 acres	413	398	426	620
Number of farms by size – 180 to 499 acres	538	466	382	392
Number of farms by size – 500 to 999 acres	88	77	70	62
Number of farms by size – 1,000 acres or more	11	15	18	19
Total cropland (farms)	1,088	1,033	947	1,218
Total cropland (acres)	154,123	144,947	127,714	133,343

(Source: 1997, 2002 US Census of Agriculture)

Table 3.1.1 gives the number of farms in Richland County for the years 1987 through 2002. The County showed a 17% increase in farms over the 15 years between 1987 and 2002. Note that while the number of farms has increased, the actual land in farms in acres has declined by 11% in the same timeframe.

It is interesting to point out that while very small farms (1 to 9 acres) dropped in number, mid-size farms (50 – 179 acres) increased by 50%. Very large farms (1,000+ acres) numbers rose even more during the same period: 73%.

Table 3.1.2 Trends in Dairy Farms 1987 – 2002

Richland County	1987	1992	1997	2002
Milk cows (farms)	650	497	350	249
Milk cows (number)	26,652	20,889	18,686	15,263

(Source: 1997, 2002, US Census of Agriculture)

Table 3.1.2 shows that both the number dairy farms and the number of dairy cows in Richland County dropped dramatically (62%) between 1987 and 2002.

3.1.5 LAND SALES STATISTICS AND GRAPHS

As required by the comprehensive planning process, statistics and graphs of land sales information are included below. Unfortunately, the data does not document land sales at the town level, nor is it as current as one would like. However, despite these limitations, it is clear from Table 3.1.3 that the value of land (both Ag and land sold for non-Ag uses) has been rising and for some time, too. This trend of the last decade is no doubt continuing and therefore will continue to greatly affect future efforts by farmers to compete for the land base needed to remain in agriculture.

Table 3.1.3 Farmland Sales, 1985-1999

Average Value of Farmland Sold in Richland County (\$/acre)			
Annual Average			
	1985-1989	1990-1995	1995-1999
Land Kept in Farming	\$661	\$693	\$1,046
Land Sold for Non-Ag Uses	\$665	\$710	\$1,117
Total Farmland Sold	\$659	\$694	\$1,070
Premium Paid for Non-Ag Uses (percent)	101%	102%	107%

(Source: 2002 UW Madison PATS)

3.1.6 AGRICULTURAL ECONOMY

As shown in Table 3.1.4, thirty-nine persons living in the Town of Richwood listed their occupation as farmer or farm manager in the 2000 census. Note that these occupations may not be in the Town the farmer or farm manager is living in. However, it does provide a general overview of the Town's population of farmers.

Table 3.1.4 Farmers and Farm Managers as Number and Percent of Total Town Population

Town	Population	Number of Persons Employed as Farmers and Farm Managers	Percent of Persons Employed as Farmers and Farm Managers
Town of Akan	444	27	6%
Town of Bloom	487	50	10%
Town of Buena Vista	1,575	56	4%
Town of Dayton	723	32	4%
Town of Eagle	593	45	8%
Town of Forest	390	17	4%
Town of Henrietta	479	38	8%
Town of Ithaca	648	62	10%
Town of Marshall	600	37	6%
Town of Orion	628	22	4%
Town of Richland	1,364	32	2%
Town of Richwood	618	39	6%
Town of Rockbridge	721	46	6%
Town of Sylvan	547	34	7%
Town of Westford	594	56	9%
Town of Willow	493	38	8%
Total	10,929	631	6%

(Source: 2000 Population Census)

Table 3.1.5 Change in Number of Farms by Town, 1990-1997

Town Name	Estimated Farm Numbers		Percent Change	Estimated Farms per Square Mile, 1997
	1990	1997		
Akan town	97	90	-7.2%	2.5
Bloom town	82	73	-11%	2
Buena Vista town	67	64	-4.5%	1.5
Dayton town	61	62	1.6%	1.8
Eagle town	72	69	-4.2%	2
Forest town	75	81	8%	2.3
Henrietta town	88	77	-12.5%	2.1
Ithaca town	85	80	-5.9%	2.2
Marshall town	84	68	-19%	1.9
Orion town	63	58	-7.9%	1.6
Richland town	61	68	11.5%	2.1
Richwood town	76	80	5.3%	1.9
Rockbridge town	84	64	-23.8%	1.8
Sylvan town	85	79	-7.1%	2.2
Westford town	92	96	4.3%	2.7
Willow town	81	82	2.5%	2.3
All Towns in County	1,253	1,192	-4.9%	

(Source: 2002, Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison)

Table 3.1.5 illustrates the number of estimated farms for the Town of Richwood from 1990 and 1997. Because the agricultural census does not publish farm numbers at the town-level, PATS used tax roll data and county estimates of total farm numbers to estimate the number of all types of farms in town's for both 1990 and 1997. This explains the difference in total number of farms between Table 3.1.1 and Table 3.1.5.

When asked about the significance in the Town, the Richland Planning Commission responded that agriculture is very important: the Township consists of mostly small to medium sized family owned farms. Economically, agriculture is the largest economic contributor to the Township.

3.1.7 AGRICULTURAL INFRASTRUCTURE

Farming infrastructure includes businesses and services such as a feed mill, equipment vendor, or veterinarian might supply. Farm supply businesses and food processing facilities represent important resources to area farmers as well as the broader local economy. The Town of Richwood has no existing farming infrastructure, according to the Planning Commission. Richwood relies on services outside the Town.

3.1.8 PHYSICAL CHARACTERISTICS

Attached is the soils map (Map 3.1.1) for the Town of Richwood.

3.1.9 CONFLICTS AND THREATS TO AGRICULTURE

With the changes in development pressure and the transition out of farming by many, the nature of the industry is rapidly changing. Some of the conflicts and threats are within local control and some are tied to state, national and global decisions. This comprehensive plan cannot impact decisions such as commodity prices, which are set on the world market and the reduced marketing opportunities as a result of consolidation. What the plan can do, is respond to local conflicts and issues including

- Conflicts with new residents with non-agriculture backgrounds. These include; smells and odors, traffic conflicts, animal waste disposal, trespassing, dust, manure and mud on the roads, chemical applications, equipment noise, lights, and fencing requirements.
- Fragmentation of the farm fields as new parcels are created.
- Agricultural land values exceeding possible agricultural income opportunities.
- The challenge of developing a new generation of farmers.

The Town of Richwood should work with the City of Richland Center and Richland County to encourage appropriate agricultural activities.

3.1.10 FUTURE OF AGRICULTURE

Agriculture is changing rapidly and is likely to continue to do so. It appears that the future will include three types of operations: larger commodity producers, niche/specialty producers, and life-style farming operations. In the past, the commodity producers were dominant, but this is changing as traditional dairy producers and older farmers are leaving the business.

3.1.11 AGRICULTURE RESOURCES, AGENCIES AND PROGRAMS

There are a number of available county, state and federal programs to assist with agricultural planning and protection. Below are brief descriptions of the various agencies and programs. The local offices supporting these programs are the Richland Land Conservation Department and the USDA Area Office, both located at the Service Center, 26136 Executive Lane (SC-Suite F; MLRA- Suite C for the LCD) (Suite-G for the USDA Area Office), Richland Center. The UW Extension office is located at 1100 Hwy 14 West in Richland Center, WI.

USDA FARM SERVICE AGENCY

The U.S. Department of Agriculture's Farm Service Agency (FSA) has a direct financial impact on rural Wisconsin families through the programs and services they offer. They are dedicated to stabilizing farm income, helping farmers conserve land and water resources, providing credit to new or disadvantaged farmers and ranchers, and helping farm operations recover from the effects of disaster. Programs and services offered by the FSA are:

USDA FARM SERVICE AGENCY

WISCONSIN STATE OFFICE
8030 Excelsior Drive
Madison, WI 53717-2905

Phone (608) 662-4422
Fax (608) 662-9425

<http://www.fsa.usda.gov/WI>

- **Farm Loan Program (FLP)**

The Farm Service Agency offers direct and guaranteed farm ownership and operating loans to farmers who are temporarily unable to obtain private, commercial credit.

Often, FLP borrowers are beginning farmers who cannot qualify for conventional loans because they have insufficient financial resources. The Agency also helps established farmers who have suffered financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations.

- **Conservation Reserve Program (CRP)**

The CRP is a voluntary program that offers annual rental payments, incentive payments for certain activities, and cost-share assistance to establish approved cover on eligible cropland.

The program encourages farmers to plant long-term resource-conserving covers to improve soil, water, and wildlife resources. The Commodity Credit Corporation (CCC) makes available assistance in an amount equal to not more than 50 percent of the participant's costs in establishing approved practices. Contract duration is between 10 and 15 years.

- **Direct and Counter-Cyclical Payments (DCP)** The 2002 Farm Bill makes payments to eligible producers of covered commodities for the 2002 through 2007 crop years. Direct and counter-cyclical payments are made to producers with established crop bases and payment yields. Payment rates for direct payments were established by the 2002 Farm Bill and are issued regardless of market prices.

Producers also are eligible for counter-cyclical payments, but payments are issued only if effective prices are less than the target prices set in the 2002 Farm Bill. Commodities eligible for both direct and counter-cyclical payments include wheat, corn, sorghum, barley, oats, upland cotton, rice, soybeans, sunflower seeds, canola, flaxseed, mustard, safflower, rapeseed, and peanuts.

- **Milk Income Loss Contract Program (MILC)**

This program, authorized by the 2002 Farm Bill, financially compensates dairy producers when domestic milk prices fall below a specified level.

Eligible dairy producers are those who produced milk in any state and marketed the milk commercially beginning December 2001. To be approved for the program, producers must be in compliance with highly erodible and wetland conservation provisions and must enter into a contract with USDA's Commodity Credit Corporation to provide monthly marketing data.

NATURAL RESOURCES CONSERVATION SERVICE

The Natural Resources Conservation Service (NRCS) is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service. Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**WISCONSIN NATURAL
RESOURCES CONSERVATION
SERVICE (NRCS)**

**6515 Watts Road
Suite 200
Madison, WI 53719**

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

NRCS provides:

- **Technical Assistance for Conservation**

Conservation technical assistance is the basis of NRCS mission to conserve, sustain, and improve America's private lands. NRCS staff works one-on-one with private landowners to develop and implement conservation plans that protect the soil, water, air, plant and animal resources on the 1.5 billion acres of privately owned land in the United States.

- **Soil Survey**

NRCS is responsible for surveying the soils of the United States, publishing and interpreting soil information. Soil information is the basis for natural resource and land use planning, key to assessing site potential for specific uses and identifying soil characteristics and properties.

- **National Resources Inventory**

Every five years, NRCS conducts the National Resources Inventory (NRI) on nonfederal rural land in the United States. This inventory shows natural resource

trends, such as land cover and use, soil erosion, prime farmland, and wetlands. The 1992 NRI, for example, shows that farmers are dramatically reducing soil erosion on cropland. From 1982 to 1992, erosion on all cropland declined by about one-third, going from 3.1 billion to 2.1 billion tons a year.

- **Wetlands**

Wetland conservation is an important and sensitive issue. During 1982-1992, wetland losses due to agriculture slowed to about 31,000 acres a year, a more than 90 percent reduction compared to conversion rates between 1954 and 1974. NRCS is one of the four primary federal agencies involved with wetlands.

- **Wetlands Reserve Program**

In the Wetlands Reserve Program, conservation easements are purchased from landowners to restore or enhance wetland areas. Ownership, control of access, and some compatible uses remain with the landowner.

- **Wetland Identification**

NRCS has technical leadership for identification and delineation of wetlands on agricultural lands and on all USDA program participant's lands. NRCS maintains a list of hydric soils and a wetland inventory on agricultural land.

- **Soil Quality**

Over the past decade, NRCS has been helping producers develop and implement 1.7 million conservation plans on 143 million acres of highly erodible cropland as part of the conservation compliance provision of the Food Security Act of 1985. As a result, erosion on the most highly erodible cropland has been cut by two-thirds.

- **Water Quality**

NRCS assists farmers to improve water quality. This includes improving nutrient and pesticide management and reducing soil erosion, thus decreasing sediment that would otherwise end up in lakes and streams. Technical assistance, including engineering, structure design and layout for manure management and water quality practices contributes significantly to state water quality efforts. Through the Environmental Quality Incentive Program, NRCS provides technical and financial assistance for local resource priorities.

WISCONSIN FARM CENTER

The Wisconsin Farm Center provides services to Wisconsin farmers and agribusinesses to promote the vitality of the state's agricultural economy and rural communities.

Services include:

- **Growing Wisconsin Agriculture**
Wisconsin is committed to the long-term profitability of agricultural businesses. Legislation passed in 2004 strengthens agriculture and invites producers to invest, reinvest and expand.
- **Financial Counseling and Advising**
The Farm Center's financial experts are trained in feasibility analysis, enterprise analysis, debt analysis along with restructuring and cash flow projection. They can personally assist producers and answer specific questions, providing useful resource materials.
- **Farm Mediation**
The Farm Center's farm mediation program provides dispute resolution services to farmers with problems involving creditor-debtor issues; U.S. Department of Agriculture program benefits; contracts with food processors, fertilizer, seed or feed dealers; conflicts within farm families; and landlord-tenant issues.
- **Stray Voltage**
Through Rural Electrical Power Services, the Farm Center provides information about stray voltage and power quality issues; answers to regulatory questions; on-farm and distribution system investigations by a technical team that can assist farmers in working with the utility or electrician to resolve a power quality conflict; a format for dispute resolution; and research on electrical issues.
- **Legal**
The Farm Center's agricultural attorney can answer general legal questions about farm business organization, landlord-tenant issues, debt restructuring, legal procedures, creditor-debtor law, and tax reorganization and estate planning.
- **Vocational**
The Farm Center can help farmers or their family members make a successful transition to off-farm employment. It can help them examine their skills and explore their career options, regardless of whether they are looking to add off-farm income to the farm operation, starting a new small business, or seeking off-farm employment.

**WISCONSIN DEPARTMENT OF TRADE
AND CONSUMER PROTECTION
(DATCP)**

WISCONSIN FARM CENTER

**2811 Agriculture Drive
PO Box 8911
Madison, WI 53708**

Phone (608) 224-4960

<http://www.datcp.state.wi.us>

- **Farm Transfers**
Through its Farm Link program, the Farm Center can help farmers who want to start their own operation, retiring farmers who want someone to take over their operation, or farmers who want to relocate due to urban or environmental pressures.
- **Animal Agriculture**
Animals are a vital part of agriculture in Wisconsin. Whether you are a farmer, a veterinarian, a livestock dealer or trucker, or a consumer, DATCP provides information and regulates many aspects of animal agriculture.
- **Crops**
Statistics show Wisconsin ranks first in production of a number of agriculture crops. Farmers in the State continue to adopt traditional and specialty crops. Cultivating and protecting them is key to our mission.
- **Land and Water**
The State works with county land conservation departments to protect the environment through conservation practices, incentive programs and regulation.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES
AGRICULTURAL RESOURCES – NO CHAPTER ATTACHMENTS

3.2 NATURAL RESOURCES

3.2.1 NATURAL RESOURCE SUMMARY

As the Town of Richwood continues to grow and change, it is vital that it consider its future in conjunction with its natural resources. It can be very challenging for rural communities to allow new development, while at the same time protecting the natural environment, preserving the character of an area. At first, development may have only a limited impact on the natural landscape, but as it continues, visual and environmental impacts become increasingly apparent. In order to protect natural resources for the future, it is crucial to be aware of existing natural resources, such as water resources, geologic resources, forests and woodlands, wildlife habitat, parks and open space, air and light, and wetlands.



3.2.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of natural resource protection.

- **Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.**
- **Protection of economically productive areas, including farmland and forests.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

3.2.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following natural resource objectives and policy recommendations (not in order of priority) will support the above goals and will guide natural resource decisions in the Town of Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Encourage the education of local residents about the importance of natural resources.**
- 2. Encourage partnerships with local clubs and organizations in order to protect important natural areas held in common interest.**
- 3. Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.**
- 4. Encourage the preservation and maintenance rural views and vistas.**
- 5. Encourage residents to implement sustainable forestry practices.**
- 6. Encourage the development of natural areas into parks and open space areas to protect natural areas and to provide recreational opportunities.**
- 7. Encourage prairie and savanna restoration.**
- 8. Encourage the suppression and limitation of noxious weeds.**
- 9. Explore opportunities to capitalize on local natural resources in conjunction with tourism.**
- 10. Utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources, where and when appropriate.**

3.2.4 COMMON NATURAL RESOURCES

Natural resources are materials occurring in nature and are essential or useful to humans, such as water, air, land, forests, fish and wildlife, topsoil, and minerals. They are combined into the recognized systems in which we exist. These systems, or combinations of natural materials, can be referred to as “natural environments”, “ecosystems”, “biomes”, or “natural habitats”, among others. Humans and their activities impact all natural resources. Conversely, whether obvious or not, human impacts to the natural environment often have significant adverse impacts on the human community.

When asked how important natural resources are to the Town of Richwood, the Planning Commission responded that the Town's natural resources are exceedingly important in a wide variety of ways:

- Economically (logging)
- Recreationally (hunting, fishing, camping, fall colors)
- Culturally (morel mushrooms, Indian mounds)
- Aesthetically (beauty of WI River and woodlands is a large part of the attraction of all else in the Township)

3.2.4.1 COMMUNICATION AND COOPERATION

Keeping residents informed of their jurisdiction's natural resources is a proactive first step in supporting the natural resources and natural resource protection efforts important to the Town of Richwood. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can all help to educate residents on natural resource issues. The Planning Commission reports that citizens are kept informed of natural resource issues through Town meetings.

Fostering working relationships with the Towns of Akan, Dayton, and Eagle, and Richland, Crawford, and Iowa Counties can help the Town of Richwood protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Tapping into state and federal programs that aim specifically at protecting farmland, wetlands, forests, historic buildings, etc., can add to the Town of Richwood's support efforts to protect community natural resources. State and federal agencies and contact information are listed at the end of this Section.

The Planning Commission reports that the Town works on a limited basis with neighboring jurisdictions, when dealing with natural resource issues. Additionally, through joint efforts between the WI-DNR and the Lower Wisconsin Riverway Board, the Town of Richwood works with neighboring jurisdictions on natural resource issues.

3.2.5 WATER RESOURCES

Water resources, (both surface and groundwater) are one of the most commonly used natural resources, serving intrinsic and essential functions in the community. Plants, animals, and people all consume water on a daily basis. Over 70% of all Wisconsin communities (that is, every two out of three State citizens) rely on groundwater not only for domestic use, but also for agriculture, industrial uses, recreational purposes, etc. All Town of Richwood residents use groundwater for domestic water consumption.

Water is one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in the water cycle coming from a variety of sources are identified as non-point source pollution (NPSP). Non-point source pollution comes from diffuse sources such as agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn, and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility. Richwood Township works to reduce specific non-point

source pollution and water resources overall through State and County sponsored programs.

3.2.5.1 GROUNDWATER

Groundwater is the water beneath the earth's surface that fills spaces between rocks and soil particles and flows between them. Groundwater fills wells and flows from springs. It is a critical resource, not only because it is used on a daily basis, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater can easily be contaminated through non-point source pollution, particularly in regions with thin soils over fractured limestone, sandstone, and shale bedrock.

3.2.5.2 GROUNDWATER CONTAMINATION

A watershed is the land area from which all surface water and groundwater drains into a stream system. Groundwater aquifers can be contained within a single watershed or can be so large that several watersheds are within the aquifer. The Town of Richwood is in the Knapp Creek and the Mill and Indian Creeks watersheds, which in turn are within the Lower Wisconsin watershed. See Map 3.2.1, for the Town of Richwood Water Resource Map and Map 3.2.2, County Depth to Water Table Map for more information.

It is important to keep the groundwater resource in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly affects groundwater below. There are a variety of activities that impact water resource quality. Potential pollution sources that can affect groundwater include but are not limited to

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Sanitary Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries/Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners & Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Old Mine Openings or Shafts

Potential groundwater contaminants in Richwood Township include agricultural chemicals, barnyard wastes, and old fuel and oil spill sites. Pinpointing pollution sources can be made easier by identifying the location and extent of groundwater recharge areas, as well as the extent of the local watershed, so communities can plan where and how much development can be built, with the least amount of impact to water resources. Contamination of local drinking water resources can be devastating, very costly to reverse, and affects all area residents.

Private well owners should be encouraged to have their wells tested periodically. Private laboratories do tests for chemical contaminants, such as volatile organic compounds or pesticides as well as bacteria, nitrate, and fluoride. Check the Yellow Pages under "laboratories" or "water analysis". Costs can range from \$30 to \$1,000, depending on the number and type of chemicals analyzed and the test methods. The State Laboratory of Hygiene can also test your drinking water for several pollutants including bacteria, nitrate

or fluoride. The bacteria, nitrate and fluoride tests can be made from the same sample bottle of water and cost \$17.00 each in 1999. For a test kit, call the lab at (800) 442-4618 or write the State Laboratory of Hygiene, Environmental Health Division, 2601 Agriculture Dr., P.O. Box 7996, Madison, WI 53707-7996.

If bacterial contamination has occurred, the homeowner should check for flooded well pits, broken seals, improperly abandoned wells in the area, especially old dug wells, quarries, any physical changes to the surrounding area, such as housing developments or landfills, spills or waste dumping.

If a lab test alerts the homeowner to the presence of high levels of chemicals in the drinking water, they may be advised to drink bottled water or drill a new well. But what about low levels of contaminants? Will small quantities of benzene a major component of gasoline, or perchloroethylene (PCE), a chemical used in dry-cleaning solvents, make the water undrinkable? The answer is no. That is not to say that the water is totally safe to drink, though. Contamination of drinking water, even at very low levels, should not be taken lightly, nor should the risks be exaggerated. To keep the risk of contamination as low as possible, public agencies and private citizens must continue to make tough decisions on what is worth the risk and what is not.

A way to protect drinking water at the jurisdictional level could be to encourage individual wellhead protection plans or when building “from the ground up”, showing that the layout of house, well, and septic field have enough space to prevent cross contamination. A wellhead protection plan lists potential contaminants within a well “cone of depression” (a cone-shaped lowering of the water table around a pumped well) and aims at preventing contaminants from entering the area of land around the water supply well(s). This area includes, "the surface or subsurface area surrounding a water well or wellfield supplying a public water system, through which contaminants are reasonably likely to move toward and reach such well or wellfield" (US EPA. 1987). Wellhead protection plans for individual, private wells are not required by the State but they would be instrumental in greatly contributing to groundwater protection. Richwood’s drinking water supply is protected through following State and County laws and regulations; therefore, the Town does not wish to create a wellhead protection plan at this time.

For homes already built, it is possible for the homeowner to do an individual wellhead protection plan, merely by ensuring that there are no contaminants in the general vicinity of the household well and that any future enhancements or changes around the home do not negatively impact the well’s cone of depression. This means the well should not be subject to contaminants such as gasoline and oil (from a driveway), fertilizers (from a lawn), or bacteria (from an improperly placed or broken drain field).

3.2.5.2 GROUNDWATER SUPPLY

Water supply is impacted as communities grow, bringing increased demand to supply water to new homes, businesses, and industries. High capacity wells and an increasing number of wells, both private and public, can reduce the amount of recharge to surface

waters, causing stream-flow reduction, loss of springs, and changes in wetland vegetative communities. The strains of meeting growing water demand from a sprawling population are starting to show. Statewide water use has increased 33% in the last 15 years and water tables are plummeting in many urban areas as the thirst for more water outstrips the land's ability to provide it. (Lisa Gaumnitz, Tim Asplund, and Megan R. Matthews, "A Growing Thirst for Groundwater", August 2004.)

The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (such as Southeast Wisconsin), the principle of controlling groundwater withdrawal in all parts of the state is quite important and is a growing concern for the future. By 2006, a State level groundwater advisory committee will be organized to address groundwater management that will be hopefully be of help to communities, although groundwater supply is not an issue in Richwood. Wells are widely dispersed with no large quantity users.

3.2.5.4 SURFACE WATER

Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in Richwood includes Knapp Creek. These watercourses provide recreational opportunities, such as fishing, boating, swimming, and passive recreational opportunities like bird watching and sun bathing. The rivers and their feeder streams provide habitat for fish, mussels, insects, and other wildlife. See Map 3.2.1, County Water Resource Map for more information. State and County regulations are in place to protect surface waters in Richwood Township. For shoreland protection, the Town relies on State and County regulations, the WI-DNR, and the Lower Wisconsin Riverway Board all of which have stricter regulations than the Town could regulate.

3.2.5.5 WETLANDS

Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet.

The Town of Richwood is in the Western Coulee and Ridge ecological landscape, as defined by the 2002 Land Legacy Report put out by the WI DNR. This landscape is characterized by highly eroded and unglaciated topography. Because of the hilly terrain, wetlands in the area are primarily associated with the rivers and streams of the area, and not in more generally level or upland areas. Wetlands in Richwood Township are protected via State regulations and management programs.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 47% of original

wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county). Because the original WWI utilized aerial photographs taken in the summer some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. (Wetland data in this inventory is to the county level only.) According to the 1978-79 data, Richland County is 4.1% wetland. Go to <http://www.dnr.state.wi.us/org/water/fhp/wetlands/facts.shtml> for more information.

3.2.5.6 FLOODPLAINS

A floodplain is a low area of land adjacent to a stream or other watercourse that is subject to flooding and holds the overflow of water during a flood. They are delineated based on the 100-year storm event - the area that would be covered by water during a flood so big it only happens (theoretically) every 100 years. However, flooding can occur in any year. For that reason, development should not occur in drainage ways and floodplains since they serve as stormwater runoff systems and flood mitigation landscape features. Contact the Richland County Zoning Office for FEMA maps, and refer to Map 3.2.3, Flooding Frequency, to see areas prone to flooding based on soils.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. FEMA has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents. Flooding is mitigated in Richwood Township via State and County recommendations.

3.2.6 WILDLIFE

3.2.6.1 IMPORTANCE OF BIODIVERSITY

Biodiversity is the full spectrum of life forms and the many ecological processes that support them. Protecting the biodiversity is essential to core values such as maintaining clean air and water, providing adequate habitat for the state's flora and fauna, maintaining a vibrant economy and providing recreational opportunities. Biodiversity protection depends on the sustainability of diverse ecosystems, such as the mosaic of forests, agricultural lands, grasslands, bluffs, coastal zones and aquatic communities present in Wisconsin. It also depends upon the conservation of each ecosystem's basic components – the natural communities, plants and animals within them. Ecosystems contain a variety of species that are unique in some way and provide value to the diversity of the individual ecosystem and the state overall. It is important to view biodiversity at all levels to ensure the adequate conservation of Wisconsin's environment.

Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

3.2.6.2 NATURAL COMMUNITIES

At the broadest scale, the State of Wisconsin is divided into distinct “ecological landscapes” based on unique combinations of physical and biological characteristics that make up the ecosystems, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management. Because of the biotic and abiotic differences between ecological landscapes, the natural communities within each are typically different as well.

The Town of Richwood is in the Western Coulee and Ridges landscape. (See Map 3.2.4 or go to <http://dnr.wi.gov/landscapes/> for detailed descriptions and management opportunities for each ecological landscape.) The Western Coulee and Ridges landscape has steep sided hills that are heavily forested and often managed for hardwood production. Agricultural activities are typically confined to valley floors and ridge tops. The largest concentration of hillside prairies in the world is found in this landscape. Hillside prairies often support numerous species of rare plants, insects, and reptiles.

Richwood’s landscape and natural communities are currently protected through County zoning regulations. However, this Comprehensive Plan could become the primary protection document.

3.2.6.3 STATE NATURAL AREAS

Wisconsin harbors a diverse mix of natural biotic communities and native species. Some species and natural communities have very limited distribution or only occur at small locations around the state. In 1951, Wisconsin initiated the country’s first statewide program to identify and protect areas of outstanding and unique ecological, geological, and archeological value. These natural areas provide the best examples of natural processes acting over time with limited impact of human activity. The State Natural Areas program has grown to become the largest and most successful program of its kind in the nation; there are over 335 sites are designated in Wisconsin.

State Natural Areas are important not only because they showcase the best and most pristine parts of Wisconsin, but also because they provide excellent wildlife habitat and undisturbed natural communities. Many threatened, endangered, and state special concern species can be found in these areas.

There are six State Natural Areas in Richland County, one in the Town of Richwood: Richwood Bottoms (No. 249). Go to <http://www.dnr.state.wi.us/org/land/er/sna/> for more information.

3.2.6.4 ENDANGERED SPECIES

Plant and animal species are considered one of the fundamental building blocks of ecological landscapes and biodiversity. The presence of one or more rare species and natural communities in an area can be an indication of an area's health and ecological importance and should prompt attention to conservation, management and restoration

needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one about which some problem of abundance or distribution is suspected but not proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened. Remaining examples of Wisconsin's intact native communities are also tracked but not protected by the law. Natural communities capture much of our native biodiversity and provide benchmarks for future scientific studies.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another, as well as with various other organizations and universities. The WI DNR's Endangered Resources Program monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. This program maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature.

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the Legislature recognized as endangered or threatened and in need of protection as a matter of general state concern. It is illegal to

- 1) take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
- 2) process or sell any wild plant that is a listed species;
- 3) cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner. There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

The Federal Endangered Species Act (<http://endangered.fws.gov/esa.html>) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands. Implementation of the Endangered Species laws is usually accomplished during the state permit review process, but is ultimately the responsibility of a project proponent and property owner to ensure that they are not in violation of the laws.

According to the NHI database and listed in Table 3.2.1, twenty-nine elements have been recorded in the Town of Richwood. Data is only provided to the town level. Map 3.2.5 provides a full list of all elements known to occur within Richland County. A list of

threatened and rare Natural Communities of Richland County is also included at the end of this section's Natural Resources – Chapter Attachment. Thorough inventories of the entire county have not been conducted for rare species. Additional rare species and their habitat may occur in other locations but are not recorded within the NHI database.

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable, SN = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SH = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.*

Table 3.2.1 Existing Records for Rare Species

Group	Scientific Name	Common Name	State Status	Date Listed
Community	Southern Dry-Mesic Forest	Southern Dry-Mesic Forest	NA*	1970
Community	Southern Mesic Forest	Southern Mesic Forest	NA*	1983
Community	Shrub-Carr	Shrub-Carr	NA*	1970
Community	Southern Sedge Meadow	Southern Sedge Meadow	NA*	1970
Fish	Erimyzon Sucetta	Lake Chubsucker	SC/N	1992
Fish	Etheostoma Asprigene	Mud Darter	SC/N	1962
Fish	Ictiobus Niger	Black Buffalo	THR	1977
Fish	Notropis Texanus	Weed Shiner	SC/N	1977
Invertebrate	Alasmidonta Marginata	Elktoe	SC/H	1988
Invertebrate	Anodonta Suborbiculata	Flat Floater	SC/H	1988
Invertebrate	Arcidens Confragosus	Rock Pocketbook	THR	1997
Invertebrate	Ellipsaria Lineolata	Butterfly	END	1997
Invertebrate	Fusconaia Ebena	Ebony Shell	END	1988
Invertebrate	Lampsilis Higginsii	Higgins' Eye	END	1988
Invertebrate	Lampsilis Teres	Yellow & Slough Sandshells	END	1988
Invertebrate	Neurocordulia Molesta	Smoky Shadowfly	SC/N	1993
Invertebrate	Plethobasus Cyphyus	Bullhead	END	1988
Invertebrate	Pleurobema Sintoxia	Round Pigtoe	SC/H	1997
Invertebrate	Pseudiron Centralis	A Flat-Headed Mayfly	SC/N	1992
Invertebrate	Quadrula Metanevra	Monkeyface	THR	1988
Invertebrate	Simpsonaias Ambigua	Salamander Mussel	THR	1988
Invertebrate	Spinadis Wallacei	Wallace's Deepwater Mayfly	END	1988
Invertebrate	Stenelmis Knobeli	Knobel's Riffle Beetle	END	
Invertebrate	Stylurus Notatus	Elusive Clubtail	SC/N	1992
Invertebrate	Stylurus Plagiatus	Russet-Tipped Clubtail	SC/N	1988
Invertebrate	Tritogonia Verrucosa	Buckhorn	THR	1997
Other	Mussel Bed	Mussel Bed	SC	1988
Plant	Corallorhiza Odontorhiza	Autumn Coral-Root	SC	1970

* Remaining examples of Wisconsin's intact native communities are tracked but not protected by the law.

Humans have a responsibility to protect wildlife and the habitat necessary for its survival. Since wildlife can cause problems by destroying property, carrying diseases, producing unsanitary waste, or conflicting with human activities it is important to provide sufficient natural habitat at a distance from human activities where animals will not be in contact with humans and can live, hunt, and breed without interference. Richwood Township protects wildlife and wildlife habitat by cooperating with WI-DNR and assorted forestry management programs.

3.2.7 FOREST RESOURCES

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by

balancing global warming effects and air pollution by producing oxygen and storing carbon. Over half the forested lands in Wisconsin are privately owned (57%). See Map 3.2.6 of forested lands in the Town.

Trees are important components of a community's green infrastructure, offering substantial environmental benefits, including cleaner air and water, quieter streets, cheaper energy bills, cooler temperatures, and wildlife habitat. Tree-planting programs, preserving established trees, and using sustainable forestry techniques not only increase property values for Town residents, but also lower air and water remediation costs for the environment.

As of 2005, there were 142,689 acres of forest cover in Richland County, about 41% of the County's total land area. This is roughly equivalent to the 2005 State forestland cover numbers (46%). Either through land conversions or reclassification, the total number of privately owned forested acres in Richland County has dropped somewhat since 1996 (the last time a count was made). According to the WI-DNR, there were 160,235 acres of privately owned forest in Richland County nine years ago. At that same time, there was 6,600 acres of publicly owned forest in the County. Out of those privately owned acres, there were 46,687 acres enrolled in the Managed Forest Law. The total amount of MFL lands accessible to the public in 2003 equaled 5,707 acres. See <http://www.dnr.state.wi.us/org/land/forestry/SmartForestry/index.htm> for more information and Map 3.2.6 for forested lands in the Town.

According to the Planning Commission, there have been no major tree losses in the Town due to insects or diseases, although they noted that there has been spraying for gypsy moths done in the past. Forested land in the Town is protected mainly by its private landowners. There is some forested property (approximately 6 sq. miles) of County forest on WI-DNR land, which would be managed according to their management requirements. There are no arboretums or school forests in the Town.

Richwood Township intends to support and encourage sustainable forestry by making efforts to present annual community informational meetings.

3.2.8 ENVIRONMENTAL CORRIDORS

Areas of concentrated natural resource activity ("rooms"), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional when linked by environmental corridors ("hallways"). Environmental corridors refer to areas that contain groupings of natural resource features. When mapped, corridor resource features depict linear spaces that wildlife can move through, "room to room".

Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. Wildlife populations isolated in one wooded location can overpopulate, die out, or cause

Environmental Corridor Benefits:

- Reduced Flooding
- Reduced Soil Erosion
- Improved Water Quality
- Improved Water Quantity
- Groundwater Recharge
- Bank Stabilization
- Improved Air Quality
- Improved Wildlife Habitat

Social Benefits:

- Walking and Hiking
- Cross Country Skiing
- Horseback Riding
- Photography
- Wildlife Viewing

problems for neighbors if there are not adequate ways allowing the population to move about freely. Over 70% of all terrestrial wildlife species use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS). Map 3.2.7, Environmental Corridors, shows several natural resource features in the jurisdiction that could act as environmental corridors.

3.2.9 LIGHT, AIR, AND NOISE POLLUTION

Improper night lighting or light pollution, affects the night sky anywhere improperly shaded nighttime outdoor lights are used. Lighting ordinances recognize the benefits of appropriate outdoor lighting and can provide guidelines for installation, helping to maintain and compliment a community's character.

The most common air pollutants (dust, pollen, fuel fumes, ash, etc.) come from industrial, automotive, and agriculture sources, including odors. Burn barrels are significant local contributors to air pollution as well.

A number of land uses can contribute to noise pollution, such as train whistles, vehicle noise from highways, or airport noise. Repetitive excessive noises like those from boom cars, loud stereos, powered lawn and garden equipment, and construction activities have been shown to have serious health consequences (e.g. tinnitus, balance problems), not to mention problems between neighbors.

Neither light, air, nor noise pollution are issues in the Town of Richwood.

3.2.10 GEOLOGIC AND MINERAL RESOURCES

Soils and geology are also important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many development challenges relating to soil and geology. However, it is important that these resources not be abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes. A series of maps showing slope limitations (Map 3.2.8), septic limitations (Map 3.2.9), and depth to bedrock (Map 3.2.10) have been included at the end of this Section.

Most of south/southwest Wisconsin's bedrock is sedimentary rock, consisting of sandstone and shale or limestone. Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources in the region include lead and zinc but there is no evidence of metallic mining in the Town of Richwood. Non-metallic resources include sand, gravel, and limestone. Limestone for road building is one of the most significant non-metallic geologic resources in the area today.

3.2.10.1 NON-METALLIC MINE RECLAMATION

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (The Town of Richwood has not adopted a non-metallic reclamation ordinance of its own.) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection

measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion.

3.2.10.2 QUARRIES

A quarry is a usually shallow open-pit mine from which rock or minerals such as granite, limestone, marble, sandstone, and slate are extracted, generally for building materials. Quarries in level areas often have special engineering problems for drainage as groundwater that seeps into the quarry pit must be pumped out. Many quarries fill with water to become ponds or small lakes after abandonment for mining purposes. Others have become landfills. Quarries in the Town of Richwood are protected through County regulations.

Restricting access to quarries helps protect these areas from becoming groundwater pollution source points. Therefore, determining quarry locations within the jurisdiction's local watersheds can help communities plan where and how much development can be built, with respect to its water resources. Refer to Map 3.1.1, Soils Map.

3.2.11 OPEN SPACE AND PARKS

The value of open space lies in its inherent protection of ecologically sensitive areas including wetlands and water resources, important wildlife habitat, and sensitive soils. Preserving open spaces not only directly protects resources, but the space itself becomes a vital buffer zone since nothing can replace the visual impact of open space, whether it is agricultural land or woodlands.

Open space can take the form of parks, cropland and pastures, greenbelts, wetlands or floodplains. It can also serve many functions for a community other than recreation, such as

- Preservation of scenic and natural resources;
- Flood management;
- Protection of water resources;
- Preserving prime agricultural land;
- Limiting development that may occur;
- Buffering incompatible land uses;
- Structuring the community environment.

Signs and billboards exist within the open spaces of our communities for a number of valid reasons. However, sometimes signs and billboards can have a negative visual impact on the viewshed, particularly if there a great number of them, they are very large, or are poorly placed in the landscape. Richwood does not have a sign ordinance at this time but open spaces in the Town are protected through State and County programs and regulations.

3.2.12 LOCAL PARK AND RECREATION RESOURCES

Every jurisdiction is unique and can capitalize on its significance and natural beauty. For example, biking, driving, or walking tours can be designed to thread through areas of cultural, historical, or environmental significance. Parks can be part of a "chain" along a bike, horse, or ATV trail can serve a limited neighborhood area, a portion of the community, or the entire community or region and provide land and facilities for outdoor

recreation for residents and visitors. Refer to the Natural and Recreational Resources Map 3.2.6 for park locations.

Although Richwood Township does not have an Outdoor Recreation Plan promoting the Town's recreational resources, the Township attracts numerous recreational users, such as campers, bird watchers, cyclists, snowmobilers, bikers, 4-wheelers, horse back riders, hunters, anglers, etc. Table 3.2.2 below lists the recreational amenities offered in Richwood Township.

Table 3.2.2 Town of Richwood Recreational Amenities

Type of Recreational Resource	Location
Boat Landing (County)	Highway 60
Public Hunting (State)	
Wayside (State)	Highway 60
Snowmobiling Trails	North Township
Wisconsin Riverway (State)	South Township

The Planning Commission noted that these recreational resources and spaces are sufficient to satisfy the needs of Town residents and visitors.

3.2.13 LAND COVER

Map 3.2.6 shows the amount of natural resources in and near the Town. It also shows the location of natural resources, including forested lands, open water, and wetlands.

3.2.14 NATURAL RESOURCE AGENCIES AND PROGRAMS

There are a number of available state and federal programs to assist with agricultural, natural, and cultural resource planning and protection. Below are brief descriptions of various agencies and programs. Contact information is provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380

<http://www.dnr.state.wi.us>

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full

responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands. The DNR is available to provide information on endangered and threatened species. See their website for the Endangered Resources (ER) Program at <http://www.dnr.state.wi.us/org/land/er/> or contact the Program at 608/266-7012.

The Bureau of Community Financial Assistance (CFA) administers grant and loan programs, under the WI-DNR. Financial program staff works closely with local governments and interested groups to develop and support projects that protect public health and the environment, and provide recreational opportunities.

**WISCONSIN DEPARTMENT OF TRADE
AND CONSUMER PROTECTION
(DATCP)**

**2811 Agriculture Drive
PO Box 8911
Madison WI 53708**

Phone: 608-224-4960

<http://www.datcp.state.wi.us>

**WISCONSIN DEPARTMENT OF TRADE AND
CONSUMER PROTECTION (DATCP)**

The Wisconsin Department of Trade and Consumer Protection inspects and licenses more than 100,000 businesses and individuals, analyzes millions of laboratory samples, conducts hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

Specifically DATCP has two divisions that relate directly to the agriculture and natural resource section of the comprehensive plan. The Environmental Division focuses on insects, land and water, as well as plants and animals. The Agricultural Division focuses on animals, crops, agricultural resources, and land and water resources.

**WISCONSIN NATURAL RESOURCES
CONSERVATION SERVICE (NRCS)**

**6515 Watts Road,
Suite 200
Madison, WI 53719**

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

**WISCONSIN NATURAL RESOURCE
CONSERVATION SERVICE (NRCS)**

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service (SCS). Nearly three-fourths of the technical assistance provided by the agency goes

to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**Environmental Protection Agency
Region 5
(Illinois, Indiana, Michigan, Minnesota,
Ohio, Wisconsin)**

**Phone Toll Free within Region 5:
1-800-621-8431
9:00AM to 4:30PM CST**

**Phone: 312-353-2000
(<http://www.epa.gov>)**

**ENVIRONMENTAL PROTECTION AGENCY
(EPA) REGION 5**

The Environmental Protection Agency is a federal agency of the United States government, responsible for regulating environmental pollution and environmental quality. The EPA has been one of the lead agencies within the United States Government on the climate change issue.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

NATURAL RESOURCES - CHAPTER ATTACHMENT

THREATENED AND ENDANGERED NATURAL COMMUNITIES OF RICHLAND COUNTY**Cedar Glade**

Dry sandstone, quartzite or dolomite exposures vegetated with dense thickets of red cedar (*Juniperus virginiana*). Red maple (*Acer rubrum*), Paper birch (*Betula papyrifera*) and black and bur oaks (*Quercus velutina* and *Q. macrocarpa*) may also be present. This community is usually if not always the result of fire suppression on dry prairies, and in pre-settlement time it may have occurred only where extensive cliffs served as firebreaks. Common herbs include bluestem and grama grasses (*Andropogon spp.* and *Bouteloua spp.*), prickly-pear cactus (*Opuntia compressa*), flowering spurge (*Euphorbia corollata*), stiff sandwort (*Arenaria stricta*) and gray goldenrod (*Solidago nemoralis*).

Dry Cliff (Exposed Cliff of Curtis' community classification)

With dry vertical bedrock exposures, thin-soiled, very dry communities occur on many different rock types, which are thus quite varied in species composition. Scattered pines, oaks, or shrubs often occur. However, the most characteristic plants are often the ferns such as common polypody (*Polypodium vulgare*) and rusty woodsia (*Woodsia ilvensis*). The following herbs are also common, such as: columbine (*Aquilegia canadensis*), harebell (*Campanula rotundifolia*), pale corydalis (*Corydalis sempervirens*), juneberry (*Amelanchier spp.*), bush-honeysuckle (*Diervilla lonicera*), and rock spikemoss (*Selaginella rupestris*), and fringe bindweed (*Polygonum cilinode*).

Dry Prairie

This grassland community occurs on dry, often loess-derived soils, usually on steep south- or west-facing slopes or at the summits of river bluffs with sandstone or dolomite near the surface. Short to medium-sized prairie grasses such as little bluestem (*Schizachyrium scoparium*), side-oats grama (*Bouteloua curtipendula*), hairy grama (*B. hirsuta*), and prairie dropseed (*Sporobolus heterolepis*), are the dominants in this community, along with the larger big bluestem (*Andropogon gerardii*). Common shrubs and forbs include lead plant (*Amorpha canescens*), silky aster (*Aster sericeus*), flowering spurge (*Euphorbia corollata*), purple prairie-clover (*Petalostemum purpureum*), cylindrical blazing-star (*Liatris cylindracea*), and gray goldenrod (*Solidago nemoralis*).

Dry-Mesic Prairie

This grassland community occurs on slightly less droughty xeric sites than Dry Prairie and has many of the same dominant grasses, but taller species such as big bluestem (*Andropogon gerardii*) and Indian-grass (*Sorghastrum nutans*) dominate and are commoner than little bluestem (*A. scoparius*). Needle grass (*Stipa spartea*) may also be present. The forb-herb component is more diverse than in Dry Prairies, including many species that occur in both Dry and Mesic Prairies.

Hemlock Relict

These are isolated hemlock (*Tsuga canadensis*) stands occurring in deep, moist ravines or on cool, north or east facing slopes in southwestern Wisconsin. Associated trees include white pine (*Pinus strobus*), and yellow birch (*Betula allegheniensis*). The groundlayer includes herbaceous species with northern affinities such as shining clubmoss (*Lycopodium lucidulum*), bluebead lily (*Clintonia borealis*), canada mayflower (*Maianthemum canadense*), and woodferns (*Dryopteris spp.*). Cambrian sandstone cliffs are usually nearby and often prominent.

Moist Cliff (Shaded Cliff of the Curtis community classification)

This "micro-community" occurs on shaded (by trees or the cliff itself because of aspect), moist to seeping mossy, vertical exposures of various rock types, most commonly sandstone and dolomite. Common species are columbine (*Aquilegia canadensis*), the fragile ferns (*Cystopteris bulbifera* and *C. fragilis*), wood ferns (*Dryopteris spp.*), polypody (*Polypodium vulgare*), rattlesnake root (*Prenanthes alba*), and wild sarsaparilla (*Aralia nudicaulis*). The rare flora of these cliffs vary markedly in different parts of the state; Driftless Area cliffs might have northern monkshood (*Aconitum noveboracense*), those on Lake Superior, butterwort (*Pinguicula vulgaris*), or those in Door County, green spleenwort (*Asplenium viride*).

Oak Barrens

Black oak (*Quercus velutina*) is the dominant tree in this fire-adapted savanna community of xeric sites, but other oaks may also be present. Common understory species are lead plant (*Amorpha canescens*), black-eyed susan (*Rudbeckia hirta*), round-headed bush clover (*Lespedeza capitata*), goat's rue (*Tephrosia virginiana*), june grass (*Koeleria cristata*), little bluestem (*Schizachyrium scoparium*), flowering spurge (*Euphorbia corollata*), frostweed (*Helianthemum canadense*), false Solomon's-seals (*Smilacina racemosa* and *S. stellata*), spiderwort

(*Tradescantia ohioensis*), and lupine (*Lupinus perennis*). Distribution of this community is mostly in southwestern, central and west central Wisconsin.

Oak Opening

As defined by Curtis, this is an oak-dominated savanna community in which there is less than 50% tree canopy. Historically, oak openings occurred on wet-mesic to dry sites. The few extant remnants are mostly on drier sites, with the mesic and wet-mesic openings almost totally destroyed by conversion to agricultural or residential uses, and by the encroachment of other woody plants due to fire suppression. Bur, white, and black oaks (*Quercus macrocarpa*, *Q. alba* and *Q. velutina*) are dominant in mature stands as large, open-grown trees with distinctive limb architecture. Shagbark hickory (*Carya ovata*) is sometimes present. American hazelnut (*Corylus americana*) is a common shrub, and while the herb layer is similar to those found in oak forests and prairies, with many of the same grasses and forbs present, there are some plants and animals that reach their optimal abundance in the "openings".

Pine Barrens

This savanna community is characterized by scattered jack pines (*Pinus banksiana*), or less commonly red pines (*P. resinosa*), sometimes mixed with scrubby Hill's and bur oaks (*Quercus ellipsoidalis* and *Q. macrocarpa*), interspersed with openings in which shrubs such as hazelnuts, (*Corylus* spp.) and prairie willow (*Salix humilis*) and herbs dominate. The flora often contains species characteristic of "heaths" such as blueberries (*Vaccinium angustifolium* and *V. myrtilloides*), bearberry (*Arctostaphylos uva-ursi*), American hazelnut (*Corylus americana*), sweet fern (*Comptonia peregrina*), and sand cherry (*Prunus pensylvanica*). Also present are dry sand prairie species such as june grass (*Koeleria macrantha*), little bluestem (*Schizachyrium scoparium*), silky and sky-blue asters (*Aster sericeus* and *A. azureus*), lupine (*Lupinus perennis*), blazing-stars (*Liatris aspera* and *L. cylindracea*), and western sunflower (*Helianthus occidentalis*). Pines may be infrequent, even absent, in some stands in northern Wisconsin and elsewhere because of past logging, altered fire regimes, and an absence of seed source.

Pine Relict

These isolated stands of white pine (*Pinus strobus*) and red pine (*P. resinosa*) or, less commonly, jack pine (*P. banksiana*), that occur on sandstone outcrops or in thin soils over sandstone in the Driftless Area of southwestern Wisconsin, have historically been referred to as relicts. The understories often contain species with northern affinities such as blueberries (*Vaccinium* spp.), huckleberry (*Gaylussacia baccata*), wintergreen (*Gaultheria procumbens*), pipsissewa (*Chimaphila umbellata*), and partridge-berry (*Mitchella repens*), sometimes mixed with herbs typically found in southern Wisconsin's oak forests and prairies.

Sand Barrens

Sand Barrens are herbaceous upland communities that develop on unstable or semi-stabilized alluvial sands along major rivers such the Mississippi and Wisconsin. They are partly or perhaps wholly anthropogenic in origin, occurring on sites historically disturbed by plowing or very heavy grazing. Unvegetated "blow-outs" are characteristic features. Barrens, Dry Prairie and Sand Prairie species such as false-heather (*Hudsonia tomentosa*), bearberry (*Arctostaphylos uva-ursi*), sedges (*Cyperus filiculmis* and *C. schweinitzii*), sand cress (*Arabis lyrata*), three-awn grasses (*Aristida* spp.), rock spikemoss (*Selaginella rupestris*), and the earthstar fungi (*Geaster* spp.) are present in this community. Many exotics are present, and rare disturbance dependent species such as fumeflower (*Talinum rugospermum*) occur in some stands.

Sand Prairie (or Dry Sand Prairie)

This dry grassland community is composed of little bluestem (*Schizachyrium scoparium*), junegrass (*Koeleria macrantha*), panic grass (*Panicum* spp.), and crab grass (*Digitaria cognata*). Common herbaceous species are western ragweed (*Ambrosia psilostachya*), the sedges (*Carex muhlenbergii* and *C. pensylvanica*), poverty-oat grass (*Danthonia spicata*), flowering spurge (*Euphorbia corollata*), frostweed (*Helianthemum canadense*), common bush-clover (*Lespedeza capitata*), false-heather (*Hudsonia tomentosa*), long-bearded hawkweed (*Hieracium longipilum*), stiff goldenrod (*Solidago rigida*), horsebalm (*Monarda punctata*), and spiderwort (*Tradescantia ohioensis*). At least some stands are Barrens remnants now lacking appreciable woody cover, though extensive stands may have occurred historically on broad level terraces along the Mississippi, Wisconsin, Black, and Chippewa Rivers.

Southern Dry Forest

Oaks are the dominant species in this upland forest community of dry sites. White oak (*Quercus alba*) and black oak (*Quercus velutina*) are dominant, often with admixtures of red and bur oaks (*Q. rubra* and *Q. macrocarpa*)

and black cherry (*Prunus serotina*). In the well-developed shrub layer, brambles (*Rubus spp.*), gray dogwood (*Cornus racemosa*), and American hazelnut (*Corylus americana*) are common. Frequent herbaceous species are wild geranium (*Geranium maculatum*), false Solomon's-seal (*Smilacina racemosa*), hog-peanut (*Amphicarpaea bracteata*), and woodland sunflower (*Helianthus strumosus*).

Southern Dry-Mesic Forest

Red oak (*Quercus rubra*) is a common dominant tree of this upland forest community type. White oak (*Q. alba*), basswood (*Tilia americana*), sugar and red maples (*Acer saccharum* and *A. rubrum*), and white ash (*Fraxinus americana*) are also important. The herbaceous understory flora is diverse and includes many species listed under Southern Dry Forest, plus jack-in-the-pulpit (*Arisaema triphyllum*), enchanter's-nightshade (*Circaea lutetiana*), large-flowered bellwort (*Uvularia grandiflora*), interrupted fern (*Osmunda claytoniana*), Lady Fern (*Athyrium Filix-femina*), tick trefoils (*Desmodium glutinosum* and *D. nudiflorum*), and hog peanut (*Amphicarpa bracteata*). To the detriment of the oaks, mesophytic tree species are becoming increasingly important under current management practices and fire suppression policies.

Southern Mesic Forest

This upland forest community occurs on rich, well-drained soils. The dominant tree species is sugar maple (*Acer saccharum*), but basswood (*Tilia americana*) and (near Lake Michigan) beech (*Fagus grandifolia*) may be co-dominant. Many other trees are found in these forests, including those of the walnut family (*Juglandaceae*). The understory is typically open (sometimes brushy with species of gooseberry (*Ribes spp.*) if there is a past history of grazing) and supports fine spring ephemeral displays. Characteristic herbs are spring beauty (*Claytonia virginica*), trout-lilies (*Erythronium spp.*), trilliums (*Trillium spp.*), violets (*Viola spp.*), bloodroot (*Sanguinaria canadensis*), blue cohosh (*Caulophyllum thalictroides*), mayapple (*Podophyllum peltatum*), and Virginia waterleaf (*Hydrophyllum virginianum*).

Alder Thicket

These wetlands are dominated by thick growths of tall shrubs, especially speckled alder (*Alnus incana*). Among the common herbaceous species are Canada bluejoint grass (*Calamagrostis canadensis*), orange jewelweed (*Impatiens capensis*), several asters (*Aster lanceolatus*, *A. puniceus*, and *A. umbellatus*), boneset (*Eupatorium perfoliatum*), rough bedstraw (*Galium asprellum*), marsh fern (*Thelypteris palustris*), arrow-leaved tearthumb (*Polygonum sagittatum*), and sensitive fern (*Onoclea sensibilis*). This type is common and widespread in northern and central Wisconsin, but also occurs in the southern part of the state.

Emergent Aquatic

These open, marsh, lake, riverine, and estuarine communities with permanent standing water are dominated by robust emergent macrophytes, in pure stands of single species or in various mixtures. Dominants include cattails (*Typha spp.*), bulrushes (particularly *Scirpus acutus*, *S. fluviatilis*, and *S. validus*), bur-reeds (*Sparganium spp.*), giant reed (*Phragmites australis*), pickerel-weed (*Pontederia cordata*), water-plantains (*Alisma spp.*), arrowheads (*Sagittaria spp.*), and the larger species of spikerush such as (*Eleocharis smallii*).

Ephemeral Pond

These ponds are depressions with impeded drainage (usually in forest landscapes), that hold water for a period of time following snowmelt but typically dry out by mid-summer. Common aquatic plants of these habitats include yellow water crowfoot (*Ranunculus flabellaris*), mermaid weed (*Proserpinaca palustris*), Canada bluejoint grass (*Calamagrostis canadensis*), floating manna grass (*Glyceria septentrionalis*), spotted cowbane (*Cicuta maculata*), smartweeds (*Polygonum spp.*), orange jewelweed (*Impatiens capensis*), and sedges. Ephemeral ponds provide critical breeding habitat for certain invertebrates, as well as for many amphibians such as frogs and salamanders.

Floodplain Forest

(Replaces in part the **Southern Wet** and **Southern Wet-Mesic Forests** of Curtis)

This is a lowland hardwood forest community that occurs along large rivers, usually stream order 3 or higher, that flood periodically. The best development occurs along large southern rivers in southern Wisconsin, but this community is also found in the northern Wisconsin. Canopy dominants may include silver maple (*Acer saccharinum*), river birch (*Betula nigra*), green ash (*Fraxinus pennsylvanica*), hackberry (*Celtis occidentalis*), swamp white oak (*Quercus bicolor*), and cottonwood (*Populus deltoides*). Buttonbush (*Cephalanthus occidentalis*) is a locally dominant shrub and may form dense thickets on the margins of oxbow lakes, sloughs, and ponds within the forest. Nettles (*Laportea canadensis* and *Urtica dioica*), sedges, ostrich fern (*Matteuccia struthiopteris*), and gray-headed coneflower (*Rudbeckia laciniata*) are important understory herbs, and lianas

such as Virginia creepers (*Parthenocissus* spp.), grapes (*Vitis* spp.), Canada moonseed (*Menispermum canadense*), and poison-ivy (*Toxicodendron radicans*), are often common. Among the striking and characteristic herbs of this community are green-headed coneflower (*Rudbeckia laciniata*), cardinal flower (*Lobelia cardinalis*), green dragon (*Arisaema dracontium*), and false dragonhead (*Physostegia virginiana*).

Northern Wet Forest (revised from Curtis, with **Black Spruce and Tamarack Swamps** split out)

These weakly minerotrophic conifer swamps, located in the North, are dominated by black spruce (*Picea mariana*) and tamarack (*Larix laricina*). Jack pine (*Pinus banksiana*) may be a significant canopy component in certain parts of the range of this community complex. Understories are composed mostly of sphagnum (*Sphagnum* spp.) mosses and ericaceous shrubs such as leatherleaf (*Chamaedaphne calyculata*), Labrador-tea (*Ledum groenlandicum*), and small cranberry (*Vaccinium oxycoccos*) and sedges such as (*Carex trisperma* and *C. paupercula*). The Natural Heritage Inventory has split out two entities, identified (but not strictly defined) by the two dominant species (see Black Spruce Swamp and Tamarack Swamp).

Shrub-Carr

This wetland community is dominated by tall shrubs such as red-osier dogwood (*Cornus stolonifera*), meadowsweet (*Spiraea alba*), and various willows (*Salix discolor*, *S. bebbiana*, and *S. gracilis*). Canada bluejoint grass (*Calamagrostis canadensis*) is often very common. Associates are similar to those found in Alder Thickets and tussock-type Sedge Meadows. This type is common and widespread in southern Wisconsin but also occurs in the north.

Southern Sedge Meadow

Widespread in southern Wisconsin, this open wetland community is most typically a tussock marsh dominated by tussock sedge (*Carex stricta*) and Canada bluejoint grass (*Calamagrostis canadensis*). Common associates are water-horehound (*Lycopus uniflorus*), paniced aster (*Aster simplex*), blue flag (*Iris virginica*), Canada goldenrod (*Solidago canadensis*), spotted joe-pye-weed (*Eupatorium maculatum*), broad-leaved common cattail (*Typha latifolia*), and swamp milkweed (*Asclepias incarnata*). Reed canary grass (*Phalaris arundinacea*) may be dominant in grazed and/or ditched stands. Ditched stands can succeed quickly to Shrub-Carr.

Wet Prairie

This is a rather heterogeneous tall grassland community, which shares characteristics of prairies, Southern Sedge Meadow, Calcareous Fen, and even Emergent Aquatic communities. The Wet Prairie's more wetland-like character can mean that sometimes very few true prairie species are present. Many of the stands assigned to this type by Curtis are currently classified as Wet-Mesic Prairies. The dominant graminoids are Canada bluejoint grass (*Calamagrostis canadensis*), cordgrass (*Spartina pectinata*), and prairie muhly (*Muhlenbergia glomerata*), plus several sedge (*Carex*) species including lake sedge (*C. lacustris*), water sedge (*C. aquatilis*), and woolly sedge (*C. lanuginosa*). Many herb species are shared with Wet-Mesic Prairies, but the following species are often prevalent: New England aster (*Aster novae-angliae*), swamp thistle (*Cirsium muticum*), northern bedstraw (*Galium boreale*), yellow stargrass (*Hypoxis hirsuta*), cowbane (*Oxypolis rigidior*), tall meadow-rue (*Thalictrum dasycarpum*), golden alexander (*Zizia aurea*), and mountain-mint (*Pycnanthemum virginianum*).

Wet-Mesic Prairie

This herbaceous grassland community is dominated by tall grasses including big bluestem (*Andropogon gerardii*), Canada bluejoint grass (*Calamagrostis canadensis*), cordgrass (*Spartina pectinata*), and Canada wild-rye (*Elymus canadensis*). The forb component is diverse and includes azure aster (*Aster oolentangiensis*), shooting-star (*Dodecatheon meadia*), sawtooth sunflower (*Helianthus grosseserratus*), prairie blazing-star (*Liatris pycnostachya*), prairie phlox (*Phlox pilosa*), prairie coneflower (*Ratibida pinnata*), prairie docks (*Silphium integrifolium* and *S. terebinthinaceum*), late and stiff goldenrods (*Solidago gigantea* and *S. rigida*), and culver's-root (*Veronicastrum virginicum*).

3.3 CULTURAL RESOURCES

3.3.1 CULTURAL RESOURCE SUMMARY

The purpose of this section is to inventory and support the management of cultural resources in the Town of Richwood. Many communities often ignore cultural and historic resources in order to deal with “real” issues facing their community. However, the proper appreciation of these assets is vital to the long-term success of a community. Respecting and utilizing these available resources increases the overall quality of life and provides opportunities for tourism.

Determining what cultural and historic resources are has been left open to some interpretation. For the purpose of this report, historic resources include historic buildings and sites (as identified by the national register of historic places), museums, churches, cemeteries, old country schools, and other buildings deemed appropriate by the community. The information presented here is to serve as a guide to cultural and historic resources and is not inclusive.



3.3.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of cultural resource protection.

- **Preservation of cultural, historic, and archaeological sites.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

3.3.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following cultural resources objectives and policy recommendations (not in order of priority) will support the above goal and will guide cultural resource decisions in the Town of Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Encourage the education of local residents on the importance of cultural resources.**
- 2. Encourage partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.**
- 3. Encourage the protection of important cultural resources in the community.**
- 4. Consider implementing an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures and locations and archaeological sites in the community.**
- 5. Continue to support important community festivals and cultural events.**
- 6. Explore opportunities to capitalize on local cultural resources in conjunctions with tourism.**
- 7. Utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources, where and when appropriate.**

3.3.4 A BRIEF HISTORY OF RICHLAND COUNTY

The quotation below is taken from *History of Crawford and Richland Counties, Wisconsin* - Union Publishing Company - Springfield, IL – 1884.

An article published in the Richland county Observer, written by W M Fogo, thus speaks of the capabilities of the county: While the county is well adapted to almost everything known to agricultural economy, its best hold is stock raising. No section of the State is better adapted to it; the hills and valleys and crystal brooks affording convenient range, protection and water. Until recent years the farmers have paid but little attention to this industry, but latterly they are engaging in it extensively, and there are numerous fine herds and flocks, which are rapidly increasing in number and quality as the years roll on.

The industries of the county are farming, in all its various forms; butter and cheese-making; lumbering, principally in fine hard woods; milling, manufacturing of various kinds, and nearly all of the varied mechanic arts and employments. There are some twenty grist, thirty saw, and two woolen mills

within the county. Many good water powers exist all over the county, quite a number of which remain to be improved. The villages of the county are: Richland Centre, Lone Rock, Sextonville, Richland City, Orion, Eagle Corners, Port Andrew, Excelsior, Boaz, Viola, West Lima, Spring Valley, Woodstock, Rockbridge, Stalwart, Cazenovia, Loyd and Ithaca.

The first school that was taught in the county, we are led to believe, was in the year 1847, by a man from Pennsylvania, but whose name has entirely escaped the memory of our informants. This pioneer school was held in a room of the house of Peter Kinder, in Richwood town, and is believed to have been a subscription one as no records are extant, showing the formation of a school district so early. However, in 1849, a building was erected for the accommodation of a district school on the land now owned by Mr Garner, on section 27, of the town of Richwood, and a little west of the village of Port Andrew, and during the years 1849 and 1850 Mary Melanthey, now Mrs Joseph Elliott, presided over its destinies, as school mistress. This is no doubt the first district school in Richland county.

The first postoffice within the limits of the county was established at a place called Sand Prairie about one and a half miles west of the village of Port Andrew, on land now owned by H J Clark, lying in the town of Richwood. This was about 1845, and Johnson Young was the postmaster. John Kincannon had the first contract for carrying the mail thither, we believe, from Mineral Point, and he brought it on his back, going and coming afoot, which seems to have been the usual method of travel in those days.

The business of saw-milling being a large one in the county, it would probably be of interest to say that the first structure of that description ever erected was built by Estes & Parrish, in the fall of 1841, and was located at or near the site of the mills now known as Rodolf's, on Mill or Eagle creek, in the Town of Richwood.

The first grist-mill was built at Sextonville, in the years 1851-2, by Jacob Krouskop. Prior to this time the settlers had oft-times to go fifty and seventy-five miles to mill with the little grain they had to grind.

The first physician to locate within the county was Dr Hartshorn, whose settlement at Law's or Gage's ferry, precedes any other in point of time.

Settlements were begun in all parts of the county by the beginning of 1850, and the population by that time was, according to the census returns, between 900 and 1000; during the next decade the flood of emigration, for which that period has been noted all over the northwest, rapidly filled up the waste places of this county, until in 1860, the government census placed the number of inhabitants at 9732. During the late Civil War, the emigration here, as everywhere else, came to a stand still, and the large amount of enlistments from this locality, and the large death rate in Wisconsin regiments, in the field, kept down any remarkable increase in the population, until after the close of the rebellion when immigration received a new impetus, and the number of the population has steadily grown from then until the present day.

In those early days rude log cabins, scattered throughout the county, stood on little clearings, surrounded by the dense wilderness of trees that covered the whole land, as with a mantle; but in the years that have passed, these cabins have given way to fine, comfortable frame, and in many instances palatial brick residences. There are many yet living, whose eyes have beheld these wonderful transformations, but alas, many, very many of these early pioneers have never lived to realize or enjoy the full fruition of their days of toil and hardship. The roll of those whose feet have crossed (t)he dark river is a long one. Still, in the days when they faced all the trials of a frontier life, and battled with stern nature, to keep the wolf from the door, these hardy pioneers enjoyed much pleasure in their rude way. In the language of one of these heroes of the outpost: "It is the mistaken notion of modern aristocracy, that happiness dwells only with wealth and fine equipage. Some of us can point to our log cabins, at least in memory, as our independent homes, where true content and happiness brooded over the domestic circle, and sincere gratitude gave relish to the most homely fare."

Contrast the Richland county of 1845-6 with the same as it is to-day [1884]. Then it was a dense, almost unbroken wilderness, an umbrageous desert with only here and there the scattered clearings of a few adventurous frontiersmen; and now it is largely cleared up, with good farms, fine farm houses and barns, commodious and numerous school houses and churches on every hand. In those days, the early settlers were poor in purse and struggling against fearful odds and almost insurmountable obstacles, to hew for themselves and their posterity, homes out of the forests, and all nature seemed uncongenial and seemed to turn a frowning face upon all their efforts. To-day, the inhabitants are prosperous and thrifty, and live in comparative ease and comfort. Then the "blazed" track through the woods was their only pathway or road, and the rivers and streams were crossed on the felled tree or by the still more primitive fashion of swimming; now, broad highways intersect the county and good bridges span its streams, and comfort and luxury are seen on every hand. Then, seventy miles to mill was the rule, and now the iron horse brings the necessaries of life almost to the very door.

3.3.5 CULTURAL RESOURCE PUBLICATIONS OR DOCUMENTATION

Maintaining a written record of cultural resources is an excellent way of educating residents about a community's past as well as encouraging tourism. The Town does not have any publications or pamphlets promoting its local cultural resources.

For more information, contact the Richland Area Chamber of Commerce/Main Street Partnership at 397 W. Seminary Street - PO Box 128, Richland Center, WI 53581, Phone: (608) 647-6205 - Toll Free:(800) 422-1318 - Fax: (608) 647-5449, Email: info@richlandchamber.com

3.3.6 LOCAL HISTORICAL SOCIETIES

Local historical societies provide an important service to communities by documenting, rehabilitating, maintaining, or promoting local cultural resources.

There is no local historical society in the Town of Richwood, although private citizens have information available. For more information on cultural resources, contact the Richland County Historical Society:

Richland County Historical Society
29449 Pronold Ln.
Richland Center, WI 53581
Phone: (608) 647-4860 (h)

3.3.7 MUSEUM OR CULTURAL RESOURCE CENTER

Another way of preserving the past is through a local museum or cultural resource center. The historic Comb Farm and Home is one such resource in Richwood Township.

3.3.8 HISTORICAL MARKERS

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Society's Division of Historic Preservation administers the Historical Markers program. Contact them for more information. The table below lists the State registered historical markers in Richland County. There are none in Richwood.

Table 3.3.1 Richland County Historic Markers

Subject	Location/Nearest Community
Boaz Mastodon	Hwy 14, 5 mi. W. of Richland Center
Richard M. Brewer	Boaz Park, Hwy.171, Boaz
Birthplace of General Telephone	Krouskop Park, Hwy. 14, Richland Center
Rural Electrification	5 mi. W. of Richland Center on Hwy. 14

(Source: 2005, <http://www.centurytel.net/nwoods/150/#research>)

3.3.9 CULTURAL RESOURCE PROGRAMS AND SPECIAL EVENTS

Cultural resource programs and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. One such event is the 2005 Richwood Dairy Breakfast.

3.3.10 THREATS TO CULTURAL RESOURCES

Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community.

The greatest threat to Richwood's cultural heritage is the loss of small family farms, as agriculture is very important to the Town: agriculture is the largest segment of Richwood's economy.

3.3.11 LOST CULTURAL RESOURCES OR BUILDINGS

Sometimes important cultural resources are lost due to the threats discussed previously. In Richwood, lost cultural resources include country churches, country schools, Upper Byrds School, Consolidated School, and Excelsior School and churches.

3.3.12 HISTORICAL PRESERVATION ORDINANCES AND COMMISSIONS

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. At this time, Richwood does not have an historic preservation ordinance or commission.

A community with a historic preservation ordinance may apply for CLG status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

3.3.13 CHURCHES

Churches historically have had a significant impact on the culture of a community. They sometimes are also the only places where rural residents can gather to discuss important issues in their community. Refer to Map 3.3.1 for churches in the jurisdiction.

3.3.14 CEMETERIES

Cemeteries are identified as prominent historic and cultural resources. They can provide an historic perspective of an area, providing names and ethnicities of previous residents, linking a community to its past. Refer to Map 3.3.1 for cemeteries in the Town of Richwood.

3.3.15 ARCHITECTURE AND HISTORY INVENTORY (AHI)

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory.

The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society for more information about the inventory or refer to the Cultural Resources Chapter Attachment 3.3.1 for a list of the AHI in the Town of Richwood.

3.3.16 ARCHAEOLOGICAL SITE INVENTORY (ASI)

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites (at the town level) throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified.

Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the Wisconsin Historical Society for more information about the inventory. Refer to the Cultural Resources Chapter Attachment 3.3.2 for a list of the ASI in the Town of Richwood.

3.3.17 STATE AND NATIONAL REGISTER OF HISTORIC PLACES

The AHI contains all the documented historic sites in a community, as well as a list of those sites that are on the State and National Register of Historic Places. The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service (U.S. Department of the Interior). The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society's Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state or local history, architecture, archaeology, engineering and culture. Contact the National Park Service or State Historical Society for more information of registration. Refer to the Cultural Resources Chapter Attachment 3.3.1 for a list of existing and potentially eligible State and National Register of Historic Places in the Town of Richwood.

3.3.18 CULTURAL RESOURCE AGENCIES AND PROGRAMS

RICHLAND AREA CHAMBER OF COMMERCE

The Richland Area Chamber of Commerce is designed to support and serve businesses throughout Richland County. A traditional membership organization, our Chamber has been active for more than 55 years. Its functions are to provide certain benefits to its members, further their commercial interests, and generally promote and develop the Richland area economy.

Main Street is a non-membership organization formed locally in 1992. The Richland Center program was designated by Wisconsin Main Street, and is one of more than 600 Main Street communities in the United States. As such, it is committed to the implementation, progress and development of the designated downtown Main Street district in accordance

**RICHLAND AREA CHAMBER OF
COMMERCE/MAIN STREET
PARTNERSHIP**

**397 W. Seminary Street – PO Box 128
Richland Center, WI 53581**

**Phone: 608-647-6205
Toll Free: (800) 422-1318
Fax: 608-647-5449**

Email: info@richlandchamber.com

with the State and National program. Main Street is a tax-exempt charitable organization under Section 501(c)(3) of the Internal Revenue Code.

WISCONSIN HISTORICAL SOCIETY

The Society serves as the archives of the State of Wisconsin. It collects books, periodicals, maps, manuscripts, relics, newspapers, and audio and graphic materials as they relate to North America. It maintains a museum, library, and research facility in Madison, as well as a statewide system of historic sites, school services, area research centers, administering a broad program of historic preservation and publishing a wide variety of historical materials, both scholarly and popular. The historical society can also provide assistance for various state and federal programs.

WISCONSIN HISTORICAL SOCIETY

**Office of Preservation Planning
Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706**

Phone: 608-264-6500

<http://www.wisconsinhistory.org>

NATIONAL PARK SERVICE

The National Park Service administers the National Register of Historic Places. In addition to honorific recognition, listing in the National Register provides:

- Consideration in planning for Federal, federally licensed, and federally assisted projects,
- Eligibility for certain tax provisions,
- Qualification for Federal grants for historic preservation, when funds are available.

NATIONAL PARK SERVICE

**Register of Historic Places
1201 Eye St., NW
8th Floor (MS 2280)
Washington, DC 20005**

Phone: 202-354-2213

[http:// www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

WISCONSIN TRUST FOR HISTORIC PRESERVATION (WTHP)

The WTHP, established in 1986, is a private, non-profit organization dedicated to the preservation of the historical, architectural and archaeological heritage of Wisconsin. The Trust advocates for legislation and policies designed to encourage statewide historic preservation. Examples of some of the programs they initiate are

- **Wisconsin Main Street**
A comprehensive program designed to revitalize downtowns and give new life to historic business districts
- **Heritage Tourism Initiative**
The Heritage Tourism Initiative has helped develop grassroots heritage tourism organizations, encouraging Wisconsin communities to use their unique features to tap into the mushrooming heritage tourism market -- and protect that heritage at the same time.

WISCONSIN TRUST FOR HISTORIC PRESERVATION

**23 North Pinckney Street,
Suite 330, PO Box 2288,
Madison, WI 53701-2288**

Phone: 608-255-0348

[http:// www.wthp.org](http://www.wthp.org)

- **Agricultural Buildings Preservation Initiative**

Inspired by the National Trust's popular Barn Again! program, this initiative provides information and forums to help owners of historic agricultural buildings determine how to maintain and reuse their buildings.

NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation is a nonprofit organization with more than 200,000 members. The Trust provides leadership, education and advocacy training to save America's historic places.

**NATIONAL TRUST FOR HISTORIC
PRESERVATION**

**1785 Massachusetts Ave., NW
Washington, DC 20036-2117**

Phone: 202-588-6000

[http:// www.nationaltrust.org](http://www.nationaltrust.org)

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

CULTURAL RESOURCES - CHAPTER ATTACHMENTS

Attachment 3.3.1 Architecture and Historic Inventory (AHI)

Attachment 3.3.2 Archeological Site Inventory (ASI)

ATTACHMENT 3.3.1**ARCHITECTURE AND HISTORIC INVENTORY (AHI) – TOWN OF RICHWOOD**

Compiled by Richard A. Bernstein, Preservation Planner

Office of Preservation Planning

Division of Historic Preservation

Wisconsin Historical Society

February 2004

Jurisdiction	Code	Site	Address
Richwood	90646	John Coumbe Farmstead	14632 State HW 60
Richwood	90652	--	CTY HW F, S side, 2 miles SW of inter. of CTY HW X
Richwood	90655	Richland Methodist Church	Unnamed dirt road, 1 mile SE off CTY HW X
Richwood	90656	--	on unnamed dirt road, 1-1/2 mile SE off CTY HW X
Richwood	90664	--	CTY HW F, W side, 2 miles N of HW 60
Richwood	90669	--	HW 60, N side
Richwood	90670	--	CTY HW M, 1/4 mile W of HW 60
Richwood	122744	Knapp Creek Bridge	State HW 60
Richwood	122746	Sand Prairie Cemetery	State HW 60
Richwood	122747	Alfred Heggery Farm	15410 State HW 60
Richwood	124718	Riverscene Farm	14179 State HW 60
Richwood	124721	L.L. Jones Farm	32979 Byrds Creek Rd.

ATTACHMENT 3.3.2**ARCHAEOLOGICAL SITE INVENTORY (ASI) – TOWN OF RICHWOOD**

Source: Office of State Archaeology

Historic Preservation Division

Wisconsin Historical Society

John H. Broihahn

jhbroyhahn@whs.wisc.edu

608-264-6496

February 2004

State Site # / Burial Code #	Site Name / Type	Cultural Study Unit
RI-0001	Sobek Group 1. Mound(S) - Conical 2. Cemetery/Burial	1. Unknown
RI-0143	Price Iv 1. Campsite/Village	1. Unknown Prehistoric
RI-0004	Price Iii 1. Cemetery/Burial	1. Archaic 2. Middle Woodland
RI-0003	Price Ii 1. Campsite/Village	1. Late Woodland 2. Oneota
RI-0002	Price I 1. Campsite/Village	1. Late Woodland 2. Middle Woodland
RI-0074	Unnamed Site 1. Campsite/Village	1. Unknown Historic 2. Unknown Prehistoric
RI-0075	Unnamed Site 1. Mound(S) - Effigy 2. Mound(S) - Other/Unk 3. Cemetery/Burial	1. Late Woodland 2. Unknown
RI-0072	Hillberry 1. Campsite/Village	1. Unknown

State Site # / Burial Code #	Site Name / Type	Cultural Study Unit
RI-0073	Wanek 1. Mound(S) - Effigy 2. Cemetery/Burial	1. Late Woodland
RI-0071	Wanemaker 1. Campsite/Village	1. Middle Woodland
RI-0068	Lewis 1. Campsite/Village	1. Unknown
RI-0076	Tippesaukee/Coumbe 1. Cabin/Homestead 2. Campsite/Village 3. Cemetery/Burial 4. Corn Hills/Garden Beds	1. Historic Euro-American 2. Historic Indian 3. Late Woodland 4. Middle Woodland
RI-0069	Unnamed Site 1. Mound(S) - Other/Unk 2. Cemetery/Burial	1. Middle Woodland
RI-0070	Unnamed Site 1. Mound(S) - Other/Unk 2. Cemetery/Burial	1. Unknown
BRI-0040	Immanuel Lutheran Church Cemetery (Aka Maple Ridge, South Church Cem.) 1. Cemetery/Burial	1. Historic Euro-American
BRI-0041	Richland Methodist Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0049	Greenwood Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0050	Coumbe Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0051	Sand Prairie Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0052	Wright Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0078	West Fork Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0079	Tavara Cemetery (Aka Bosch) 1. Cemetery/Burial	1. Historic Euro-American
BRI-0080	Haskin's Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0081	Haskins Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0082	Unnamed Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0083	Unnamed Cemetery 1. Cemetery/Burial	1. Historic Euro-American
BRI-0084	Unnamed Cemetery	1. Historic Euro-American
BRI-0109	Wright Cemetery (Aka Cox; Woodland; Upper Byrd's Creek Cemetery) 1. Cemetery/Burial	1. Historic Euro-American
BRI-0112	Haney Cemetery	1. Historic Euro-American
RI-0207	Gasser Mound 1. Mound(S) - Effigy 2. Cemetery/Burial	1. Late Woodland
BRI-0110	Children's Cemetery 1. Cemetery/Burial	1. Historic Euro-American
RI-0235	Windward Village 1. Campsite/Village	1. Early Woodland 2. Late Archaic 3. Late Woodland 4. Middle Archaic 5. Middle Woodland
RI-0288	Berner Site 1. Campsite/Village	1. Unknown Prehistoric
RI-0332	Mchugh I 1. Campsite/Village	1. Early Woodland 2. Late Archaic

State Site # / Burial Code #	Site Name / Type	Cultural Study Unit
RI-0335	Mchugh Iv 1. Homstead 2. Campsite/Village	1. Unknown Historic 2. Unknown Prehistoric
RI-0326	Garner Lake 1. Campsite/Village	1. Woodland
RI-0334	Mchugh Iii 1. Campsite/Village	1. Unknown Prehistoric
RI-0333	Mchugh Ii 1. Homstead	1. Unknown Historic
RI-0343	Burkhamer Ii 1. Campsite/Village	1. Unknown Historic 2. Unknown Prehistoric
RI-0341	Port Andrew Site 1. Foundation/Depression 2. Campsite/Village	1. Historic Euro-American 2. Unknown Prehistoric
RI-0342	Burkhamer I 1. Campsite/Village	1. Unknown Prehistoric
RI-0357	Moffat Site 1. Campsite/Village	1. Unknown Prehistoric
RI-0355	Coumbe Cabin 1. Cabin/Homestead 2. Campsite/Village	1. Historic Euro-American 2. Unknown Prehistoric
RI-0358	Coumbe Tenent House 1. Foundation/Depression 2. Homstead	1. Historic Euro-American
RI-0370	Wanek 1. Campsite/Village	1. Late Woodland
RI-0381	Leifheit Log Cabin 1. Cabin/Homestead	1. Unknown Historic
RI-0436	Coumbe Upland 1. Campsite/Village 2. Cabin/Homestead 3. Campsite/Village 4. Cemetery/Burial	1. Middle Archaic 2. Historic Euro-American
RI-0440	Mchugh V 1. Campsite/Village 2. Homstead	1. Unknown Prehistoric 2. Historic Euro-American
RI-0458	Haskins School 1. School	1. Historic Euro-American
RI-0459	Haskins Church 1. Church 2. Foundation/Depression	1. Historic Euro-American

4.0 HOUSING

4.1 CHAPTER SUMMARY

Housing is a necessity of life and an important part of the comprehensive planning process. The purposes of this section are to assess the current housing stock in the Town of Richwood and to identify policies and programs that will help meet existing and forecasted housing demand. The housing stock assessment includes the age, value, and type (e.g. single-family or multi-family) of existing housing units; as well as occupancy characteristics such as tenure (owner occupied vs. renter occupied), and affordability (the percentage of monthly income residents spend on housing costs).

Housing data in this chapter come from the U.S. Census Bureau. Also included are housing-related results of a community survey distributed to all Richwood property owners in the spring of 2004. The survey was mailed to 388 property owners and returned by eighty-one (21%).



Wisconsin State Statute 66.1001(2)(b)

(b) Housing element

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

4.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of housing development.

- **Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

4.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Housing objectives and policy recommendations (not in order of priority) that support the above goal and will guide housing decisions in Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Encourage the preservation and rehabilitation of the existing housing stock in the community.**
2. **Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.**
3. **Encourage the County's Zoning Ordinance to maintain the character of existing and future residential neighborhoods.**
4. **Promote and utilize federal and state housing assistance programs.**
5. **Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.**
6. **Encourage property maintenance standards to ensure a high quality, clean living environment within all residential areas.**
7. **Work with developers to encourage a range of different housing types, in areas consistent with the community's wishes, and of densities and types consistent with service requirements.**
8. **Assure that the fair housing rights of all citizens are protected.**

- 9. Encourage the location of multi-family apartment buildings, senior housing and special needs housing near or inside cities and villages, where there is easier access to public services and facilities.

4.4 HOUSING CHARACTERISTICS

4.4.1 HOUSEHOLDS AND HOUSING UNITS: PAST, PRESENT, AND FUTURE

The Town of Richwood saw modest residential growth (24%) between 1970 and 2000 (Table 4.1). Assuming that the number of people per household will stabilize at 2.6 (2000 town average), population projections suggest that the town will either gain about twelve households or lose about six through 2030 (Figure 4.1). This projection is based on past trends and the lack of a major highway through the town. County maps show that growth in housing units in the Town of Richwood was similar to that of neighboring towns between 1970 and 2000 (Map 4.1 & Map 4.2, Housing Chapter Attachments).

Table 4.1 Housing Statistics (Source: US Census)

Housing	Town of Richwood Number	Richland County Number	Wisconsin Number
Total Households (1970) *	192	5,348	1,328,804
Total Households (1980)	221	6,249	1,652,261
Total Households (1990)	225	6,631	2,055,774
Total Households (2000)	238	7,118	2,084,544
People per Household (1970)	3.3	3.2	3.3
People per Household (1980)	3.0	2.8	2.8
People per Household (1990)	2.9	2.6	2.4
People per Household (2000)	2.6	2.5	2.6
Housing Units (1970) **	227	5,928	1,473,000
Housing Units (1980)	261	6,984	1,863,897
Housing Units (1990)	271	7,325	1,822,118
Housing Units (2000)	299	8,164	2,321,144

*Total Households include any unit that is **occupied**.

Housing units are all those available, including occupied **and vacant units.

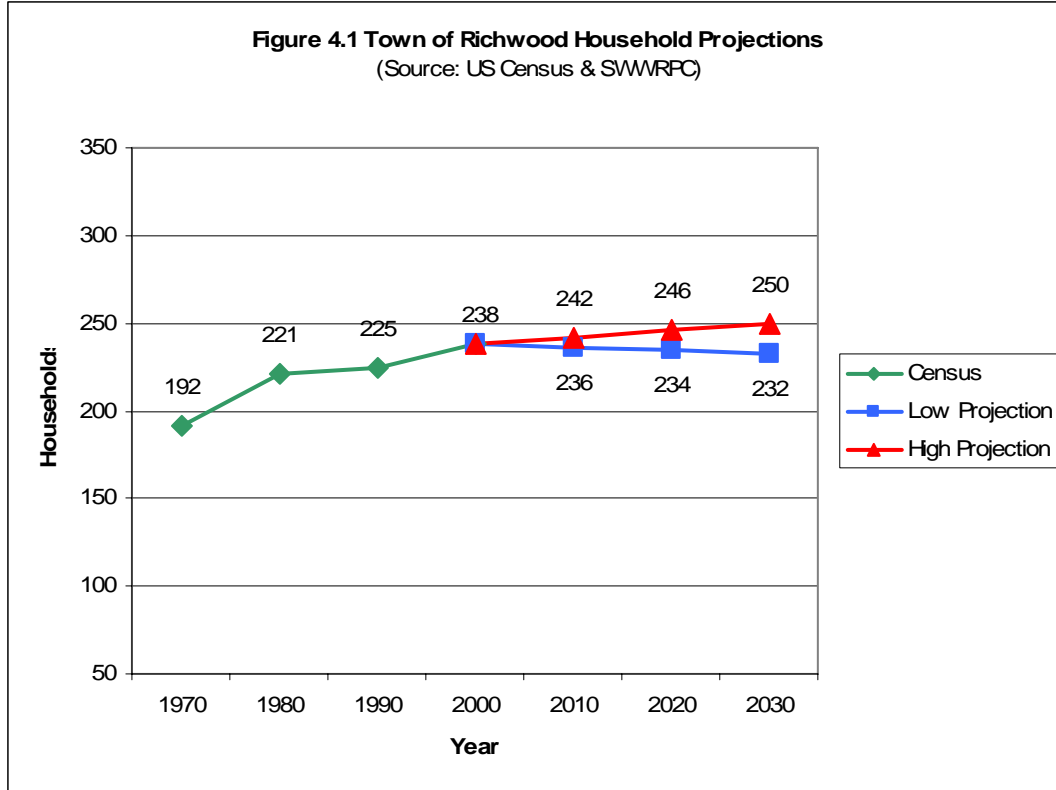


Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. Household projections are based on population projection figures and the average number of people per household during the year 2000, which was 2.6 people per household in the Town of Richwood.

Table 4.2 Housing Projections (Source: SWWRPC)

Year	Households	Housing Units
2010 Low	236	283
2010 High	242	290
2020 Low	234	281
2020 High	246	295
2030 Low	232	279
2030 High	250	300

Table 4.2 shows housing unit projections through 2030. Housing unit projections are also based on the Town of Richwood’s 2000 vacancy rate, which was 20%.

4.4.2 OCCUPANCY CHARACTERISTICS

Of the 299 housing units in the Town of Richwood in 2000, 68% were owner-occupied, 11% were renter-occupied, and 20% were vacant (Figure 4.2). Vacant housing units in Richland County are often located on investment or hunting properties and are in many cases used only seasonally. Renter-occupied units decline 17% between 1990 and 2000 – there were seven fewer occupied rental units in 2000 than in 1990 (Table 4.2).

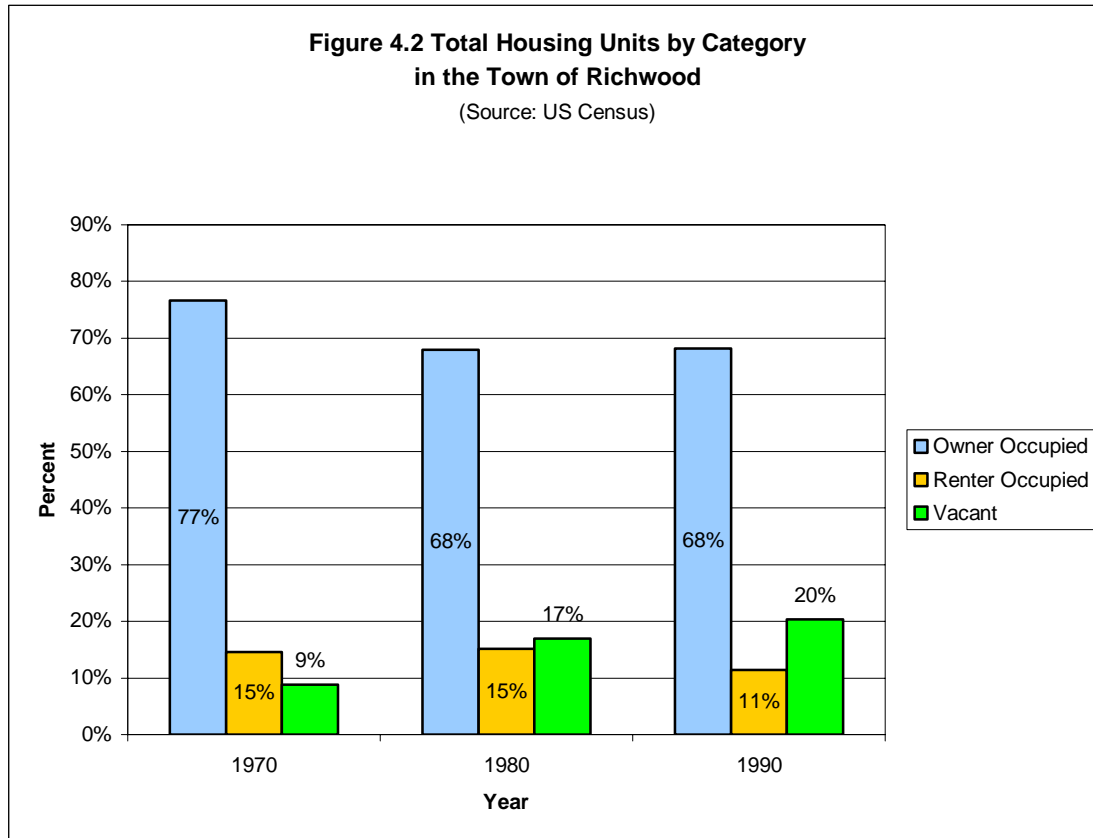


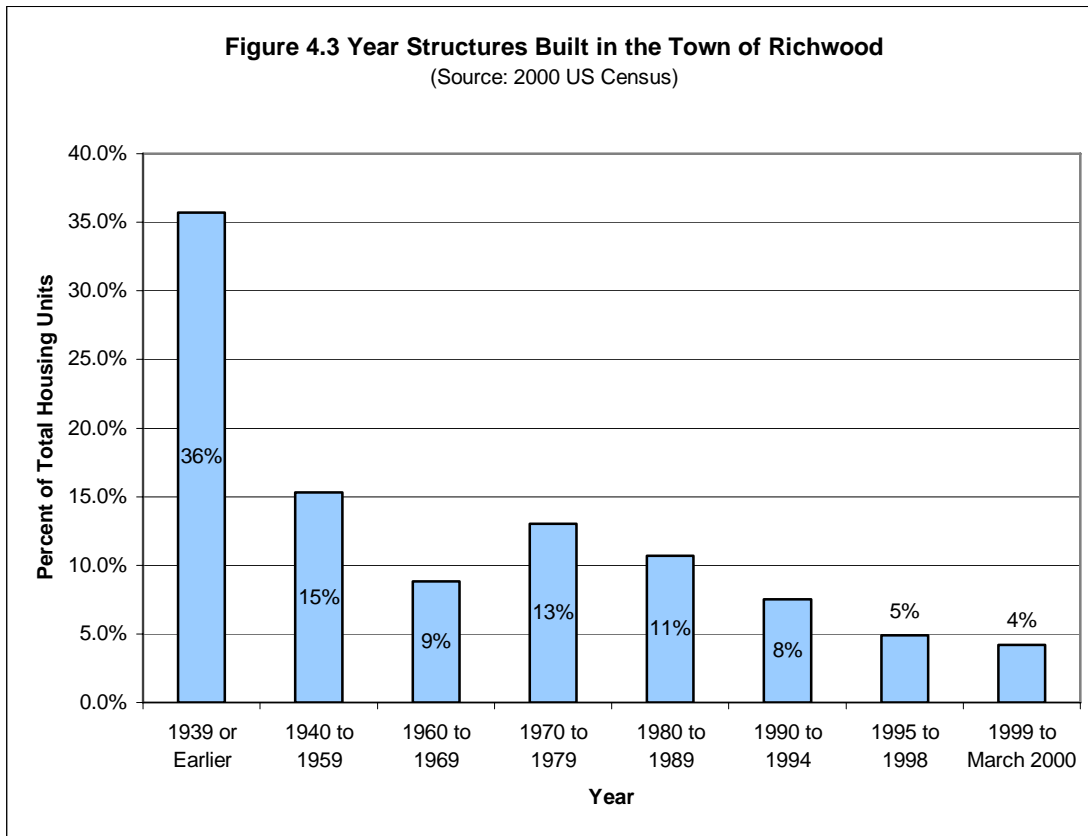
Table 4.3 Occupancy characteristics, with percent change 1990-2000 (Source: US Census)

Jurisdiction	Total housing units (2000)	Change since 1990	Owner occupied (2000)	Change since 1990	Renter occupied (2000)	Change since 1990	Vacant Housing Units (2000)	Change since 1990
Richland County	8,164	11%	5,285	11%	1,833	-1%	1,046	43%
Town of Richwood	299	10%	204	11%	34	-17%	61	33%

4.4.3 AGE AND CONDITION CHARACTERISTICS

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Richwood’s 299 housing units, 60% were built before 1970 and 36% were built before 1940 (Figure 4.3).

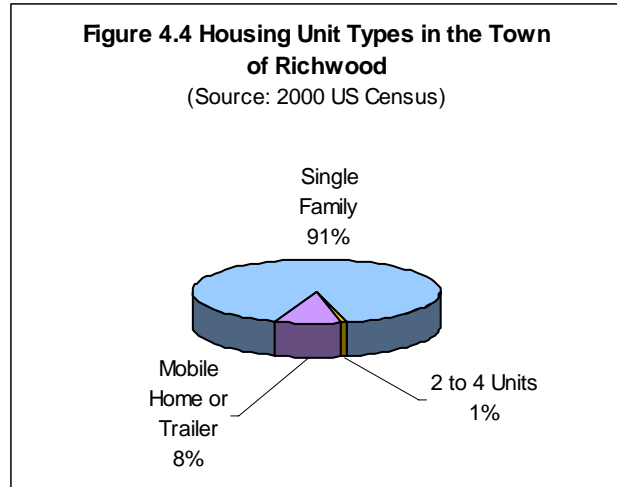
Sixty-two percent of respondents to the community survey either “agreed” (42%) or “strongly agreed” (20%) that the Town of Richwood “should focus on improving existing housing quality.”



4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2000 US Census, 91% of the Town of Richwood's 299 housing units were single-family homes, while 8% were mobile homes and the remaining 1% were rental units in multi-unit buildings (Figure 4.4).

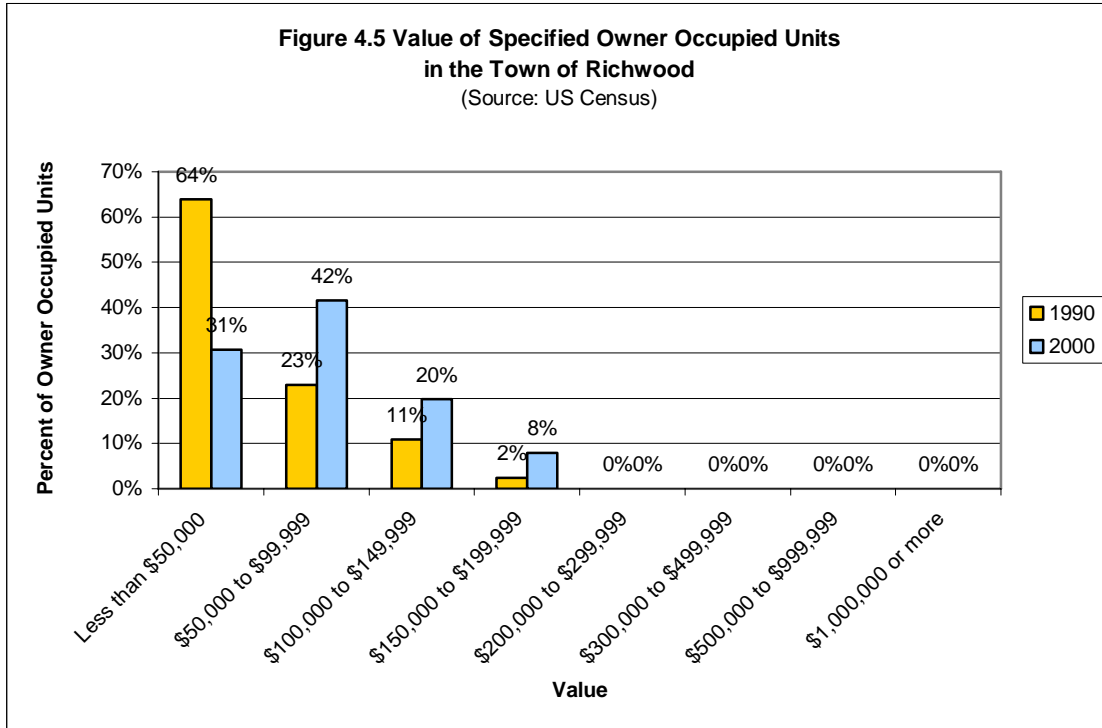
When asked what types of new housing are currently needed in the town, survey respondents were most supportive of single-family housing (45% "agree" or "strongly agree"). There was less support for elderly housing (38% "agree" or "strongly agree"), duplexes (19% "agree" or "strongly agree") and apartments (13% "agree" or "strongly agree").



A large majority (70%) of survey respondents support a minimum lot size for rural residential development (35% "agree," 35% "strongly agree"). Opinions varied widely regarding what the minimum lot size should be, from under an acre to over 40 acres, but the largest group of respondents (37%) said "1 to 5 acres." When asked about the design of new housing developments, 57% supported "cluster design" that reduces individual lot sizes so that some of the development can be retained as open space.

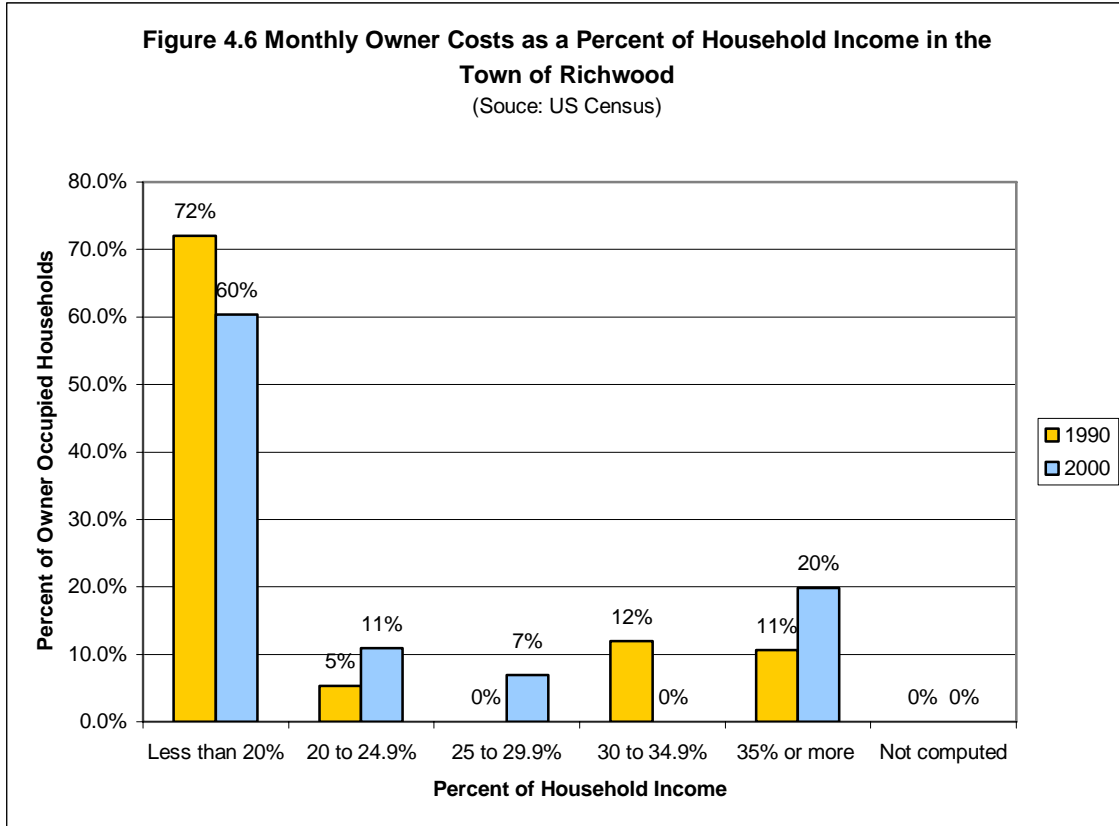
4.4.5 VALUE CHARACTERISTICS

The 2000 median value for specified owner-occupied homes in the Town of Richwood was \$80,300 (107% of the Richland County 2000 median home value). This median value increased 169% from 1990. Whereas 64% of single-family homes were valued *below* \$50,000 in the 1990 U.S. Census, 70% were valued *above* \$50,000 in 2000 (Figure 4.5).



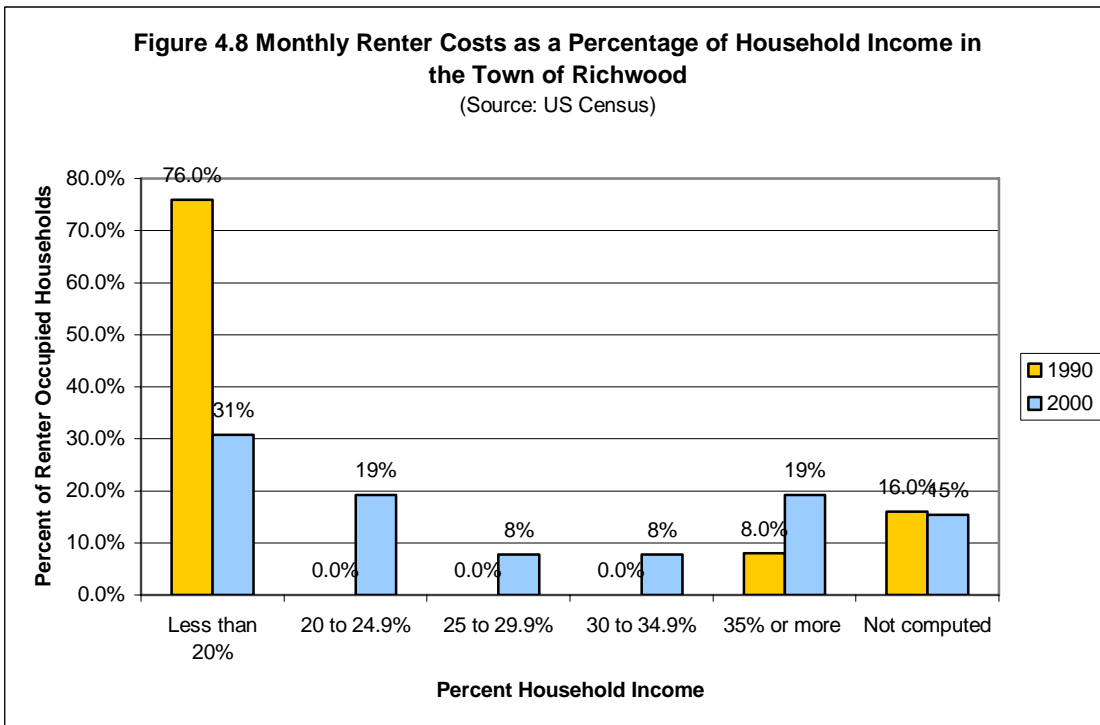
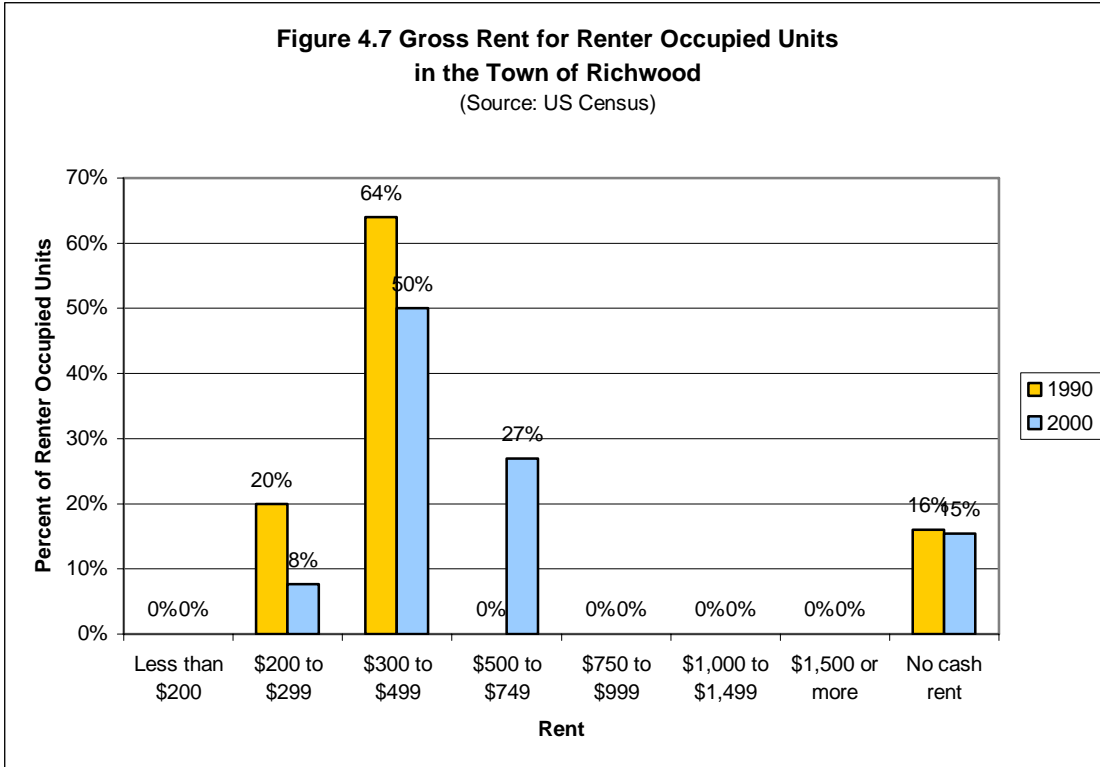
4.4.6 HOUSING AFFORDABILITY CHARACTERISTICS

Housing is considered affordable when the owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 20% exceeded the “affordable” threshold in 2000 (Figure 4.6).



Data for renter-occupied units in 2000 is incomplete, as 15% of renting households polled reported no cash rent. Among those reporting cash rent, those rents ranged between \$200 and \$749 (Figure 4.7). These rents were not affordable for 27% of renting households (Figure 4.8).

The community surveys indicate some support for an increase in affordable housing: 38% of respondents either “agree” (28%) or “strongly agree” (10%) that there is a need for affordable housing in the Town of Richwood. Similarly, 32% of respondents either “agree” (21%) or “strongly agree” (11%) that there should be more starter homes available for first-time homeowners in Richwood.



4.5 HOUSING AGENCIES AND PROGRAMS

4.5.1 HOMEOWNER ASSISTANCE

Home ownership assistance programs in Richland County are administered or coordinated by the Neighborhood Housing Services of Richland County (NHS).

NHS offers a variety of home ownership assistance services, including pre- and post-purchase counseling, home inspection and maintenance advice, Down Payment and Closing Cost Assistance Loans, and several housing rehabilitation loan programs. NHS operates a HomeOwnership Center sanctioned by the Neighborhood Reinvestment Corporation. NHS is a certified HUD counseling agency.

**NEIGHBORHOOD HOUSING
SERVICES OF RICHLAND COUNTY**

**125 East Seminary Street
Richland Center, WI 53581**

**Phone: 608-647-4949
<http://www.nhsrwi.org>**

The following financial assistance resources are available in 2005 for Richland County homeowners:

- Community Development Block Grants (CDBG): \$250,000 in zero interest revolving loan funds is available in 2005 just in the City of Richland Center to help new homeowners purchase homes and to help homeowners fund repairs. This money is also available in the form of low interest loans to help owners of rental units repair their buildings.
- Home Investment Partnership (HOME) Homebuyer Program and Housing Cost Reduction Initiative (HCRI): \$406,355 in zero interest loan funds are available in 2005 throughout Richland County to help former renters purchase homes
- Wisconsin Housing and Economic Development Authority (WHEDA) and Neighborhood Investment: \$250,000 - \$500,000 per year to build three new affordable homes per year.
- USDA Affordable Housing Program (AHP): \$105,416 in zero interest loans available in 2005 for homeowner rehab work.

4.5.2 RENTAL ASSISTANCE

In addition to the programs for homeowners, Neighborhood Housing Services (NHS) administers the HOME Rental Rehab Program (HRRP) in Richland County, which provides zero-interest loans for the repair of rental units. These loans are forgivable after five years if the units continue to meet the program criteria. At least 90% of the units assisted under this program must be occupied by households with incomes at or below 60% of the County's Median Household Income. As of January 2005, \$150,000 in HRRP loans had been distributed over the previous two years and NHS planned to seek an additional \$50,000 to \$100,000 in funding for use later in 2005.

The only program that currently provides ongoing rental assistance directly to low-income Richland County residents is the Section 8 Rental Voucher Program offered by the U.S. Department of Housing and Urban Development (HUD). Eligible households earn 50% or less of the Richland County median household income. As of December 2004 there were 217 households receiving Section 8 vouchers and a waiting list of three

to four years for new applicants. To learn about applying for Section 8 vouchers, contact the Richland County Housing Authority at (608) 647-3214.

4.5.3 AFFORDABLE SENIOR HOUSING

Neighborhood Housing Services of Richland County (NHS) operates the Park Hotel Senior Citizen Apartments, a 25-unit apartment building in downtown Richland Center. Residents are over 55 and have low to moderate incomes. Contact NHS for more information: (608) 647-4949.

4.5.4 OTHER HOUSING PROGRAMS

Sections 4.5.1 through 4.5.3 describe some of the programs utilized in Richland County in 2004. These programs receive most of their funding from state and federal sources. Neighborhood Housing Services of Richland County and the Richland County Housing Authority work to connect those sources with eligible Richland County residents, but interested local governments and non-profit organizations can apply for additional funding for their own programs, if desired. Below are brief descriptions of the agencies with funding available and the programs they offer. To find more specific information or to determine which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS – BUREAU OF HOUSING (DHIR BOH)

More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG)
- Administers a variety of programs for persons with Special Needs (Homeless)
- Provides state housing funds through local housing organizations
- Coordinates housing assistance programs with those of other state and local housing agencies
- Develops state housing policy and provides housing information and technical assistance

**WISCONSIN BUREAU OF HOUSING
- DEPARTMENT OF
ADMINISTRATION**

**101 East Wilson Street
Madison, WI 53702**

**Phone: 608-266-0288
<http://www.doa.state.wi.us/dhir>**

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy. WHEDA offers programs for both single and multi-family units. Projects that may qualify for WHEDA Multifamily Loans include:

- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation

WHEDA (Madison Office)

**201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701-1728**

**Phone: 1-800-362-2761
<http://www.wheda.com>**

- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:

- Homeownership options to individuals
- Housing rehabilitation and preservation funding
- Rental assistance to tenants of RHS-funded multi-family housing complexes
- Farm labor housing
- Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings
- Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615
FAX: (715) 345-7669
<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

451 7th Street S.W.
Washington, DC 20410

Phone: (202) 708-1112
<http://www.hud.gov>

**HOUSING
CHAPTER ATTACHMENTS**

5.0 TRANSPORTATION

5.1 CHAPTER SUMMARY

A community's transportation infrastructure supports the varied needs of its residents, local businesses, visitors, and through-traffic. The Transportation Chapter summarizes the local transportation system and, based on local input, provides a 20-year jurisdictional plan that can serve as a resource guide and implementation tool.



Wisconsin State Statute 66.1001(2)(c)

(c) Transportation Element

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

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ... (m) An improvement of a transportation facility that is undertaken under s. 84.185

5.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of transportation development.

- **Encouragement of neighborhood designs that support a range of transportation choices.**
- **Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

5.3 OBJECTIVES AND POLICIES RECOMMENDATIONS

The Town of Richwood's Transportation objectives and policy recommendations (not in order of priority) support the aforementioned goals and will guide transportation decisions over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Work with developers on street design guidelines for new residential development.**
2. **Encourage the addition of sidewalks as a part of new residential developments.**
3. **Encourage the township to meet the transportation needs of agriculture, retail / commerce, shipping, manufacturing and tourism.**
4. **Provide safe roads that meet the needs of all citizens.**
5. **Work with the county and WisDOT to provide for transit dependent and disabled citizens.**
6. **Provide roads to meet the needs of agriculture, retail / commerce, shipping, manufacturing and tourism.**

- 7. Work with the county and WisDOT to create street design for new residential areas and the planning of designated areas for possible new development.**
- 8. Comply with the Town Driveway Ordinance.**
- 9. Implement and preserve access management controls along all town roadways.**
- 10. Utilize the existing road network to the greatest extent possible in order to minimize future road maintenance cost and to avoid the fragmentation of woodlands and farmlands.**
- 11. Design and locate new roads to maintain and preserve natural topography, cover, significant landmarks, and to preserve views and vistas.**
- 12. Allow no new development within the right-of-way along any public road.**
- 13. Require developers to pay the cost of road improvements / construction and these must meet the local road or street design standards.**
- 14. Continue ongoing coordination with WisDOT and Richland County Highway Department, regarding safety and access at county / state highway intersections.**
- 15. Work cooperatively with adjacent jurisdictions for consistency with transportation plans.**

5.4 TRANSPORTATION INFRASTRUCTURE AND ISSUES

There are places where people have daily transportation options that include driving, taking the train, riding the bus, bicycling, or walking. In rural areas many of these options may not be practical and others are simply not available. It may seem that local planning input has little relation to a much larger system like transportation. However, the residents of towns, villages, and cities – and the elected and appointed officials who represent them – have good reason to care about local transportation needs related to:

- Transportation needs of the elderly and disabled
- Freight mobility
- Connectivity with the larger transportation system
- Transportation to support economic development
- Transportation safety
- Agricultural-vehicle mobility
- Recreational transportation uses
- Tourism

5.5 U.S. CENSUS

In November 2004 Wisconsin's Department of Workforce Development (DWD) released its updated *Richland County Workforce Profile*. According to the report, Richland County's population has grown more slowly than both state and national averages and the county is actually less populated now than it was a century ago.

- Richland County's total population is projected to grow 6% adding close to 1,100 more residents between 2005 and 2030. For comparison, the state's projected growth rate is 15%.
- Although the City of Richland Center is the county's hub, with close to 28% of the county's residents, according to DWD faster population growth has occurred in the county's smaller towns and villages. Additional housing will yield increased trip generation (for more information related to housing projections, see Chapter 4, Housing). With these demographic shifts, we can anticipate increased use of transportation infrastructure and greater need for transportation services.
- The DWD projects that the bulk of Richland County's population growth will skew to an older demographic, while the younger population becomes smaller. County residents, ages 60 years and older, are projected to increase 51%. Currently this age cohort represents 22% – a number that will increase to 31% of the total.

5.6 COMMUTING PATTERNS

Approximately one out of every three workers living in Richland County works outside of the county. This out-commute ratio is higher than the state's average, which is about one out of every four workers (this equates to an estimated 2,900 workers commuting out of Richland County). Richland County also attracts workers from other counties: about one out of every five jobs is held by a non-Richland resident who commutes into the county (this equates to approximately 1,300 workers commuting into Richland County). Transportation-related data from the 2000 U.S. Census is included in the Transportation Chapter Attachments. For more information related to demographics and commuting patterns, see the Wisconsin Department of Workforce Development's annual report *Richland County Workforce Profile*.

5.6.1 HIGHWAYS AND LOCAL STREETS

The Town of Richwood has a total of 70.55 miles of roads (see the Transportation Chapter Attachments for more information):

- 23.23 miles of County Trunk Highways
- 47.32 miles of Local Roads.

5.6.2 FUNCTIONAL CLASSIFICATION SYSTEM

The transportation system is classified according to primary function representing very different purposes: 1) mobility and efficient travel and 2) access to properties. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

- **Principal Arterials** accommodate interstate and interregional trips.
- **Minor Arterials** accommodate interregional and inter-area traffic movements.
- **Major Collectors** serve moderate-sized communities and intra-area traffic generators.
- **Minor Collectors** link local roads to higher capacity roads and smaller communities.
- **Local Roads** provide access to residential, commercial, and industrial development.

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Jurisdictional Transfers (JT) may occur, to better reflect actual use, but only when there is agreement between the units of government involved (whether local, county, or state). When considering a possible JT, jurisdictions would want to take into account the level of traffic on the road, the projected responsibility for maintenance and any required improvements, and the possible impact on general transportation aids.

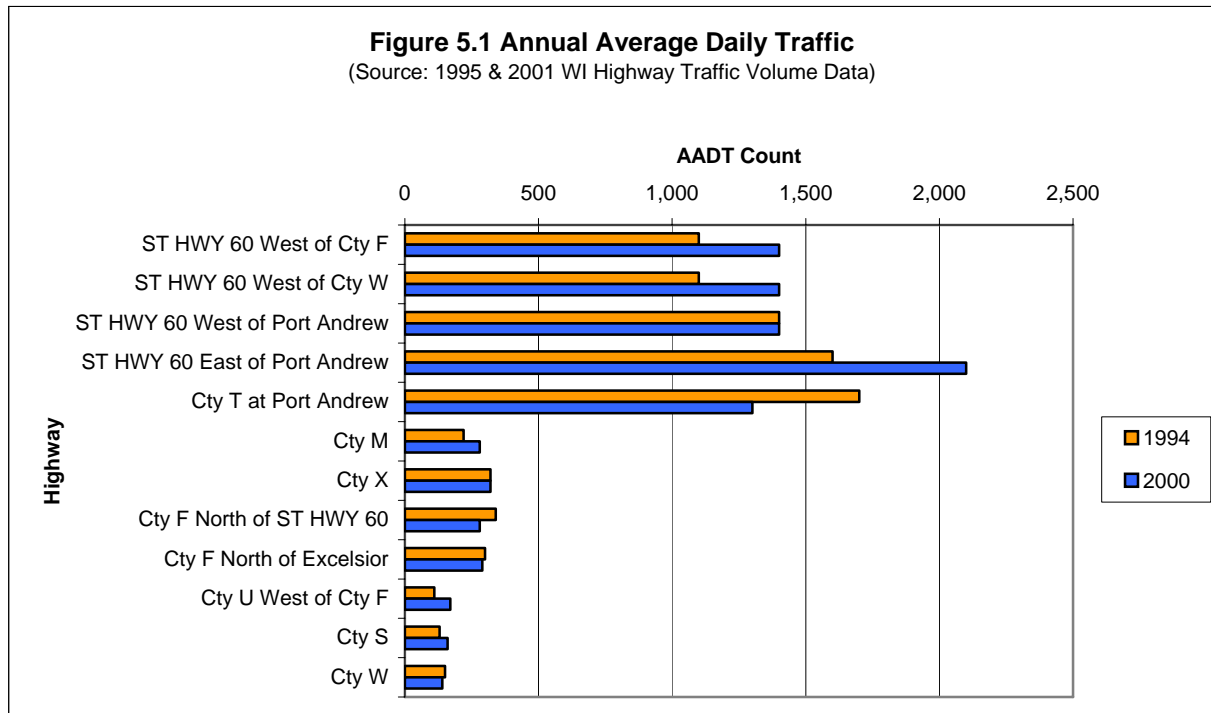
SWWRPC has conducted two functional highway classification studies of Richland County and the Richland Center area. The first was completed in 1975 and the update was completed in 1995. Local jurisdictions may be interested in reviewing this information and recommending functional classification changes as a part of this planning process. Information from the *Richland County Functional and Jurisdictional Highway Plan Update, Including the Richland Center Area* is included in the handouts. The Town of Richwood is not interested in exploring classification changes or jurisdictional transfers as a part of this planning process.

In addition to the functional and jurisdictional hierarchy, communities may nominate qualifying local roads for the state's Rustic Roads Program. Although Wisconsin celebrated the designation of its 100th Rustic Road in December 2004, none of the designated roads were in Richland County. Richwood may identify qualifying roads that it would consider nominating for the Rustic Roads program.

5.6.3 TRAFFIC COUNTS

Between 1990 and 2000, vehicle miles traveled (VMT) increased by 30% in Wisconsin. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. WisDOT calculates the number by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The daily hourly values are then averaged by hour of the day and the values are summed to create the AADT count. The graph below indicates selected AADT from 1995 and 2001. The Town of Richwood - Average Daily Traffic Map, in the Transportation Chapter Attachments, is from WisDOT's WISLR system.

Figure 5.1 Average Annual Daily Traffic Comparison



Source: WisDOT. Graph created by SWWRPC.

Figure 5.1 illustrates the number of farms by town for the years of 1990 and 1997. The Town of Richwood experienced a large 5.3% increase in the number of farms from 1990-1997. To compare the number of farms for a specific town with the number of farms in the rest of the County, the *Richland County Town Average* for number of farms is included at the bottom of Table 9. The Wisconsin Agricultural Statistics Service defines farms as “places where at least \$1,000 worth of agricultural products were produced in a given year”.

The Planning Commission said that there are no regular traffic delays in the jurisdiction.

5.6.4 TRAFFIC SAFETY

Nationwide, crash fatalities are decreasing – even as traffic is increasing. Why? The reduction in fatalities can be credited to a combination of factors, including improvements in vehicle safety, better roads, increased seat belt use, and advances in on-site and emergency room care. The AADT data shows increased traffic on many Richland County roads. Throughout the state, many rural roads were not designed to handle current traffic volumes. In 2002, according to Wisconsin’s Transportation Development Association (TDA), 64% of all vehicle crashes in Wisconsin occurred on the state’s local road system (town roads and many county roads fall into this category). According to their 2004 report, better lane markings and signage, wider shoulders and lanes, additional guardrails, and reduced slopes would make rural and two-lane roads safer and reduce the personal and financial loss that results from crashes.

According to Wisconsin’s *Highway Safety Performance Plan 2004*, significant external factors include demographics (particularly the proportion of the population between the ages of 15-44 and over 65), the increased number of licensed drivers, the number of miles

driven, types of driving exposure, lifestyle factors (such as patterns of alcohol consumption), and the weather.

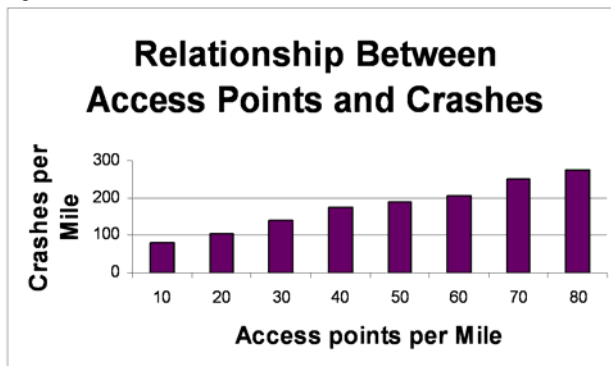
Fatalities are not merely statistics – they represent terrible tragedies. The Richland County Traffic Safety Committee meets quarterly and includes the county highway commissioner, law enforcement, EMS, private citizens, a WisDOT staff engineer, and a representative from WisDOT’s Bureau of Transportation Safety (BOTS). Their responsibility is to: 1) represent the interests of their constituencies (including health, engineering, enforcement, and citizen groups), and 2) offer solutions to traffic safety related problems that are brought to the Committee.

Safety data for the Town of Richwood is included in the attachments. Based on local knowledge as well as a review of this information, the Planning Commission indicated that there are no identified areas where transportation safety is a concern.

5.6.5 ACCESS MANAGEMENT

Transportation system users frequently select routes that maximize their personal mobility and efficiency while, at the local level, property owners frequently seek to maximize access to their personal property. The latter scenario reduces mobility and safety. Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of commercial establishments, and 3) an increase in the total number of driveways per mile.

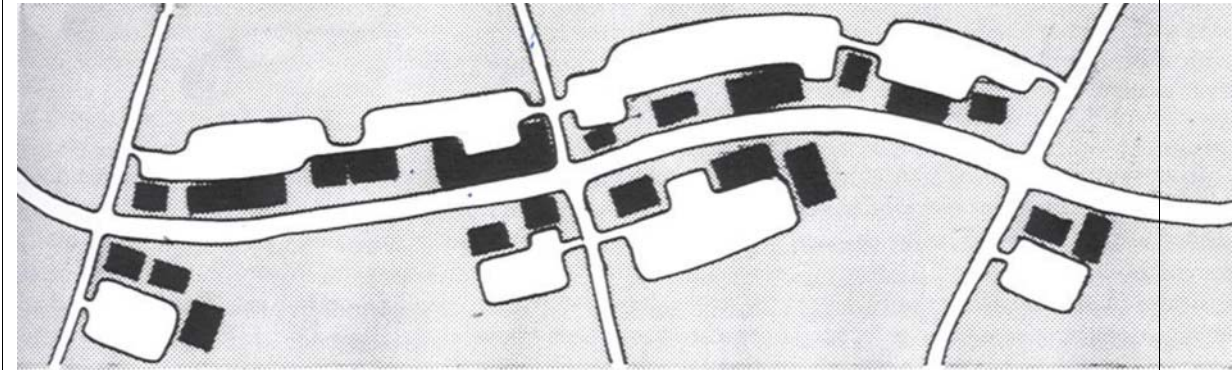
Figure 5.2 Source: WisDOT



Commercial or industrial development seeks highly visible and accessible properties, preferably on a road with high traffic volumes and, optimally, at an important intersection. If the new business is successful it will change traffic patterns and may disrupt the efficiency of the larger transportation system. Access and development can be better accommodated by creating an area transportation plan for internal circulation and minimizing driveway access points.

It is estimated that a single-family home generates 9.5 trips per day. On a town road, one new home may not make much difference, but 10 new homes on a rural road can have quite an impact on safety and ag-vehicle mobility. For more information about siting housing, see Chapter 4, Housing, in this plan.

Figure 5.3 Highway commercial development with linked parking areas behind stores



Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment. Source: *Rural By Design*, Randall Arendt (1994).

The Planning Commission indicated that the Town of Richwood would be interested in using access management standards for new business development and in using access and road design guidelines for new residential development.

5.6.6 TRANS 233

In 2004, the legislature suspended sections of the Transportation Rule commonly referred to as Trans 233. With the suspension of the state's authority, local jurisdictions have increased responsibilities when making decisions that could impact mobility and safety.

According to WisDOT, its District offices will no longer: 1) apply Trans 233 standards to land that is not being subdivided, but is adjacent to the land being subdivided and owned by the same entity; 2) review Certified Survey Maps (CSM), condominium plats, and other land divisions that do not qualify as subdivisions; 3) review subdivision plats if the plats do not touch a state highway or connecting highway (this includes subdivision plats that are separated from the highway by unplatted land or a service road). In addition, WisDOT no longer has the authority to: 4) ban improvements (other than buildings) within the setback; 5) declare some land divisions as "technical land divisions"; 6) prohibit access onto service roads; 7) require a notice to be placed on land division maps notifying property owners of possible excessive noise levels; 8) or to require vision corners at intersections and driveways.

WisDOT will still review "subdivision" plats, as defined in Chapter 236 of the statutes (5 or more lots of 1½ acre or less within a 5-year period) if such plats directly touch a state highway or connecting highway. This authority includes:

- Restricting access to the state highway or connecting highway
- Considering access requirements of adjacent and contiguous lands
- Regulating surface drainage
- Requiring a "desirable traffic access pattern"
- Requiring a recordable covenant on other unplatted lands of the property owner
- Conducting conceptual reviews, if desired by land divider
- Issuing temporary connection permits

- Prohibiting buildings in the setback area
- Granting special exceptions
- Requiring performance bonds to insure construction of improvements which may impact state highways.

Other access management tools are still used by WisDOT on longer segments, as part of corridor preservation efforts, and include § 84.09, § 84.25, or § 84.295 of the Wisconsin Statutes. WisDOT District 5's current Access Control Map is included in the Transportation Chapter Attachments.

- **Purchase for Access Control** (§ 84.09) WisDOT can purchase access rights to alter or eliminate unsafe access points or to restrict or prohibit additional access.
- **Administrative Access Control** (§ 84.25) WisDOT can designate controlled-access highways and “freeze” present access; future alterations would require WisDOT approval.
- **Corridor Preservation Mapping** (§ 84.295) Local governments and WisDOT can work together to map the land needed for future transportation improvements or local governments can incorporate proposed transportation improvements into their adopted land use maps. This mapping would inform the public and potential developers about land that has been preserved for future transportation improvements and preserve the future right-of-way.

WisDOT works with municipalities and counties, by request, to look at potential impacts of development and provide its access management expertise. Coordination can help ensure that more options are considered. One useful tool is a professional Traffic Impact Analysis (TIA) study comparing before and after traffic conditions that could result from a proposed land use change.

Richwood's Planning Commission indicated that they do not foresee growth impacting the jurisdiction's transportation system. The Town has been coordinating with other governmental entities when planning to designate areas for possible new development.

5.7 TRANSPORTATION USERS

5.7.1 TRANSIT

This next section looks at transportation options for commuters, the elderly and disabled, and those who do not drive. In Wisconsin there are very few intercity services for smaller rural communities. The recent loss of Greyhound bus service to several Wisconsin cities increased interest in exploring regional transit systems and intercity services in un- and under-served areas.

5.7.2 WORK CARPOOLING

The majority of commuters drive alone. According to the DWD, the majority of Richland County's out-commuters (1,100) travel east into Sauk County. Dane County receives the second-highest total at just over 500 of Richland County's workers. Wisconsin Department of Administration (DOA) oversees a Vanpool/Ridesharing program for commuters for state and non-state workers commuting to Madison. In Richland County,

there are currently service points in Richland Center and Lone Rock. Participants can join an established group if space is available or, if there is enough interest, form a new vanpool. Contact the Vanpool Office at 1-800-884-VANS or e-mail vanpool@doa.state.wi.us for information. For more information on local commuting, see the Transportation Chapter Attachments for U.S. Census data related to transportation. Shared-ride commuters often make informal arrangements to accommodate carpooling and the Town of Richwood is not interested in supporting the creation of formal or informal Park-N-Ride facilities.

5.7.3 TRANSPORTATION FACILITIES FOR THE ELDERLY AND DISABLED

The need for some form of transit services is projected to increase as the baby boom generation grows older. According to the DWD's 2004 report, Richland County's residents, ages 60 years and older, are projected to increase 51%. Currently this age cohort represents 22% of the county's population but, by the year 2030, they will be 31% of the total. The needs of this age cohort will become more important – at both the local and state level – during the 20-year window of this plan. What follows is a snapshot-in-time of available services.

The privately owned local taxi service provides shared-ride taxi services throughout Richland County to ambulatory customers. In the past, they have some public support including a federal grant to support shared-ride taxi services. The local bus service provides access to grocery shopping on Friday mornings from local senior housing facilities.

The goal of Richland County Health and Human Services (HHS) is to provide affordable and courteous transportation to all of those in need within Richland County, including those with special needs and those with limited financial resources.

HHS provides a Driver/Escort Program through the state's S.85.21 grant program. This door-to-door service uses volunteer drivers to provide transportation services to the elderly and disabled for medical appointments. Currently services for non-ambulatory residents are limited and quite expensive. HHS vans are used for medical trips outside the county and within Richland Center to transport people to and from the senior meal site.

HHS's objectives are meant to round out services that are currently available. Efforts to address identified transportation needs are in their formative stages:

- Three private providers have been identified to fill the need for affordable, courteous, and accessible transportation for non-ambulatory users. Efforts are underway to secure state and federal approval so they could lease HHS's grant-funded vans for use within a 5-mile radius of Richland Center.
- Initially, HHS expects this expanded service to operate as a demand-response system. To-date, one prospective provider has expressed interest in developing a fixed-route through Richland Center and to surrounding communities, with primary focus on serving the elderly and disabled. This would support HHS's

objective to provide affordable, courteous, and accessible transportation services throughout Richland County by the end of 2006.

- If the necessary approvals are granted, Richland County would oversee these expanded services and HHS will actively assist with promotion efforts so potential users, and their families, would be familiar with available options.

The Planning Commission believes that the options for residents who do not drive may not be sufficient to meet current needs, noting that they were not sure if township residents are receiving sufficient service. Likewise, they were not sure whether the currently available options would be adequate to meet future needs. They indicated that the appropriate scale for making improvements would be at the county level.

5.7.4 BICYCLES AND PEDESTRIANS

Bicycles, pedestrians, and motor vehicles have shared the roads for decades. Beginning in 1890 with the “good roads movement,” the activism of bicyclists paved the way for the system of roads that we take for granted today. To help fund improvements, bicycle user fees – from 50-cents to \$1 per bicycle – were assessed in 1901; highway user fees – initially \$1 for each vehicle – were first assessed in 1905.

5.7.5 BICYCLES AND PEDESTRIANS ON LOCAL ROADS

Children under the age of 16, the elderly, and those with disabilities are the greater portion of the public using pedestrian facilities. Many youth, and some commuters, ride bicycles as their regular means of transportation. The limited experience of children, and the limited physical ability of the elderly and disabled, should be considered when making road improvements in higher-density population areas.

Locally, a citizen-based Alternative Transportation Committee recently worked with MSA Professional Services to complete a bicycle study and develop an improvement plan for Richland County. The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary.

For rural highways, a methodology or rating index should be used whenever traffic volumes on town and county roads increase beyond approximately 500 vehicles per day. Another resource is the Wisconsin Bike Map (included in the Transportation Chapter Attachments), which rates roadways for their bicycle compatibility using traffic volumes and the width of the roadway. On quiet country roads – including town roads and many county trunk highways – little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT’s below 700) seldom require special provisions like paved shoulders for bicyclists. A motorist needing to move left to pass a bicyclist is unlikely to face oncoming traffic and may simply shift over and bicyclists can ride far enough from the pavement edge to avoid hazards. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in

these areas. In special cases, shoulders may be beneficial – on a town road connecting a school and a nearby development or a hilly low-volume highway serving truck traffic, for example. And paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.

5.7.6 HIKING, BIKING, AND WALKING TRAILS

In Richland County, the Pine River Trail is a 19.5-mile corridor from Lone Rock to Richland Center on an abandoned rail line owned and operated under a joint county/private partnership arrangement. In its long-range plan for trails development in the South Central Region, the DNR envisions possible future development of a 20-mile connector from Richland Center to a linkage with the Hillsboro State Trail in Hillsboro, following various roadways and the Pine River. Chapter 3, Agricultural, Natural, and Cultural Resources, includes a Natural and Recreational Resources Map, which shows existing and proposed hiking, biking, and walking trails, as well as other resources.

The Town of Richwood’s Planning Commission did not identify additional routes for recommended bicycle/pedestrian-related improvements and indicated that the jurisdiction is not interested in making bicycle/pedestrian-related improvements when other road improvements are made. The Town is interested in having sidewalks included as part of new development planning.

5.8 MODES OF TRANSPORTATION

5.8.1 SHIPPING

According to a 2004 report by TDA, trucks carry 83% of all manufactured freight transported in Wisconsin. More than 77% of all Wisconsin communities are served exclusively by trucks. Richland County is served by a network of highways that includes: STH 56; STH 58; STH 60; STH 80; STH 130; STH 131; STH 171; STH 193; and USH 14. Access to Interstate I-90 - I-94 is 50 miles away.

5.8.2 TRANSPORTATION AND AGRICULTURE

Transportation is critical for agriculture, yet ag-related transportation needs and impacts are often overlooked. Ag-related transportation operates on several scales, ranging from moving machinery on the system of local roads to moving commodities both through and to larger communities via truck or rail.

5.8.3 RAIL FREIGHT

WisDOT’s commodity forecasts project that Wisconsin’s freight rail tonnage will increase by more than 50% by 2020. Like roads and streets, rail infrastructure requires ongoing maintenance and improvements. Much of the existing rail infrastructure dates back to the early 1900s when rail cars were smaller and lighter. By the mid-1970s, several rail segments or lines were abandoned, as was the case with most of the trackage in Richland County. Lone Rock, in the southeastern corner of the county, is located on the publicly-owned line that is currently operated by Wisconsin and Southern Railroad.

5.8.4 OVER-ROAD SHIPPING

Although commercial vehicles account for less than 10% of all vehicle-miles traveled, truck traffic is growing faster than passenger vehicle traffic according to the Federal Highway Administration (FHWA). This share is likely to grow substantially if demand for freight transportation doubles over the next 20 years, as has been predicted (from the 2002 report *Status of the Nation's Highways, Bridges, and Transit: Conditions and Performance Report to Congress*).

5.8.5 AIRPORTS

The Tri-County Regional Airport is located near Lone Rock (in Sauk County). There are currently twenty-seven aircraft based on the field and an average of thirty-three aircraft operations/day. Runway 9/27 is 5000 x 75 ft., asphalt, in good condition. Runway 18/36 is 1988 x 60 ft. asphalt. Airport use is 61% local general aviation; 33% transient general aviation; 4% air taxi; and 2% military. Richland County Ordinance No. 94-15 regulates the height of structures and trees in the vicinity of the airport.

The Richland Airport is located four miles southeast of Richland Center. There are currently ten aircraft based on the field and an average of twenty-five aircraft operations/day. Runway 17/35 is 3200 x 60 ft., asphalt, in good condition. Runway 9/27 is 1500 x 100 ft., turf, in fair condition. Airport use is 54% local general aviation; 43% transient general aviation; 1% air taxi; and 1% military. The nearest commercial airport is Dane County Regional Airport-Truax Field, located five miles northeast of Madison.

Some of the most important considerations related to protecting the long-term viability of the community's airport resource include: population density, height of structures, presence of distracting lights, reflective glare, smoke, dust, induced fog, electronic interference, and bird attractants. Any of these potential conflicts can result in interference with safe approaches to and departures from the airport.

In October 2004, WisDOT released the *Wisconsin Airport Land Use Guidebook* (WALUG). Local jurisdictions have an array of tools that can ensure the long-term compatibility of an airport with surrounding land uses. These include planning and zoning as well as more specific tools, including Airport Approach Protection and Airport Overlay Zoning. The WALUG is available online. More information on land use planning around airports is also available from WisDOT's Bureau of Aeronautics.

5.8.6 WATER TRANSPORTATION

Richland County does not have its own access to water transportation but is less than 50 miles from Mississippi River access, via Prairie du Chien. The Lower Wisconsin Riverway forms the southern boundary of Richland County and is a popular recreational resource; there is no commercial navigation on the river (more information is included in Chapter 3, Agricultural, Natural, and Cultural Resources).

5.8.7 TRANSPORTATION AND ECONOMIC DEVELOPMENT

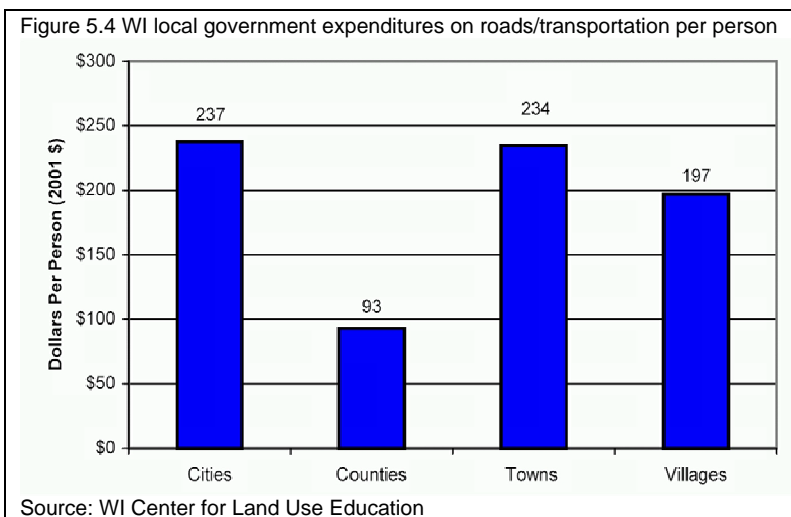
As indicated, the relationship between transportation and economic development includes the physical infrastructure needed for the shipment of goods and access to workers.

However, supporting economic growth need not be at odds with preserving the rural character that is attractive to residents and to the tourism sector of the economy – for many people the views along the way are an important part of the journey. For more information, see Chapter 6, Economic Development.

The Planning Commission indicated that the existing transportation infrastructure meets the needs of the jurisdiction’s economic development goals related to agriculture, access to retail/commerce, shipping, manufacturing, and tourism.

5.9 MAINTENANCE AND IMPROVEMENTS

Up until 1919, Wisconsin had statutory labor requirements mandating that all able-bodied men, except clergy, serve up to 20 days per year on local road building and maintenance. Every man between the ages of 21 and 50 served on a road crew or paid a substitute to represent him. If he could also bring a plow or wagon and a team of horses or oxen, he got triple credit for his time of service. Citizens value good roads and, as Figure 5.4 illustrates, maintenance of the local road system is the single largest expenditure for many local governments.



Compared to other states, Wisconsin has more local roads, the majority of them are paved, and they must be maintained through four seasons. According to Federal Highway Administration (FHWA) data, Wisconsin’s per capita spending on local road systems is second only to Minnesota’s (the national average is \$123).

General Transportation Aids (GTA) represent the largest program in WisDOT’s budget. The state returns roughly 30% of all state-collected transportation revenues (fuel taxes and vehicle registration fees) to local governments. These funds offset costs of county and municipal road construction, maintenance, bridge improvements, capital assistance for airports, rail and harbor facilities, flood damage, expressway policing, and transit operating assistance. GTA funds are distributed to all Wisconsin counties, cities, villages and towns based on a six-year spending average or a statutorily set rate-per-mile. The following figures, for 2005, were released by WisDOT in December 2004.

Table 5.1

COUNTY OF RICHLAND	\$736,509.21		
TOWN OF AKAN	\$75,171.75	TOWN OF RICHWOOD	\$86,359.00
TOWN OF BLOOM	\$87,527.00	TOWN OF ROCKBRIDGE	\$59,604.50
TOWN OF BUENA VISTA	\$53,764.50	TOWN OF SYLVAN	\$78,000.50
TOWN OF DAYTON	\$73,091.25	TOWN OF WESTFORD	\$71,850.25
TOWN OF EAGLE	\$58,162.75	TOWN OF WILLOW	\$79,405.75
TOWN OF FOREST	\$71,430.50	VILLAGE OF BOAZ	\$3,942.00
TOWN OF HENRIETTA	\$82,234.50	VILLAGE OF CAZENOVIA	\$13,741.25
TOWN OF ITHACA	\$65,225.50	VILLAGE OF LONE ROCK	\$19,034.75
TOWN OF MARSHALL	\$77,361.75	VILLAGE OF VIOLA	\$25,595.23
TOWN OF ORION	\$60,827.25	VILLAGE OF YUBA	\$2,332.98
TOWN OF RICHLAND	\$71,156.75	RICHLAND CENTER	\$244,886.09

The Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. The competitive reimbursement program pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: Municipal Street Improvement (MSIP); County Highway Improvement (CHIP); and Town Road Improvement (TRIP). In the 2002-2003 LRIP project cycle, four Richland County jurisdictions, and the county, received LRIP funds for reconstruction projects.

Table 5.2

JURISDICTION	PROJECT COSTS	LRIP FUNDS
Richland County	\$250,000.00	\$106,698.76
Village of Lone Rock	\$50,000.00	\$11,177.00
Village of Viola	\$93,376.64	\$10,000.00
Town of Ithaca	\$225,225.43	\$60,685.00
Town of Westford	\$47,029.00	\$23,514.50
Total for Richland County	\$665,631.07	\$212,075.26

A list of current programs for local governments is included in Section 5.10.1.

5.9.1 PAVEMENT SURFACE EVALUATION AND RATING

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. In 2005 the development of the PaserWare 3.0 software was discontinued. WisDOT plans to add more comprehensive pavement management functionality to WISLR (Wisconsin Information System for Local Roads). The UW-Transportation Information Center and WisDOT plan to design and develop multi-year budget planning capability within WISLR's Pavement Analysis Tools.

The Planning Commission indicated that the Town of Richwood had not used the PASER (Pavement Surface Evaluation and Rating) software to report pavement condition ratings to the state, but had used their own system.

5.9.2 PLANNING FOR CAPITAL IMPROVEMENTS

A Capital Improvement Program (CIP) can assist in planning for major project costs by creating a multi-year scheduling plan for physical public improvements including transportation. The schedule is based on the projection of fiscal resources and prioritization of improvements five to six years into the future. Capital improvements include new or expanded physical facilities that are relatively large in size, expensive, and permanent. The Planning Commission indicated that Richwood does not currently have a CIP including transportation-related expenditures.

5.9.3 WISDOT DISTRICT 5 – PLANS AND PROJECTS

Current information from WisDOT's *Six-Year Highway Improvement Program* is included in the Transportation Chapter Appendix.

5.9.4 ENVIRONMENT

Thoughtful planning for continued growth can also protect water quality, wildlife habitats, and working farms. Sound management of transportation infrastructure maintenance or expansion may include: de-icing procedures and salt reduction; erosion control; wetland mitigation (preservation, creation, or restoration); prairie restoration; or use of nesting boxes.

TRANSPORTATION PLANNING

5.10.1 PROGRAMS FOR LOCAL GOVERNMENT

WisDOT administers a variety of state and federal programs, including:

- Airport Improvement Program (AIP)
- Connecting Highway Aids
- County Elderly and Disabled Transportation Assistance
- Federal Discretionary Capital Assistance
- Freight Rail Infrastructure Improvement Program (FRIIP)
- Freight Rail Preservation Program (FRPP)
- General Transportation Aids (GTA)
- Highways and Bridges Assistance
- Local Bridge Improvement Assistance
- Local Roads Improvement Program (LRIP)
- Local Transportation Enhancements (TE)
- Railroad Crossing Improvements
- Rural and Small Urban Public Transportation Assistance
- Rural Transportation Assistance Program (RTAP)
- Rustic Roads Program
- Surface Transportation Discretionary Program (STP-D)
- Surface Transportation Program – Rural (STP-R)

- Surface Transportation Program – Urban (STP-U)
- Traffic Signing and Marking Enhancement Grants Program
- Transportation Economic Assistance (TEA)

For more information, contact the Richland County Highway Department, SWWRPC, or the WisDOT District 5 office. More information is available at the WisDOT website at <http://www.dot.wisconsin.gov> or <http://www.dot.state.wi.us/localgov/index.htm>

5.10.2 STATE TRANSPORTATION PLANS AND INFORMATION RESOURCES

- In preparing this plan, several plans and information resources were consulted, including:
 - AirNav, LLC <http://www.airnav.com/airports/us/WI>
 - Richland County Workforce Profile: Projected Population Growth (2000 – 2020) http://www.dwd.state.wi.us/oea/cp_pdf/g045cpw.pdf
 - Growing Wisconsin’s Economy (WisDOT 2002)
 - Land Use and Economic Development in Statewide Transportation Planning (FHWA 1999) <http://www.uwm.edu/Dept/CUTS//lu/lu-all2.pdf>
 - Local Roads Improvement Program (LRIP) Summary Report 2002-2003 <http://www.dot.wisconsin.gov/localgov/docs/lrip-biennial.pdf>
 - Midwest Regional Rail Initiative <http://www.dot.state.wi.us/projects/state/docs/railmidwest.pdf>
 - *Rural By Design*, Randall Arendt (APA 1994).
 - “Siting rural development to protect lakes and streams and decrease road costs” (Wisconsin Center for Land Use Education) <http://www.uwsp.edu/cnr/landcenter/pubs.html>
 - Status of the Nation’s Highways, Bridges, and Transit (FHWA, 2002) <http://www.fhwa.dot.gov/policy/2002cpr/>
 - TDA (Wisconsin Transportation Development Association) Report – 2004.
 - U.S. Census – 2000 <http://www.census.gov/>
 - Wisconsin State Airport System Plan 2020 <http://www.dot.state.wi.us/projects/state/docs/air2020-plan.pdf>
 - WisDOT - Transportation Planning Resource Guide <http://www.dot.state.wi.us/localgov/docs/planningguide.pdf>
 - WisDOT’s Five-Year Airport Improvement Plan (October 2002) <http://www.dot.state.wi.us/projects/state/docs/air-5yr-plan.pdf>
 - Wisconsin Airport Land Use Guidebook – 2004 http://www.meadhunt.com/WI_landuse/
 - Wisconsin Bicycle Transportation Plan – 2020 <http://www.dot.state.wi.us/projects/state/docs/bike2020-plan.pdf>
 - Wisconsin Bicycle Planning Guidance <http://www.dot.state.wi.us/projects/state/docs/bike-guidance.pdf>
 - Wisconsin Bicycle Facility Design Handbook <http://www.dot.state.wi.us/projects/state/docs/bike-facility.pdf>
 - Wisconsin County/City Traffic Safety Commission Guidelines (WisDOT 1998)

- Wisconsin Crash Facts (1999-2003)
<http://www.dot.wisconsin.gov/safety/motorist/crashfacts/>
- Wisconsin Rail Issues and Opportunities Report
<http://www.dot.state.wi.us/projects/state/docs/rail-issues.pdf>
- Wisconsin State Highway Plan – 2020
<http://www.dot.state.wi.us/projects/state/docs/hwy2020-plan.pdf>
- Wisconsin Statewide Pedestrian Policy Plan – 2020
<http://www.dot.state.wi.us/projects/state/docs/ped2020-plan.pdf>

5.10.3 LOCAL AND REGIONAL TRANSPORTATION PLANS

Richland County currently uses the *Richland County Functional and Jurisdictional Highway Plan Update, Including the Richland Center Area* (SWWRPC, 1995).

TRANSPORTATION CHAPTER ATTACHMENTS

6.0 ECONOMIC DEVELOPMENT

6.1 CHAPTER SUMMARY

Economic development is about working together to retain and create jobs that provide a good standard of living for individuals. Increased personal income and wealth increases the tax base and allows the community to provide services residents want. A balanced, healthy economy is essential to your community's long-term well-being.

As the economy becomes more technologically demanding, local workers must advance their knowledge to keep up with industry and information technology (IT) advancements. As the demand for skilled labor increases, Southwest Wisconsin may face a shortage of skilled workers as baby boomers retire. Business owners want to locate in a community where they will attract enough workers with the right skills. Young, skilled workers, when deciding where to live, first look for a community that fits their life style. To attract knowledgeable workers and employers, communities need to be welcoming, provide social opportunities, and work to improve broadband internet access.

Economic development is important because it pays the bills. Jobs support families and tax revenues support the community. Through the comprehensive planning process, residents can find a direction and act proactively for improved economic development, benefiting the whole community. This chapter will identify the policies, goals, objectives and resources designed to help guide your community towards a future of better economic well-being.



Wisconsin State Statute 66.1001(2)(f)**(f) Economic Development**

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

6.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the five listed below have the particular objective of economic development.

- **Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.**
- **Provide 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.**
- **Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.**
- **Build community identity by revitalizing main streets and enforcing design standards.**
- **Protect economically productive areas, including farmland and forests.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

6.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following Economic Development objectives and policy recommendations (not in order of priority) support the above goals to help guide local economic development decisions for the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Join other municipalities and the County to support a countywide economic development organization that uses an agreed formula to set annual budget contributions.**
- 2. Encourage efforts to provide broadband internet service throughout the community to enable people to work at home.**
- 3. Encourage home-based entrepreneurial activity that has minimal impact on adjacent properties.**
- 4. Encourage crop and livestock production farming as a local economic development strategy.**
- 5. Encourage businesses that add value to agricultural products through processing, packaging, and marketing as a local economic development strategy.**
- 6. Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.**
- 7. Encourage one or more annual local events intended to attract visitors and support local civic groups and entrepreneurs, such as a community festival or sidewalk sales.**
- 8. Help attract tourists to the community and to local businesses, such as through local or joint effort marketing, a website, advertising, and other methods.**
- 9. Encourage programs and groups that work to preserve historic buildings and cultural resources as a way to develop tourism and enable the community to better attract tourists.**

6.4 ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

Richwood's economic base is diverse. Agriculture, including the dairy industry, is a strong sector locally. The presence of farming in the county leads to one third of the county's total jobs, mostly in off-farm jobs such as milk haulers, grain and feed haulers and suppliers, implement dealers, veterinarians and other service providers. The presence of high-quality agricultural production in the county has been a competitive advantage that has led to many jobs in food processing, storage, packaging and distribution.

The diverse economic base of the community includes jobs in light manufacturing, industry. Other drivers of the local economy are the service sector, in commercial and retail trade, in education, in the health care industry and in government.

For the local labor force, the jobs available in Richland Center and in adjacent counties are important. Off-farm income is increasingly essential to keep land in farming throughout Richland County. This trend is the result of significant changes in farming in recent decades. Table 6.1 below lists the largest private and public employers in Richland County.

Table 6.1 Richland County Top Employers

Name	No. of Full-Time Employees	Product/Service
Rockwell Automation, Allen Bradley	560	Motor Controls
Wal-Mart	375	Retail Sales
Richland County	360	Government
Richland Center Foundry Co.	300	Gray & Ductile Iron Castings
Richland Hospital	250	Medical
Richland School District	228	Education
S & S Cycle	165	Manufacturer of Motorcycle Engine/Parts
Dean Foods	157	Dairy
Merkle-Korff Industries, Inc.	156	Electromechanical Subassemblies
Miniature Precision Components, Inc.	130	Thermoplastic Components for Auto Industry
Richland Medical Center	66	Health Care
Foremost Farms USA	60	Barrel Cheese & Dried Whey
City of Richland Center	46	Government
Lowe Manufacturing	40	Manufacturer
Seats, Inc.	40	Manufacturer
UW - Richland Center	24	Education

Source: Richland County Economic Development Corporation

Table 6.8 in the attachments at the end of this chapter shows the largest manufacturers in Richland County.

As farm family members go off-farm for work, they provide employers in the county and the region with an excellent labor force that is honest, stable, and hard working. However, a large percent of the local workforce will reach retirement age in 10 to 15 years. Throughout Richland County, this will result in increased farm transfers and residents moving off-farm. Off-farm employers will face challenges to replace the job skills and strong work ethic of their current labor force.

Richland County is part of a Wisconsin Agricultural Development Zone established in 2003. The ADZ is a local competitive advantage as it means tax credits as an incentive to existing and new agri-business employers to invest and create new jobs.

Tourism contributes to the local economic base. For the same reason that residents want to live here, visitors want to enjoy the tremendous natural beauty and partake in four-season recreational opportunities. The setting is a competitive advantage for local job creation by targeting for growth in tourist services and attraction businesses.

The Wisconsin Department of Tourism reports that Richland County ranks 66 of 72 counties, with total tourism expenditures of \$23.5M in 2004. Adjacent county rankings are Crawford 53, Grant 42, Iowa 50, Sauk 3, and Vernon 58. The figures suggest an opportunity for an economic strategy to develop the tourism industry in the Town of Richwood, through businesses that serve and attract tourists, including lodging, sellers of locally produced food and goods, and services that complement local opportunities to snowmobile, bike, hunt, fish, golf, and enjoy parks, historic sites, and other assets.

Tourism in Richland County in 2004 provided 379 full-time equivalent jobs, and an additional 243 indirect jobs. Tourism is an important income source for Richland County residents, with 2004 direct income totaling \$6.7M and an additional \$7.8M of indirect resident income. According to the Department of Tourism 2004 report, in the period from 1993 through 2004, Richland County tourism revenues rose 141%, outstripping the state increase for that period of 122%.

6.4.1 ECONOMIC BASE

The economic base includes a review of revenue generated within the community, revenue attracted from outside the community, and revenue lost or spent outside the community. Increasing the value of raw materials, attracting contracts or sales from outside the county or municipality, and creating opportunities for residents to spend their money locally all add to the economy.

Table 6.2 below shows the mainstays of Richland County's economic base. Employment related to agri-business outpaces the state percent. Other sectors of note include manufacturing, education, health and social services, retail trade and agriculture.

Table 6.2 Richland County Employment by Industry

Industry	Town of Richwood Number	Town of Richwood Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Population (16 Years and Older)	320	100.0%	8,885	100.0%	2,734,925	100.0%
Agriculture, forestry, fishing and hunting, and mining:	54	16.9%	1,016	11.4%	75,418	2.8%
Construction	31	9.7%	662	7.5%	161,625	5.9%
Manufacturing	72	22.5%	2,280	25.7%	606,845	22.2%
Wholesale trade	8	2.5%	189	2.1%	87,979	3.2%
Retail trade	36	11.3%	1,101	12.4%	317,881	11.6%
Transportation and warehousing, and utilities:	21	6.6%	355	4.0%	123,657	4.5%
Information	1	0.3%	113	1.3%	60,142	2.2%
Finance, insurance, real estate and rental and leasing:	5	1.6%	313	3.5%	168,060	6.1%
Professional, scientific, management, administrative, and waste management services:	3	0.9%	227	2.6%	179,503	6.6%

Source: US Census Bureau (2000)

Table 6.2 (cont.) Richland County Employment by Industry

Industry	Town of Richwood Number	Town of Richwood Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Educational, health and social services:	53	16.6%	1,609	18.1%	548,111	20.0%
Arts, entertainment, recreation, accommodation and food services:	19	5.9%	491	5.5%	198,528	7.3%
Other services (except public administration)	8	2.5%	306	3.4%	111,028	4.1%
Public administration	9	0	223	2.5%	96,148	3.5%

Table 6.9, found in the attachments at the back of this chapter, shows United States Census Bureau data for Richland County on the number and types of business, employment and payroll from 1998 to 2002. However, the data does not include self-employed individuals, agricultural production employees, and most government employees, which reduces its usefulness to an agricultural area like Richland County.

Table 6.9 shows that Richland County's largest sector, manufacturing, reflects national trends with a slight decrease in annual payroll. The Table also shows solid growth in the key sectors of retail trade and health care and social assistance. As of 2000, more of Richland County workers are in manufacturing (25.7%) than in Wisconsin (22.2%) or the United States (14.1%).

Table 6.11 in the attachments at the end of this chapter shows US Census Bureau 2000 Employment by Industry in Detail for all municipalities, Richland County and Wisconsin. Table 6.3 shows income data for the Town of Richwood and Richland County. The table compares 1990 and 2000 census reports. Median household income refers to every unit of occupancy with one or more unrelated individuals. Median family income refers to units of occupancy with individuals related by blood (children, grandparents, etc.) or by law (marriage, adoption, etc.). Per capita income refers to the individual wage earner.

Table 6.3 Richland County Income Statistics

Income	Town of Richwood 1990	Town of Richwood 2000	Richland County 1990	Richland County 2000
Per Capita Income	\$8,531	\$17,304	\$10,287	\$17,042
Median Family Income	\$22,647	\$38,750	\$26,161	\$41,705
Median Household Income	\$21,648	\$35,158	\$21,946	\$33,998
Individuals Below Poverty	8.2%	8.2%	13.2%	10.1%

Source: US Census Bureau (2000)

6.4.2 ANALYSIS OF THE LABOR FORCE

The Wisconsin Department of Workforce Development, Office of Economic Advisors regularly publishes Workforce Profiles by County. In the most recent report from November 2004 findings about the Richland County workforce including:

- The majority (78%) of Richland County employers employ between one and 19 workers. This is a typical percent for a rural county.

- The largest share (25%) of Richland County employees work in establishments that employ 250 - 499 workers.
- The top ten employers in Richland County employ 37% of its work force. Table 6.7 in the attachments at the end of this chapter shows the largest manufacturers in the County.
- Overall wages paid in Richland County was about 90% of the state average for rural areas in 2003.
- In the five years from 1997 – 2002, per capita personal income in Richland County rose 10.2%, compared to a rise of 9.7% for all rural areas of Wisconsin. The definition of per capita personal income is the total of all forms of personal income divided by the total population.

Table 6.10 in the attachments at the end of this chapter shows 2000 US Census labor force employment status by municipality for males and females. More current labor force information is available only at the county level. According to the WI Department of Workforce Development, the County's 2003 labor force participation rate was 62.4%. This was below the state and national averages of 72.9 and 66.2% respectively. Commuting plays a significant role in the make-up of the workforce. The 2000 Census indicates that one in three workers living in Richland County commute to jobs outside of the county, up from the 1990 census numbers. This out-commute ratio is typical for rural counties. Of Richland County's out-commuters, 1,100 travel to Sauk County and 500 travel to Dane County. The net out-commute numbers are inevitable because there are approximately 6,000 jobs in the county and 8,700 workers reside in the County.

Richland County also attracts workers from other counties. A non-Richland resident holds about one out of every five jobs in Richland County, (approximately 1,300 workers). Tables 6.4 and 6.5 provide in-commute and out-commute numbers for Richland County. The numbers show the Richland County labor force is dynamic and that the economic well-being of the county and a large region tie together.

Table 6.4 Where Richland County Workers Reside

2000		1990	
Location	Number	Location	Number
Richland Co., WI	5,917	Richland Co., WI	5,793
Sauk Co., WI	1,095	Sauk Co., WI	757
Dane Co., WI	505	Grant Co., WI	461
Grant Co., WI	392	Dane Co., WI	345
Vernon Co., WI	281	Vernon Co., WI	189
Iowa Co., WI	203	Iowa Co., WI	112
Jefferson Co., WI	80	Crawford Co., WI	52
Crawford Co., WI	52	Juneau Co., WI	29
Juneau Co., WI	41	La Crosse Co., WI	22
Rock Co., WI	41	Columbia Co., WI	19

Source: US Census Bureau, County-County Workflow (2000, 1990)

Table 6.5 Where Richland County Workers Work

2000		1990	
Location	Number	Location	Number
Richland Co., WI	5,917	Richland Co., WI	5,793
Grant County, WI	367	Grant County, WI	259
Vernon County, WI	302	Vernon County, WI	168
Sauk County, WI	205	Sauk County, WI	149
Crawford County, WI	153	Iowa Co., WI	75
Iowa Co., WI	129	Crawford County, WI	71
Dane Co., WI	56	Dane Co., WI	35
Jefferson Co., WI	19	La Crosse Co., WI	22
Juneau Co., WI	19	Rock Co., WI	14
Rock Co., WI	17	Juneau Co., WI	7

Source: US Census Bureau, County-County Workflow (2000, 1990)

6.5 ANALYSIS OF NEW BUSINESS & INDUSTRY DESIRED

Recognition of the need and support to retain existing jobs and attract new business is strong in Richland County. Community survey results indicate a majority of residents in the Town of Richwood support coordinated efforts for active recruitment of new business and industry. In particular, there is support for agricultural related businesses, with 89% of respondents indicating that agri-business was essential to important. There is also support for tourism and recreation (83%), commercial and retail (79%), manufacturing (78%), and home based businesses (68%).

6.5.1 STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT

For success in economic development, a community needs to identify its strengths and weaknesses, then leverage the strengths, and minimize the affects of the weaknesses. Following is a summary of strengths and weaknesses based on a review of community survey responses and other plan elements.

RICHLAND COUNTY AND TOWN OF RICHWOOD STRENGTHS

- People want to live here for the beauty and clean environment.
- The economic base is diverse with agriculture, farm production and food processing.
- Communities that are safe, friendly and a great place to raise a family.
- Recreational opportunities
- Diverse forest product base

RICHLAND COUNTY AND TOWN OF RICHWOOD WEAKNESSES

- A population with slow growth and many workers nearing retirement is a challenge for retaining and recruiting employers.
- Lack of good job opportunities that contributes to young workers leaving the area.
- Challenges to profitability for farming and other small business such as high costs of taxes, regulation, health care.
- Many jurisdictions lack of locations for businesses with adequate infrastructure.

6.6 ANALYSIS OF BUSINESS & INDUSTRY PARKS

6.6.1 EXISTING BUSINESS & INDUSTRY PARKS

There is land zoned for industry and with water, sewer and road access to accommodate light manufacturing in three communities. Map 6.2 in the attachments at the end of this chapter shows the City of Richland Center's North Industrial Park and South Industrial Park. Map 6.3 in the attachments at the end of this chapter shows the Village of Viola Industrial Park and land in the Village of Lone Rock that is in a TIF District and is zoned industrial. Also in Lone Rock, in or adjacent to the TIF District are 11 acres of private owned land zoned industrial and with utilities and road access.

Table 6.6 describes the location of land currently designated for light manufacturing, commercial and industrial use in Richland County.

Table 6.6 Richland County Business & Industry Parks

Name	Location	Total Acres	Available Acres
Richland Industrial Park North	Hwy 80 N	115	Approx. 30
Richland Industrial Park South	Hwy 14 W	184.13	Full
Viola Industrial Park	SR 131	10.6	6
Lone Rock TIF zoned industrial Privately owned, Bob Ewers, et al	Hwy 14	43 30	Full 11

Source: Richland County Economic Development Corp.

Clusters of businesses are also located in the central business areas of Villages and the City of Richland Center and in a few unincorporated communities in Towns. Like the national economy, the Richland County economy is experiencing a gradual shift of main street businesses from selling material goods to selling services.

6.6.2 FUTURE BUSINESS & INDUSTRY PARKS

As employment in the manufacturing sector of the national and local economy has remained flat during the past fifteen years, communities often broaden their industry park covenants and zoning to allow businesses that support manufacturing and industry such as business services, suppliers and warehousing.

Table 6.6 shows there is a limited inventory of land countywide designated for industry and served by utilities and roads. As part of an economic development plan, it is important for municipalities and the county to work together to identify additional acres for business development. Of the acres currently identified as available, some may be difficult to develop due to environmental, cost or other issues. Further, large and relatively flat sites need to be available to attract some large development projects. A review of community survey responses and vision statements for Richland County municipalities suggests the degree of support for business park development ranges between mild to strong. For the Town of Richwood, 49% think the community should provide at least some land with infrastructure (water, sewer, access, etc.) for commercial

or light manufacturing. Further, 76% agree that development at the edge of cities and villages should be required to have municipal water and sewer services.

The Town of Richwood noted that there are no buildings and building sites available for commercial or light manufacturing businesses and that there was no consensus support in the Town to establish or expand locations where such manufacturing could locate.

6.6.3 ENVIRONMENTALLY CONTAMINATED SITES

Table 6.7 indicates the location of Leaking Underground Storage Tanks (LUST) and Environmental Repair (ERP) sites in municipalities in Richland County. The list omits properties where no action is required, general spills, and minor contaminations.

Programs through the state of Wisconsin can often make it financially feasible for the owners or a municipality to remediate contaminations on a LUST or ERP site and prepare the site for redevelopment.

Table 6.7 Richland County LUST and ERP Sites

Jurisdiction	No. of LUST Sites	No. of ERP Sites
Basswood	1	
Bloom City	1	
Blue River	1	
Boaz	1	
Cazenovia	1	
Gotham	2	
Hub City	2	
Ithaca	1	1
Muscoda	1	
Port Andrew	1	
Richland Center	26	7
Rockbridge	3	
Sextonville	1	
Viola	2	1
Yuba	2	

Source: Wisconsin Department of Natural Resources (BRRTS)

6.7 ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

Providers of services can be a partner for the goals and objectives identified in this chapter. People with local government and business people can contact:

6.7.1 COUNTY & LOCAL LEVEL RESOURCES

- Richland Area Chamber of Commerce/Main Street Partnership
 Susan Price, Executive Director
 397 W. Seminary Street, Post Office Box 128, Richland Center, WI 53581
 Phone: 608.647-6205, Toll Free: 800.422-1318
 Email: info@richlandchamber.com, Web site: www.richlandchamber.com
 Membership is open to businesses throughout Richland County.

- **Richland County Economic Development Corporation (RCEDC)**
Bruce Bullamore, Executive Director
397 W. Seminary Street, Post Office Box 49, Richland Center, WI 53581
Phone: (608) 647-4310
Email: rcedc@mwt.net
Web site: <http://www.richlandcounty.com/>

6.7.2 REGIONAL LEVEL AGENCIES AND PROGRAMS

- **Small Business Development Center of Southwest Wisconsin**
Ayla Annac, Program Director
438 Gardner Hall, 1 University Plaza, Platteville, WI 53818-3099
Phone: (608) 342-1038
Email: swsbdc@uwplatt.edu [Ayla Annac](#)
Office on the campus of University of Wisconsin – Platteville
Phone: 608.342.1038.
Provides counseling, education and training in business planning, operation and management.
Serves Grant, Lafayette, Green, Richland, Crawford and Iowa Counties.
- **Southwestern Wisconsin Regional Planning Commission**
Amy Knox, Economic Development Planner
719 Pioneer Tower, Platteville, WI 53818
Phone: 608.342.1636
Email: <mailto:knox@uwplatt.edu>
Administers a regional revolving loan fund that can make low-interest loans to projects providing significant economic benefits to the area, or where there is a specific need identified in the community.
- **Southwest Wisconsin Workforce Development Board**
Bob Borremans, Executive Director
Southwest Job Centers Admin Office
319 Elaines Court Dodgeville, WI 53533
Phone: (608) 935-3116
Email: r.borremans@jobcenter.org
Web site for WDB: www.swwdb.org web site for Job Centers: www.jobcenter.org

6.7.3 STATE LEVEL AGENCIES AND PROGRAMS

- **Wisconsin Department of Commerce**
Bill Winter, Area Development Manager
Office in the Richland Center City Hall
Phone: 608.647.4613
Email: bwinter@commerce.state.wi.us
Web site: www.commerce.state.wi.us
The Department has a broad array of programs to assist a full spectrum of economic development strategies. Programs range from help to start a business to assisting large employer projects. Several new programs target the development of dairying and other agriculture. Other programs target businesses in rural areas. Programs include grants, loans and assistance with financing, labor training and cleaning up brownfield sites.
- **Wisconsin Department of Agriculture, Trade and Consumer Protection**
Grow Wisconsin Dairy Team
James Cisler
Email: james.cisler@datcp.state.wi.us
Phone: 608.224.5137

Web site; www.datcp.state.wi.us

- **Wisconsin Housing and Economic Development Authority**
David Sheperd, Area Representative
Phone: 1-800-334-6873 Ext. 627
Email: david.sheperd@wheda.com
Web site, www.wheda.com
Sheperd serves Columbia, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Richland, and Sauk counties. WHEDA economic development programs target agricultural development, businesses owned by women and minorities, small businesses and construction projects.
- **The Wisconsin Department of Natural Resources**
Linda Hanefeld, Hydrogeologist, Dodgeville Service Center
Phone: 608.935.1948
Email: Linda.hanefeld@dnr.state.wi.us
Web site: www.dnr.wi.gov
DNR staff administer grant and loan programs, and work closely with local governments and organizations to plan and develop projects that protect public health, natural resources, the environment and outdoor recreational opportunities. Through loans, grants and reimbursement programs, the DNR programs target the cleanup of petroleum and other contamination to enable Brownfield site redevelopment, prevent pollution and minimizing waste.

6.7.4 FEDERAL AGENCIES AND PROGRAMS

- **Small Business Administration (SBA)**
Becky Freund, Economic Development Specialist
Phone: 608.441.5519
Email: becky.freund@sba.gov
Web site: www.sba.gov/wi
The SBA helps businesses obtain financing for various needs through loan guarantee programs, loans and counseling and education services to small business owners.
- **USDA - Rural Development**
Portage Local Office
2912 Red Fox Run, Portage, WI 53901
Phone: 608.742.5361
Email: RD.Portage@wi.usda.gov
Web site: www.rurdev.usda.gov/wi
Rural Development programs help a rural community or business with economic development through loan guarantees, loans and grants.

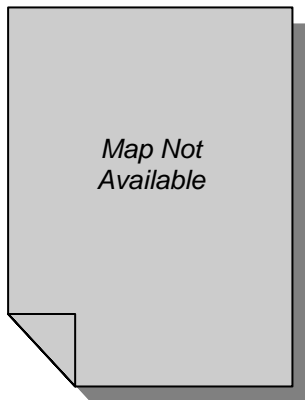
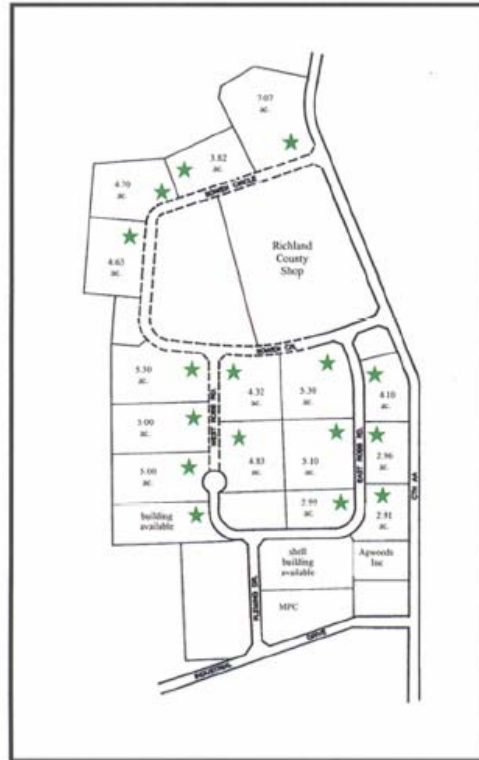
**ECONOMIC DEVELOPMENT
CHAPTER ATTACHMENTS**

Map 6.2

Richland Center Industrial Park - North Richland County, WI

LEGEND

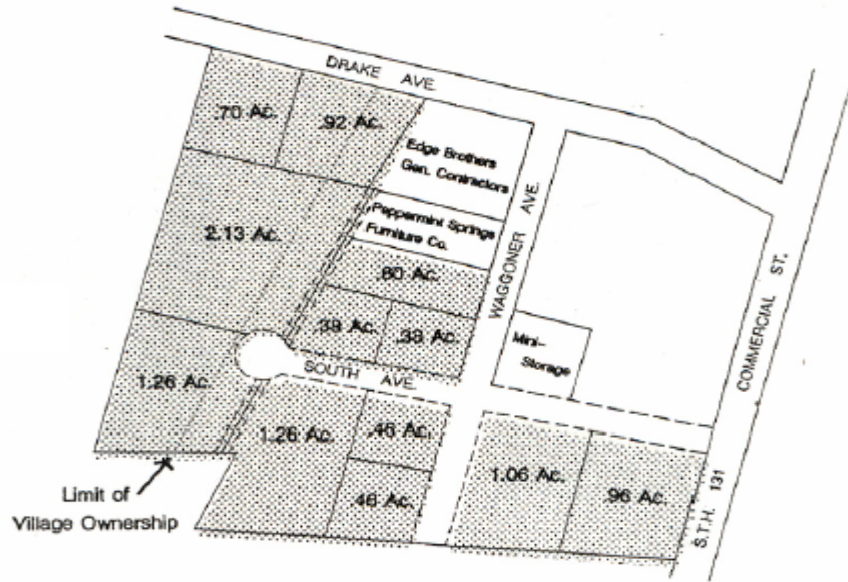
 **LOTS AVAILABLE**



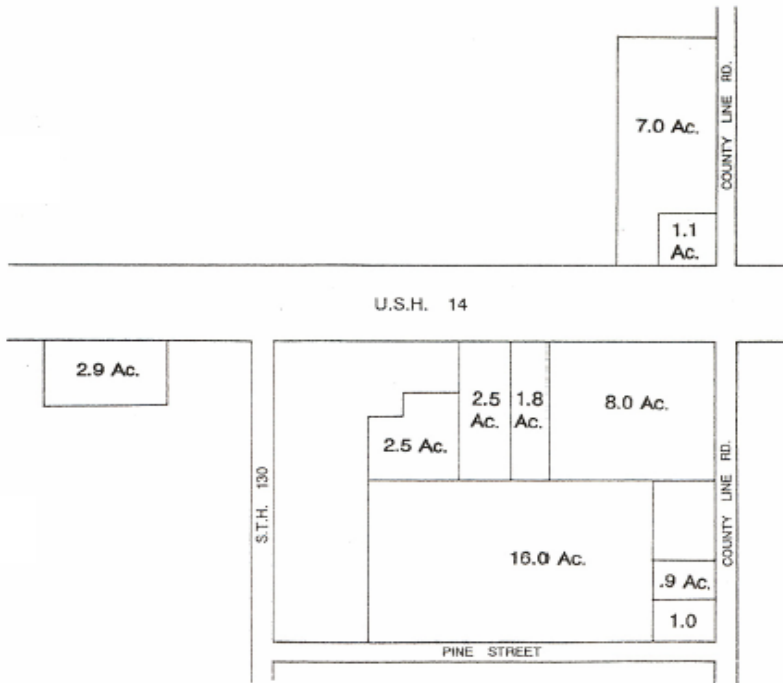
Richland Center Industrial Park - South Richland County, WI

Map 6.3

Viola Industrial Park Vernon County, WI



Lone Rock Industrial Park Richland County, WI



7.0 INTERGOVERNMENTAL COOPERATION

7.1 CHAPTER SUMMARY

Many cities, towns, villages, and counties begin cooperative arrangements to lower costs and promote efficiency. Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working with neighbors, while maintaining their own identity. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. For instance, two communities may have an unwritten agreement about sharing fire or EMT services, road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal or economic development. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can eliminate unnecessary duplication of services or purchasing of equipment: the opportunities are endless. This section examines what intergovernmental cooperation the Town of Richwood is engaged in today and what they may consider in the future.



Wisconsin State Statute 66.1001(2)(g)

(g) Intergovernmental cooperation element.

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

7.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of intergovernmental cooperation.

- **Encouragement of coordination and cooperation among nearby units of government.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

7.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Intergovernmental Cooperation objectives and policy recommendations (not in order of priority) that support the above goal and will guide intergovernmental cooperation decisions in Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.**
- 2. Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.**
- 3. When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.**

7.4 EXISTING AND POTENTIAL AREAS OF COOPERATION

7.4.1 EXISTING AREAS OF COOPERATION

Table 7.1 lists services the Town of Richwood shares with its neighboring jurisdictions.

Table 7.1 Currently Shared Services

Neighboring Local Units of Government	Shared Service	Method of exchange (contract, taxes, other service)
Town of Eagle	<ul style="list-style-type: none"> Fire Department EMS School 	
Town of Akan	<ul style="list-style-type: none"> School (small amount) Fire district (small amount) 	
Richland County		

The Town has a contract with the school districts before the buses go out.

7.4.2 POTENTIAL AREAS OF COOPERATION

Table 7.2 lists intergovernmental services Richwood could potentially share with its neighboring jurisdictions.

Table 7.2 Potential Shared Services

Neighboring Local Units of Government	Shared Service	Method of exchange (contract, taxes, other service)
Town of Eagle	<ul style="list-style-type: none"> Part-time staff 	<ul style="list-style-type: none"> Bob Richter
Town of Akan		
Richland County		

7.5 INTERGOVERNMENTAL RELATIONSHIPS

7.5.1 CONFLICTS AND SOLUTIONS

The Town indicated there were neither existing nor anticipated conflicts with its neighboring jurisdictions.

Table 7.3 lists the quality of the jurisdictional relationships existing between Richwood and other units of government whose influence is felt in the Town.

Table 7.3 Jurisdictional Relationship Quality

Units of Government	Satisfactory or Unsatisfactory?	Comments
Adjacent Local Governments	Good	
School Districts (List Each Separately)		
o Riverdale	Satisfactory	
Richland County	Good	
RC-UWEX	Good	
SWWRPC	Good	
WI-DNR	Good	
WI-DOT	Good	
WI-DOA	Good	

7.6 INTERGOVERNMENTAL COOPERATION AGENCIES AND PROGRAMS

There are a number of available state agencies and programs to assist communities with intergovernmental projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency.

INTERGOVERNMENTAL RELATIONS – WI DEPARTMENT OF ADMINISTRATION

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin's local governments and to improve the coordination and cooperation of state agencies in their land use activities.

INTERGOVERNMENTAL RELATIONS – WIDOA

**101 E. Wilson St.
Madison, WI 53702**

<http://www.doa.state.wi.us/dhir/>

WISCONSIN TOWNS ASSOCIATION

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. In 2002, WTA celebrated its 55th year of service to town governments and the state's 1.6 million town residents. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

WISCONSIN TOWNS ASSOCIATION

**W7686 County Road MMM
Shawano, WI 54166-6086**

**Phone: 715-526-3157
Fax: 715-524-3917**

<http://www.wisctowns.com/>

LEAGUE OF WISCONSIN MUNICIPALITIES

The League of Wisconsin Municipalities is a not-for-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 386 villages and all of the 190 cities in the state.

LEAGUE OF WISCONSIN MUNICIPALITIES

**202 State Street, Suite 300
Madison, WI 53703-2215**

Phone: 608-267-2380

<http://www.lwm-info.org/>

WISCONSIN COUNTIES ASSOCIATION

WCA is an association of county governments assembled for the purpose of serving and representing counties. The direction of this organization is one that is determined by the membership and the WCA Board of Directors consistent with the parameters set forth by the WCA Constitution. The organization's strength remains with the dedicated county-elected official.

WISCONSIN COUNTIES ASSOCIATION

**22 E. Mifflin St., Suite 900
Madison, WI 53703**

**Phone: 608-663-7188
Fax: 608-663-7189**

<http://www.wicounties.org/>

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

The SWWRPC is the area-wide planning and development agency serving the five counties of Grant, Green, Iowa, Lafayette, and Richland. It was created in 1970, formed by executive order of the governor. Wisconsin statutes specify that regional planning commissions are to provide intergovernmental planning and coordination for the physical, social, and economic development of the region. Under Wisconsin law, RPC's have the following functions:

- May conduct all types of research studies; collect and analyze data; prepare maps, charts and tables, and conduct necessary studies.
- May make and adopt plans for the physical, social, and economic development of the region.
- May publish and advertise their purposes, objectives, and findings, and may distribute reports thereon.
- May provide advisory services on planning problems to the local governmental units within the region and to other public and private agencies in matters relative to its functions and objectives.

SWWRPC

**719 Pioneer Tower
One University Plaza
Platteville, WI 53818**

**Phone: 608-342-1214
Fax: 608-342-1220**

<http://www.swwrpc.org/>

8.0 LAND USE

8.1 CHAPTER SUMMARY

Land use is often one of the more controversial issues confronting communities. In many instances, communities were originally platted and land use decisions were made with little regard to natural limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities are faced with making more intelligent choices as to where future development should occur. Instead of working with a clean slate, however, communities must contend with existing uses and how new development might affect or be affected by them. The land use decisions in this plan are meant to take into account the knowledge and policies of the other elements of this plan.

The purpose of this chapter is to analyze how the land in the Town of Richwood is currently being used, and what constraints to development exist in these areas. This chapter will also discuss the future land use needs in the. Based on the information in this chapter, and preceding chapters, a set of goals and policies was developed to help guide the land use decisions in Richwood over the next 20 years.



Wisconsin State Statute 66.1001(2)(h)**(h) Land Use**

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

8.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. The following are Land Use Goals. Since the land use element is a compilation of all other elements of this plan, all fourteen Smart Growth Planning Goals are listed.

- **Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.**
- **Encouragement of neighborhood designs that support a range of transportation choices.**
- **Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.**
- **Protection of economically productive areas, including farmland and forests.**
- **Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.**
- **Preservation of cultural, historic and archaeological sites.**

-
- **Encouragement of coordination and cooperation among nearby units of government.**
 - **Building of community identity by revitalizing main streets and enforcing design standards.**
 - **Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.**
 - **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.**
 - **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.**
 - **Balancing individual property rights with community interests and goals.**
 - **Planning and development of land uses that create or preserve varied and unique urban and rural communities.**
 - **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.**

Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.

8.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Land Use objectives and policy recommendations (not in order of priority) that support the above goals and will guide land use decisions in Richwood over the next 20 years.

NOT IN ORDER OF PRIORITY

- 1. Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.**
- 2. Encourage new development to be harmonious with the surrounding natural landscape.**
- 3. Support land uses, densities, and regulations that result in efficient development patterns.**

- 4. Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive rural character. Protect active agricultural lands and forestry in the community as this land use helps realize the vision for the future and reserve agricultural fields in the community from encroachment by incompatible development (discourage fragmentation of crop fields). While flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils, so care must be taken to ensure that development occurs on the least productive valley soils.**
- 5. Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors, while encouraging the preservation of green space and environmentally sensitive areas.**
- 6. Sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community. Ridge tops, which are important for groundwater recharge, should be protected from concentrated pollution sources such as landfills and trucks yards, while roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.**
- 7. Encourage development in areas where adequate utilities and community services exist, or can be provided in a cost efficient manner.**
- 8. Support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.**
- 9. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.**

8.4 EXISTING LAND USES

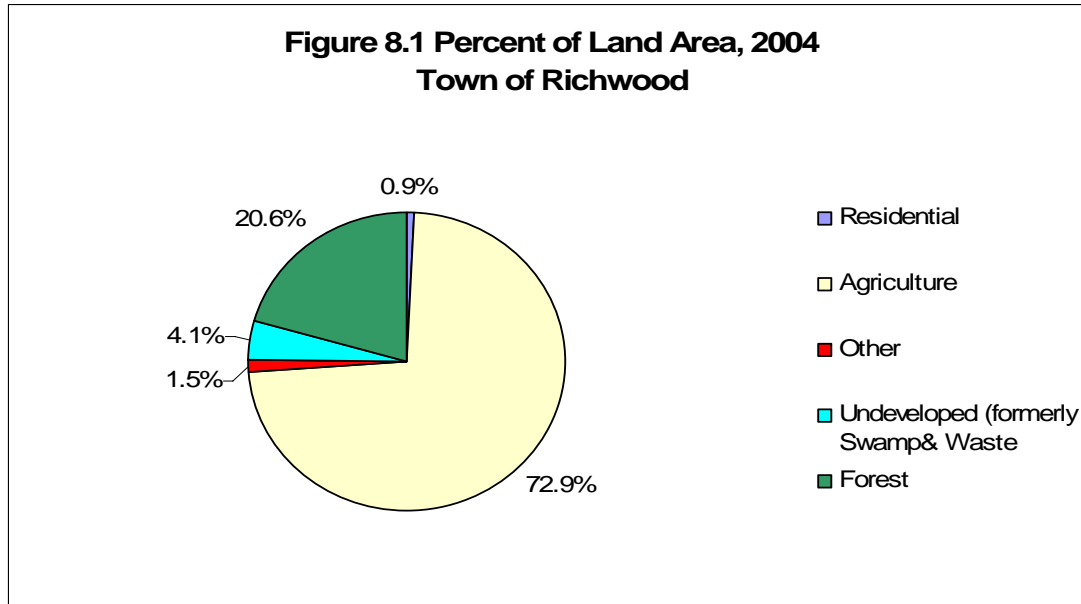
The following table approximates the amount of land in each of the major classifications for Richwood. Refer to Map 8.2 in the Land Use Chapter Attachments for a map of land uses in the Town. Currently the dominant land use in the Town of Richwood is agriculture.

NOTE: "NA" means either the data was not available or the divisor was zero.

Table 8.1 Town of Richwood Land Use - 2004

Classification	Parcel Count	Land Area (Acres)	Parcel Size	Percent of Land Area
Residential	240	198	0.83	0.9%
Commercial	8	19	2.38	0.1%
Manufacturing	3	55	18.33	0.3%
Agricultural	659	15393	23.36	72.6%
Undeveloped (formerly Swamp/Waste)	309	857	2.77	4.0%
AG-Forest	0	0	NA	0.0%
Forest	274	4357	15.90	20.6%
Other (Federal, State, County, School, Cemetery)	154	313	2.03	1.5%
Real Estate Totals	1647	21192		100.0%

(Source: WI Department of Revenue, 2004 Statement of Assessments)



(*Figure 8.1 does not include land classifications that were reported as "0" for 2004. Source: WI Department of Revenue, 2004 Statement of Assessments)

Agriculture – Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

Residential - Residential land includes any land with a residential home that does not fall into the agricultural land classification.

Commercial – Commercial land refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment.

Manufacturing – Manufacturing land refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products.

Forested – Forested land including production forests and DNR-MFL.

Ag-Forest – Land that is producing or capable of producing commercial forest products if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land, if the contiguous parcel is owned by the same person that owns the land that is producing or capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.
- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.
- It is located on a parcel at least 50% of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.

Undeveloped – This land classification refers to areas that were formerly classified as swamp/waste. It includes bogs, marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland.

Other – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

The Planning Commission was clear that ag-forestry, ag- production, small commercial, and residential land use was to be encouraged while very large commercial development should definitely be discouraged.

8.4.1 EXISTING PARCEL ANALYSIS

The following table indicates the amount of parcels, as of 2004, in the Town of Richwood (which does not currently have a land division ordinance) by 5-acre and 40-acre increments. The analysis does not take into account contiguous, or noncontiguous, parcels that are owned by the same person(s). Therefore, it is possible that a parcel in the 0-4 acre class is owned by a person who also has another parcel of land that is 20 acres in size either contiguous or noncontiguous to the smaller parcel.

Table 8.2 Parcel Counts in the Town of Richwood by 40-Acre Increments

Parcels	Count
0-4 acres	192
5-9 acres	67
10-14 acres	56
15-19 acres	32
20-24 acres	66
25-29 acres	32
30-34 acres	54
35-39 acres	192
40+ acres	320

(Source: 2004 Richland County Treasurer)

8.5 LAND USE TRENDS

8.5.1 LAND SUPPLY

Tables 8.3 to 8.5 display the recent developments in land use classification and value for the Town of Richwood for the last 25, 15, 5, and the current year respectively. The information is from the WI Department of Revenue. Caution should be given as the WI-DOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WI-DOR to better identify land. These changes can account for some land classifications not having a value in one year but than having one in another year. In addition, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 8.3 Town of Richwood Land Use Assessment Statistics - 1979

Classification	Parcel Count	Total Acres	Percent of Land Area (Acres)	Aggregate Assessment	Equalized Value Assessment
Residential	247	279	1.1%	\$288,665.00	\$3,183,200.00
Commercial	6	10	0.0%	\$10,155.00	\$79,200.00
Manufacturing	4	51	0.2%	\$5,200.00	\$46,500.00
Agricultural	720	22379	90.0%	\$1,428,215.00	\$10,073,900.00
Undeveloped (formerly Swamp/Waste)	68	1116	4.5%	\$10,300.00	\$9,500.00
AG-Forest	0	0	0.0%	\$0.00	\$0.00
Forest	38	1026	4.1%	\$15,210.00	\$1,649,900.00
Other (Federal, State, County, School, etc.)	0	0	0.0%	\$0.00	\$0.00
Real Estate Totals	1083	24861	100.0%	\$1,757,745.00	\$15,042,200.00

(Source: WI Department of Revenue, 1979 Statistical Report of Property Values)

Table 8.4 Town of Richwood Land Use Assessment Statistics - 1989

Classification	Parcel Count	Total Acres	Percent of Land Area (Acres)	Aggregate Assessment	Equalized Value Assessment
Residential	193	120	0.5%	\$3,355,670.00	\$3,968,900.00
Commercial	3	2	0.0%	\$22,190.00	\$27,500.00
Manufacturing	5	68	0.3%	\$77,400.00	\$76,100.00
Agricultural	673	13038	54.9%	\$9,718,805.00	\$8,998,700.00
Undeveloped (formerly Swamp/Waste)	84	1117	4.7%	\$55,980.00	\$29,100.00
AG-Forest	0	0	0.0%	\$0.00	\$0.00
Forest	499	9398	39.6%	\$1,691,950.00	\$1,575,900.00
Other (Federal, State, County, School, etc.)	0	0	0.0%	\$0.00	\$0.00
Real Estate Totals	1457	23743	100.0%	\$14,921,995.00	\$14,676,200.00

(Source: WI Department of Revenue, 1989 Statistical Report of Property Values)

Table 8.5 Town of Richwood Land Use Assessment Statistics – 2004

Classification	Parcel Count	Total Acres	Percent of Land Area (Acres)	Aggregate Assessment	Equalized Value Assessment
Residential	240	198	0.9%	\$11,979,100.00	\$12,630,400.00
Commercial	8	19	0.1%	\$186,600.00	\$170,300.00
Manufacturing	3	55	0.3%	\$52,800.00	\$60,000.00
Agricultural	659	15393	72.6%	\$2,008,150.00	\$2,132,500.00
Undeveloped (formerly Swamp/Waste)	309	857	4.0%	\$221,750.00	\$69,800.00
AG-Forest	0	0	0.0%	\$0.00	\$0.00
Forest	274	4357	20.6%	\$5,658,850.00	\$8,099,600.00
Other (Federal, State, County, School, etc.)	154	313	1.5%	\$8,828,660.00	\$9,130,500.00
Real Estate Totals	1647	21192	100.0%	\$28,935,910.00	\$32,293,100.00

(Source: WI Department of Revenue, 2004 Statement of Assessments)

Aggregate Asset Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2005 Guide for Property Owners, WI DOR)

Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2005 Guide for Property Owners, WI-DOR)

8.5.2 LAND DEMAND

Historically the demand for land throughout Richland County has occurred around its cities and villages. More recently, the demand for land has been highest in unincorporated areas in the eastern most communities, as Richland County has begun absorbing development pressure from Madison and Dane County. (Refer back to Map 4.1 and 4.2 in the Housing Chapter Attachments for maps displaying the percent increase in housing units over the last 30 and 10 years respectfully). It is expected that demand for land will continue to occur in the southern and eastern parts of Richland County and around major transportation corridors such as STH 14. It is also expected that most of the demand will be for residential purposes. Map 8.1, in the Land Use Chapter Attachments, displays the concentration of new residences in Richland County from 2001 to 2004 (reported from the Richland County Land Information and Zoning Departments). The map is similar to that of 4.2 (Housing Changes 1990-2000).

8.5.3 LAND USE PRICES

The table below details the average value of new homes constructed in Richland County during 2002 through 2004 (*Ithaca Township data was not available; therefore, County Average results are somewhat skewed). The value of new homes constructed continues to be highest in towns in the southern, eastern, and far northwest parts of the County.

Table 8.6 Average Value of New Homes Constructed in Richland County 2002-2004

Town	2002 Average Value	2002 Percent of County Average	2003 Average Value	2003 Percent of County Average	2004 Average Value	2004 Percent of County Average
Akan	\$65,000	59%	\$135,000	105%	\$91,500	72%
Bloom	\$105,000	96%	\$110,000	86%	\$90,900	72%
Buena Vista	\$97,816	89%	\$124,193	97%	\$135,494	107%
Dayton	\$122,500	73%	\$158,500	123%	\$118,250	93%
Eagle	NA	NA	\$128,250	100%	NA	NA
Forest	\$108,800	99%	\$117,667	91%	\$142,500	113%
Henrietta	\$116,225	106%	\$125,000	97%	\$151,500	120%
Ithaca*	NA	NA	NA	NA	NA	NA
Marshall	\$115,000	105%	\$136,943	106%	\$190,000	150%
Orion	\$191,800	174%	\$166,750	130%	\$19,225	15%
Richland	\$100,000	91%	\$146,313	114%	\$142,847	113%
Richwood	\$123,000	112%	\$140,000	109%	\$220,000	174%
Rockbridge	\$132,000	120%	\$78,933	61%	\$180,000	142%
Sylvan	\$72,000	65%	\$60,000	47%	\$24,950	20%
Westford	\$100,667	92%	\$102,000	79%	\$111,267	88%
Willow	\$192,000	175%	\$106,000	82%	\$151,506	120%
County Average	\$109,535	100%	\$128,636	100%	\$115,934	100%

(Source: Richland County Land Information and Zoning Departments)

8.6 FUTURE LAND USE

To adequately plan for the future growth, a community must be aware of what its future needs will be in terms of additional land. The projection of land use needed is based upon several factors, including: historical community growth trends, population forecasts, anticipated economic and land use trends, and several assumptions. Forecasting is an inexact process. Since a number of outside factors affect the rate of growth of a community, assumptions and the resulting forecasts can only be used as a tool for

charting future courses of action. Given the above limitations, a simple method of forecasting will be used to arrive at future land needs.

One method that can be used to estimate the future land needs is to look at the change in land uses from 1979 to 2004. Table 8.7 below identifies how the land area has changed per classification over the last 6, 10, 15, 20, and 25 years respectfully.

NOTE: "NA" means either the data was not available or the divisor was zero.

Table 8.7 Percent Change in Land Area, per Land Use Classification for the Town of Richwood over the last 6, 10, 15, 20, and 25 years.

Classification	6 Year (98-04) Percent Change in Acres	10 Year (94-04) Percent Change in Acres	15 Year (89-04) Percent Change in Acres	20 Year (84-04) Percent Change in Acres	25 Year (79-04) Percent Change in Acres
Residential	Do not have data	Do not have data	65%	-23%	-45%
Commercial			850%	138%	90%
Manufacturing			-19%	-18%	8%
Agricultural			18%	-27%	-31%
Undeveloped (formerly Swamp/Waste)			-23%	-21%	-23%
AG-Forest			Due to this being a new classification as of 2004, no percent change can be measured.		
Forest			-54%	246%	325%
Other (Federal, State, County, School, etc.)			NA	NA	NA

(Source: WI Dept. of Revenue Report on Property Values)

Assuming growth will continue, the percent land use changes can be used to forecast the amount of land needed in the future for each classification. For the purposes of this plan, the percent changes in land acreage will be determined as follows:

- The 15-year percent change in land acreage (89-04) will be used to forecast the amount of land needed 15 years from now (in 2020).
- The 20-year percent change in land acreage (84-04) will be used to forecast the amount of land needed 20 years from now (in 2025).
- The 25-year percent change in land acreage (79-04) will be used to forecast the amount of land needed 25 years from now (in 2030).

The six-year and 10-year percent changes in acres could not be assessed since data from 1994 and 1998 could not be found.

As noted in section 8.5.1, Land Supply, caution should be given as the WI-DOR has periodically switched the way they have reported certain land classifications over the years. Some land classifications never existed in certain communities and in other cases, no data was recorded, even if the land use did exist. In any case, if no data exists, no forecast can be made. Therefore, the number of "Undeveloped", "Ag-Forest", "Forest", and "Other" land use classifications are either held constant from their 2004 values or are not recorded for the jurisdiction. (Also, please note that villages and cities generally did

not report acreages for all its land use types from which these changes and forecasts are made. Therefore, for the purposes of this Plan, village and city forecasts are for parcels only, rather than acreage.) In reality, these four land use classifications will probably decrease as they are converted into developed land. For the purposes of this forecast, residential and commercial classifications were always assumed to show growth. Other land classifications, such as forestry and agriculture were more problematic. Additionally, the “manufacturing” land classification is used instead of an “industrial” classification, since jurisdictions do not report “industrial” data but rather, “manufacturing” data.

NOTE: “NA” means either the data was not available or the divisor was zero.

Table 8.8 Forecasted Future Land Area Needed per Land Use Classification for the Town of Richwood for 2010, 2015, 2020, 2025, and 2030.

Classification	2010 Forecasted Acres	2015 Forecasted Acres	2020 Forecasted Acres	2025 Forecasted Acres	2030 Forecasted Acres
Residential	NA	NA	327	327	327
Commercial	NA	NA	19	19	19
Manufacturing	NA	NA	45	45	59
Agricultural	NA	NA	18164	11237	10621
Undeveloped (formerly Swamp/Waste)	NA	NA	660	677	660
AG-Forest	Due to this being a new classification as of 2004, no forecast can be made.				
Forest	NA	NA	2004	2004	2004
Other (Federal, State, County, School, etc.)	NA	NA	NA	NA	NA

(Source: WI Department of Revenue Report on Property Values, and SWWRPC)

8.6.1 PROPOSED DEVELOPMENT

Map 8.3 in the Land Use Chapter Attachments, displays the Proposed Development Areas for the Town. Richwood has indicated that any land use may be appropriate as long as it is consistent with the comprehensive plan and local and county ordinances and state regulations.

8.6.2 DEVELOPMENT LIMITATIONS

Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community’s vision statement
- Land use goals and policies
- Surrounding uses
- Special requirements of the proposed development
- The ability to provide utility and community services to the area
- Transportation and economic development factors
- Cultural resource constraints
- Various physical constraints

8.6.2.1 DEVELOPMENT LIMITATIONS: LOT SIZE

Some rural towns are trying to address the issue of rural residential growth by having a minimum or maximum lot size requirement. For example, clustering houses together on small adjacent lots versus requiring large minimum size parcels (i.e. 40+ acres) for

residential construction is one approach where lot size can have a great affect. Currently, the County minimum lot size two acres. The Town of Richwood Planning Commission felt that this size was a suitable and appropriate minimum lot size.

8.6.2.2 DEVELOPMENT LIMITATIONS: SUBDIVISIONS

Richland County regulations currently allow for two types of subdivisions: a Minor Subdivision which is a division of land resulting in the creation of 1 to 4 lots, 10 acres or less in size, and a County Subdivision, which is a division of land resulting in the creation of 5 or more lots with lots greater than 1 – 1.5 acres, but less than 10 acres. The Planning Commission felt that the County subdivision regulations were appropriate.

At this time, Richland County regulations do not address cluster housing/subdivisions, conservation subdivisions, or planned unit developments but the Richwood Township Planning Commission expressed interest in cluster housing subdivisions for their jurisdiction and were unsure if they would be interested in allowing conservation subdivisions or planned unit developments.

8.6.2.3 DENSITY STANDARDS/LAND DIVISION

Density or a density standard is a measure of how many lots there are for a set number of acres. A community can use a density standard in conjunction with a minimum lot size requirement, a maximum lot size requirement, or both. For example, a community may have a density standard of one home per 30 acres. Say a landowner owns 90 acres: there are therefore only three opportunities to build on those 90 acres. This landowner may decide to sell some of this property. If no minimum lot size is associated with the density standard, in order to build a home, a full 30 acres would be needed by the buyer. If the density standard has a minimum lot size requirement of 5 acres (for example), the landowner would only need to sell 5 acres, not the entire 30. The density standard would be met. Some communities have a minimum and a maximum lot size associated with their density standard. In this case, if the minimum lot size is 5 acres, the maximum 10 acres, with a one per 30 density, the landowner could sell anywhere between 5 and 10 acres to someone to build a home. The density standard of one per 30 acres and the lot size requirement(s) are met. However, Richwood did not have any interest in establishing either a density standard or a maximum lot size.

8.6.2.4 DEVELOPMENT LIMITATIONS: TRANSPORTATION

Transportation requirements exert an enormous influence on land use. As the need for larger and more roads (in addition to other forms of transportation), safety becomes ever more important. To create safe and workable roads, jurisdictions can develop or improve standards for their driveways and general road access. Richwood has driveway standards, but not access standards.

8.6.2.5 DEVELOPMENT LIMITATIONS: AGRICULTURE

Agriculture continues to be a major part of life in Richland County, although the face of it is changing. Nevertheless, the need for open and unbroken land for agricultural pursuits remains the same and development needs to be sensitive to its requirements.

Part of the Richwood Vision Statement says that the Town has a rich cultural and agricultural history that is still evident and cherished by the community today. The family farm is important here, as is the tradition of neighbor helping neighbor. The Town strives to preserve the traditions of the family farm by offering support to young farmers just starting out and aiding in the preservation of existing family farms.

In the spirit of the independent family farmer, Richwood Township's Planning Commission stated it was not interested in creating an ordinance that would control or limit farmland splits. When asked if the Town would be interested in exercising greater control over large livestock operations (500 animal units or greater) siting, the Planning Commission said no.

8.7 FARMLAND POTENTIAL

The following sub-sections are a review of the physical development limitations discussed and presented in Chapter 3 Agricultural, Natural, and Cultural Resources.

A review of Map 3.1.1, Soil Classifications shows the location of Prime Soils (Class 1 and 2) and State Soils (Class 3) in the Town of Richwood. Prime Soils is land best suited for producing feed, food, forage, fiber and oilseed crops. State Soils is land of statewide importance for the production of food, feed, fiber, forage and oilseed crops.

8.7.1 DEPTH TO WATER TABLE/FLOOD HAZARDS

A review of Map 3.2.1, Water Resources, Map 3.2.2 Depth to Water Table, and Map 3.2.3 FEMA Floodplain reveal development limitations associated with water resources. Because of the potential for flooding, and the problems associated with wet soils, these areas should be precluded from development.

8.7.2 SLOPE LIMITATIONS

A review of Map 3.2.8, Slopes, reveals areas in the Town of Richwood where development limitations occur due to steep slopes. Slope is an important limitation to consider since problems for development are usually associated with areas with extreme slope (because of erosion and other factors). In general, areas with slopes under 12 percent are best suited for development.

8.7.3 SEPTIC LIMITATIONS

A review of Map 3.2.9, Septic Limitations, reveals areas in the Town of Richwood where development limitations occur due to the inability to install septic systems. The engineering interpretations in the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors. Limitations apply to domestic sewage disposal systems, primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated.

8.7.4 DEPTH TO BEDROCK

A review of Map 3.2.10, Depth to Bedrock, reveals areas in the Town of Richwood where development limitations occur due to the depth to the bedrock. The depth to bedrock is an important factor that influences other limitations such as septic tanks and building foundations. Bedrock that is too close to the surface not only hampers surface water absorption by the soil, but also poses an obstacle to construction.

8.7.5 THREATENED AND ENDANGERED SPECIES, RECREATION RESOURCES, ENVIRONMENTAL CORRIDORS

A review of Map 3.2.5, Threatened and Endangered Species, Map 3.2.6, Natural and Recreational Resources, and Map 3.2.7, Environmental Corridors, reveals areas in the Town of Richwood where other development limitations may occur.

8.8 OPPORTUNITIES FOR REDEVELOPMENT

Refer to the Economic Development Chapter 6, Section 6.6.3 for a list of Environmentally Contaminated Sites in the Town of Richwood. The WI-DNR Bureau for Remediation and Redevelopment maintains the database that lists contaminated lands and sites including the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to the WI-DNR or otherwise discovered. There were no sites in the Town of Richwood that the Planning Commission felt would be appropriate for redevelopment.

8.9 EXISTING AND POTENTIAL LAND USE CONFLICTS

A variety of land uses can potentially cause land use conflicts. One of the most common occurrences, especially in a rural setting, is the presence of non-farm populations near agricultural operations. The presence of small rural lots can create an adverse influence on the continued operation of an agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts

Potential Land Use Conflicts

- Landfills or Waste Facilities
- Jails or Prisons
- Halfway Houses or Group Homes
- Airports, Highways, Rail Lines
- Low Income Housing
- Strip Malls and Shopping Centers
- "Cell" Towers, Electrical Transmission Lines
- Wind Farms
- Large Livestock Operations
- Industrial or Manufacturing Operations

may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations. Fortunately, there are no existing or potential land use conflicts in the Town of Richwood.

8.10 LAND USE AGENCIES AND PROGRAMS

There are a number of available state agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

CENTER FOR LAND USE EDUCATION (CLUE)

The Center for Land Use Education is a joint venture of Cooperative Extension and the College of Natural Resources at the University of Wisconsin-Stevens Point. CLUE uses a team-based approach to accomplish its dual missions of campus based undergraduate and graduate education and Extension outreach teaching related to

- Land use planning,
- Plan and ordinance administration,
- Project impact and regional trends analysis and
- Public involvement in local land use policy development.

CENTER FOR LAND USE EDUCATION

University of Wisconsin – Stevens Point – CNR
800 Reserve St.
Stevens Point, WI 54481

Phone: 715-346-2386

<http://www.uwsp.edu/cnr/landcenter>

WISCONSIN LAND COUNCIL – WI DEPARTMENT OF ADMINISTRATION

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system, and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin's local governments and to improve the coordination and cooperation of state agencies in their land use activities.

WISCONSIN LAND COUNCIL – WIDOA

17 South Fairchild
7th Floor
Madison, WI 53703

<http://www.wisconsinplanners.org>

UNIVERSITY OF WISCONSIN

The UW-Madison's department of Urban Planning can provide research and outreach services to area communities. The University also has the Land Information and Computer Graphics Facility (LICGF). The overall mission of the LICGF is to provide research, training, and outreach in the use of land and geographic information systems (LIS/GIS). Their mission focuses on land record modernization, land and natural resource management applications, and the use of information for land-use decision-making.

UW-MADISON DEPARTMENT OF URBAN PLANNING

925 Bascom Mall Room 110
Music Hall
Madison, WI 53706-1317

Phone: 608-262-1004

<http://www.wisc.edu/urpl>

UW LAND INFORMATION & COMPUTER GRAPHICS FACILITY

500 Babcock Drive
Rm. B102
Madison, WI 53706

Phone: 608-263-5534

<http://www.lic.wisc.edu>

**LAND USE
CHAPTER ATTACHMENTS**

9.0 IMPLEMENTATION

9.1 CHAPTER SUMMARY

The purpose of this chapter is to explain how the comprehensive plan will be utilized to guide future growth and development in the Town of Richwood and is intended to serve as the blueprint for the future. As change is inevitable, the plan will need to be amended to reflect major changes. Section 9.5 will review how each chapter of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. Section 9.9 discusses how the plan must be updated at a minimum of once every ten years.

Wisconsin State Statute 66.1001(2)(i)

(i) Implementation.

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [pars. \(a\) to \(h\)](#). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

9.2 VISION STATEMENT

The following is a review of the vision statement found in Chapter 1, Issues and Opportunities, section 1.8. The vision statement serves as the overall guide for land use decision making in the Town of Richwood.

The Town of Richwood is a diversified community of traditional small to medium sized family farms, hobby farms, rural homesteads and unincorporated hamlets. This mix of historical to modern structures flows through the rural hills and valleys of the beautiful lower Wisconsin River Valley. Our wooded bluffs, Trout streams, creeks, wetlands, boat landings and public hunting grounds make this a recreational paradise. Our scenic roads and State Snowmobile Trail offer year around beauty to all travelers.

Our town has a rich cultural and agricultural history that is still evident and cherished by the community today. The family farm is important here, as is the tradition of neighbor helping neighbor. Tippesaukee Farm was the first historical farm in the county, and just as we want this and other historically significant sites preserved, we strive to preserve the traditions of the family farm by offering our support to young farmers just starting out and aiding in the preservation of existing family farms.

Just as we strive to preserve our rural and agricultural history, we work cooperatively with the Wisconsin Department of Natural Resources and the Lower Wisconsin River Way Board to maintain an environmentally conscious community that strives to protect and preserve the natural beauty of our bluffs, woodlands, wetlands, and streams while encouraging and supporting their use as a recreational resource. We will continue to look for cost effective ways for our community to offer recycling and waste removal programs that create environmental awareness while maintaining the beauty of the area.

Our town encourages and supports environmentally friendly small businesses as well as the development of residential and family homesteads that maintain the natural flow of our rural setting.

Most importantly we will strive to encourage the residents of our community to take an active interest in the preserving the cosmetic and environmental flow of our township. We will provide a clean and organized meeting place, make available the resources and information needed to promote community participation and in turn build community pride that will be effective now and twenty years from now.

9.3 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Implementation goals, objectives and policy recommendations. They support the goals, objectives, policies and programs specified in the previous eight chapters and will guide the implementation of this comprehensive plan in the Town of Richwood over the next 20 years.

- 1. Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.**
- 2. Enforce local ordinances to support the vision noted in Section 9.2.**
- 3. Comply with applicable County, State, and Federal regulations.**
- 4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.**
- 5. Update the Town of Richwood Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

9.4 LOCAL ORDINANCE AND REGULATIONS

The intent of local ordinances and regulations is to control land development within the Town. By carefully applying these local ordinances and regulations, the Town of Richwood will be accomplishing the goals and policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Richwood will use their plan, local ordinances, and the County Zoning ordinance as their enforcement tools.

9.5 CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001, all elements included in this plan are consistent with one another and no known conflicts exist. If there is a question regarding a decision that is not clearly conveyed in the details of this plan, than the decision should be based on the intent of the vision statement. All nine elements included in this plan work to achieve the desired future for the Town of Richwood.

9.6 SEVERABILITY

If any provision of this Plan shall be found to be invalid or unconstitutional, or if the application of this Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Plan, which can be given effect without the invalid or unconstitutional provision or application.

9.7 PLAN ADOPTION

The first official action required to implement the Town of Richwood Comprehensive Plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission recommends the plan by resolution, the Town Board then needs to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. The Richwood Comprehensive Plan will take effect when the Town Board passes it. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan is designed to guide development in a consistent manner.

9.8 PLAN AMENDMENTS

Amendments may be necessary due to changes in Town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the Town. Amendments are any changes to plan text or maps. The Town Board can amend the Richwood Comprehensive Plan at any time. Proposed amendments should be channeled through the local Planning Commission, with final action occurring at the Town Board, including proper public notices and hearings. Amendments should be done with extreme caution: they should not be made simply to avoid local planning pressure.

9.9 PLAN UPDATES

As required by Wisconsin State Statute, this comprehensive plan needs to be updated at least once every ten years. An update is different from an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

9.10 MEASURING PROGRESS

The success of this comprehensive plan will be measured by the extent to which the Town of Richwood achieves its vision of the future for their community by following the

goals, objectives, policies, and programs outlined in the plan. In order to do so, the Planning Commission will review this Comprehensive Plan over two (2) years.

9.11 BUILDING APPLICATION PROCEDURE

Since Richwood Township is not zoned, the following criteria applies:

- **Existing parcels less than 10 acres (no division)**
 1. The applicant prepares their packet of information for Town review.
 2. The applicant prepares a Town driveway application.
 3. The Planning Commission/Town Board takes action on the application.

- **New parcel split from old, greater than 10 acres**
 1. The applicant prepares their packet of information for Town review.
 2. The applicant prepares a Town driveway application.
 3. The Planning Commission/Town Board takes action on the application.

9.12 APPLICATION PROCEDURE FOR LAND DIVISIONS

CLASSIFICATION OF LAND DIVISIONS

Any contiguous parcel or tract of land which is owned, controlled, or managed as a single entity shall be treated as a single parcel or tract for the purpose of this ordinance unless it is divided by an existing dedicated street, public highway, or by navigable water. The Zoning Administrator shall determine whether the proposed land division satisfies the above definition and this determination may be reviewed by the Committee. Land divisions are classified as either

1. **Minor Subdivisions.** A minor subdivision shall include the creation of one (1) but not more than four (4) parcels or building sites which are ten (10) acres or less in size or the division of a lot or outlot within a recorded subdivision into not more than four (4) parcels or building sites without changing the original exterior boundaries of the lot or outlot within any five (5) year period.

2. **County Subdivision.** A county subdivision shall include the creation of five (5) or more parcels or building site which are greater than one and one-half (1-1/2) acres but not exceeding ten (10) acres in size and may include not more than four parcels of one and one-half (1-1/2) acres or less within any five (5) year period.

3. **State Subdivisions.** Land divisions meeting the definition of state subdivisions are subject to mandatory State review under Chapter 236 Wisconsin Statutes, as well as County approval.

Procedures to pursue such subdivisions are outlined in the Richland County Land Division Ordinance.

9.13 GOAL AND POLICY SUMMARY

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and

Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall plan, supporting a jurisdiction's vision and goals. Policy statements give the jurisdiction general guidelines to help in making land use decisions.

Chapter goals are summarized in Table 9.1. Plan policies are summarized in Tables 9.2 through 9.10, with policies listed by element and showing implementation actions and the party responsible for such actions in three separate columns. The key below describes Table notation.

IMPLEMENTATION ACTION

- **Does not require specific action** – This policy is a general statement of direction that does not need a specific ordinance or program to be enforced. It is enforced through conscious decision making and by following the local comprehensive plan, which is passed by ordinance.
- **Ordinance** - The policy is enforced by an existing ordinance or an ordinance currently in development.

RESPONSIBILITY

Town of Richwood

- **Town Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and any local ordinances, then makes a recommendation to the Town Board.
- **Town Board** – As the elected body of the community, the Town Board acts as the decision making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning Commission's recommendation and makes a final decision.

Richland County

- **County Planning and Zoning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and County and local ordinances, then makes a recommendation to the County Board.
- **County Board** – As the elected body of the community, the County Board acts as the final decision making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning and Zoning Commission's recommendation and makes a final decision.

Table 9.1 Goals

Chapter 1, Issues and Opportunities
<ul style="list-style-type: none"> • Protect and improve the health, safety, and welfare of residents in the Town of Richwood. • Preserve and enhance the quality of life for the residents of the Town of Richwood. • Protect and preserve the community character of the Town of Richwood.
Chapter 2, Utilities and Community Facilities
<ul style="list-style-type: none"> • Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs. • 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.
Chapter 3, Agricultural, Natural, and Cultural Resources
<ul style="list-style-type: none"> • The protection of economically productive areas, including farmland and forests. • Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources. • Protection of economically productive areas, including farmland and forests. • Preservation of cultural, historic, and archaeological sites.
Chapter 4, Housing
<ul style="list-style-type: none"> • Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
Chapter 5, Transportation
<ul style="list-style-type: none"> • Encouragement of neighborhood designs that support a range of transportation choices. • Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.
Chapter 6, Economic Development
<ul style="list-style-type: none"> • Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities. • Provide 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. • Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures. • Build community identity by revitalizing main streets and enforcing design standards. • Protect economically productive areas, including farmland and forests.
Chapter 7, Intergovernmental Cooperation
<ul style="list-style-type: none"> • Encouragement of coordination and cooperation among nearby units of government.
Chapter 8, Land Use
<ul style="list-style-type: none"> • Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures. • Encouragement of neighborhood designs that support a range of transportation choices. • Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources. • Protection of economically productive areas, including farmland and forests. • Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs. • Preservation of cultural, historic and archaeological sites. • Encouragement of coordination and cooperation among nearby units of government. • Building of community identity by revitalizing main streets and enforcing design standards. • Providing an adequate supply of affordable housing for individuals of all income levels throughout each community. • 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. • 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. • Balancing individual property rights with community interests and goals. • Planning and development of land uses that create or preserve varied and unique urban and rural communities. • 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.
Chapter 9, Implementation
<ul style="list-style-type: none"> • Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan. • Enforce local ordinances to support the vision noted in Section 9.2. • Comply with applicable County, State, and Federal regulations. • Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts. • Update the Town of Richwood Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

Table 9.2 Issues and Opportunities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Protect and improve the health, safety, and welfare of residents in the Town of Richwood.	Does not require specific action	Planning Commission, Town Board
Preserve and enhance the quality of life for the residents of the Town of Richwood.	Does not require specific action	Planning Commission, Town Board
Protect and preserve the community character of the Town of Richwood.	Does not require specific action	Planning Commission, Town Board

Table 9.3 Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Guide new growth to areas that are most efficiently served with utilities.	Does not require specific action	Planning Commission, Town Board
Encourage new development that requires urban services to locate within City/Village limits.	Does not require specific action	Planning Commission, Town Board
Discourage utility extensions into areas environmentally unsuitable to urban development due to soils, flooding, or topography.	Does not require specific action	Planning Commission, Town Board
Check that adequate public utilities including system capacity are available before issuing new development permits.	Does not require specific action	Planning Commission, Town Board
Review new development proposals and carefully examine their impact on the community's services.	Does not require specific action	Planning Commission, Town Board
Maintain existing utility and community facilities so they can support existing development and redevelopment.	Does not require specific action	Planning Commission, Town Board
Ensure new development bears a fair share of capital improvement cost caused by the development.	Ordinance	Planning Commission, Town Board
Encourage the education of landowners on the management of private septic systems.	Does not require specific action	Planning Commission, Town Board
Where and when possible, utilize county, state, and federal programs or grants to maintain, enhance, or pursue new utilities and community facilities.	Does not require specific action	Planning Commission, Town Board

Table 9.4 Agricultural, Natural, and Cultural Resources

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Maintain the rural and agricultural character of the community.	Does not require specific action	Planning Commission, Town Board
Encourage the preservation of the family farm and farmland in the community.	Does not require specific action	Planning Commission, Town Board
Avoid disturbance to wetlands, shorelands, and floodplains, and discourage disturbance to other environmentally sensitive areas and corridors.	Does not require specific action	Planning Commission, Town Board
Preserve agricultural land in the community from encroachment by incompatible development.	Does not require specific action	Planning Commission, Town Board
Encourage proper separation distances between urban and rural land uses to avoid conflicts.	Does not require specific action	Planning Commission, Town Board
Where appropriate, cluster rural residential homes away from important agricultural operations.	Does not require specific action	Planning Commission, Town Board
Encourage infill development within and around existing residential areas.	Does not require specific action	Planning Commission, Town Board
Maintain agricultural infrastructure to support agricultural operations.	Does not require specific action	Planning Commission, Town Board
Encourage the education of local residents about the importance of natural resources.	Does not require specific action	Planning Commission, Town Board
Encourage partnerships with local clubs and organizations in order to protect important natural areas held in common interest.	Does not require specific action	Planning Commission, Town Board
Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors.	Does not require specific action	Planning Commission, Town Board

Table 9.4 (cont.) Agricultural, Natural, and Cultural Resources

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Encourage the preservation and maintenance rural views and vistas.	Does not require specific action	Planning Commission, Town Board
Encourage residents to implement sustainable forestry practices.	Does not require specific action	Planning Commission, Town Board
Encourage the development of natural areas into parks and open space areas to protect natural areas and to provide recreational opportunities.	Does not require specific action	Planning Commission, Town Board
Encourage prairie and savanna restoration.	Does not require specific action	Planning Commission, Town Board
Encourage the suppression and limitation of noxious weeds.	Does not require specific action	Planning Commission, Town Board
Explore opportunities to capitalize on local natural resources in conjunction with tourism.	Does not require specific action	Planning Commission, Town Board
Utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources, where and when appropriate.	Does not require specific action	Planning Commission, Town Board
Encourage the education of local residents on the importance of cultural resources.	Does not require specific action	Planning Commission, Town Board
Encourage partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.	Does not require specific action	Planning Commission, Town Board
Encourage the protection of important cultural resources in the community.	Does not require specific action	Planning Commission, Town Board
Consider implementing an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures and locations and archaeological sites in the community.	Ordinance	Planning Commission, Town Board
Continue to support important community festivals and cultural events.	Does not require specific action	Planning Commission, Town Board
Explore opportunities to capitalize on local cultural resources in conjunctions with tourism.	Does not require specific action	Planning Commission, Town Board
Utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources, where and when appropriate.	Does not require specific action	Planning Commission, Town Board

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Encourage the preservation and rehabilitation of the existing housing stock in the community.	Does not require specific action	Planning Commission, Town Board
Preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.	Does not require specific action	Planning Commission, Town Board
Encourage the County's Zoning Ordinance to maintain the character of existing and future residential neighborhoods.	Ordinance	Planning Commission, Town Board
Promote and utilize federal and state housing assistance programs.	Does not require specific action	Planning Commission, Town Board
Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.	Does not require specific action	Planning Commission, Town Board
Encourage property maintenance standards to ensure a high quality, clean living environment within all residential areas.	Ordinance	Planning Commission, Town Board
Work with developers to encourage a range of different housing types, in areas consistent with the community's wishes, and of densities and types consistent with service requirements.	Does not require specific action	Planning Commission, Town Board
Assure that the fair housing rights of all citizens are protected.	Does not require specific action	Planning Commission, Town Board
Encourage the location of multi-family apartment buildings, senior housing and special needs housing near or inside cities and villages, where there is easier access to public services and facilities.	Does not require specific action	Planning Commission, Town Board

Table 9.6 Transportation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Work with developers on street design guidelines for new residential development.	Does not require specific action	Planning Commission, Town Board
Encourage the addition of sidewalks as a part of new residential developments.	Does not require specific action	Planning Commission, Town Board
Encourage the township to meet the transportation needs of agriculture, retail / commerce, shipping, manufacturing and tourism.	Does not require specific action	Planning Commission, Town Board
Provide safe roads that meet the needs of all citizens.	Does not require specific action	Planning Commission, Town Board
Work with the county and WisDOT to provide for transit dependent and disabled citizens.	Does not require specific action	Planning Commission, Town Board
Provide roads to meet the needs of agriculture, retail / commerce, shipping, manufacturing and tourism.	Does not require specific action	Planning Commission, Town Board
Work with the county and WisDOT to create street design for new residential areas and the planning of designated areas for possible new development.	Does not require specific action	Planning Commission, Town Board
Comply with the Town Driveway Ordinance.	Town Driveway Ordinance	Planning Commission, Town Board
Implement and preserve access management controls along all town roadways.	Town Driveway Ordinance	Planning Commission, Town Board
Utilize the existing road network to the greatest extent possible in order to minimize future road maintenance cost and to avoid the fragmentation of woodlands and farmlands.	Does not require specific action	Planning Commission, Town Board
Design and locate new roads to maintain and preserve natural topography, cover, significant landmarks, and to preserve views and vistas.	Does not require specific action	Planning Commission, Town Board
Allow no new development within the right-of-way along any public road.	Does not require specific action	Planning Commission, Town Board
Require developers to pay the cost of road improvements / construction and these must meet the local road or street design standards.	Ordinance	Planning Commission, Town Board
Continue ongoing coordination with WisDOT and Richland County Highway Department, regarding safety and access at county / state highway intersections.	Does not require specific action	Planning Commission, Town Board
Work cooperatively with adjacent jurisdictions for consistency with transportation plans.	Does not require specific action	Planning Commission, Town Board

Table 9.7 Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Join other municipalities and the County to support a countywide economic development organization that uses an agreed formula to set annual budget contributions.	Does not require specific action	Planning Commission, Town Board
Encourage efforts to provide broadband internet service throughout the community to enable people to work at home.	Does not require specific action	Planning Commission, Town Board
Encourage home-based entrepreneurial activity that has no minimal impact on adjacent properties.	Does not require specific action	Planning Commission, Town Board
Encourage crop and livestock production farming as a local economic development strategy.	Does not require specific action	Planning Commission, Town Board
Encourage businesses that add value to agricultural products through processing, packaging, and marketing as a local economic development strategy.	Does not require specific action	Planning Commission, Town Board
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.	Does not require specific action	Planning Commission, Town Board
Encourage one or more annual local events intended to attract visitors and support local civic groups and entrepreneurs, such as a community festival or sidewalk sales.	Does not require specific action	Planning Commission, Town Board
Help attract tourists to the community and to local businesses, such as through local or joint effort marketing, a website, advertising, and other methods.	Does not require specific action	Planning Commission, Town Board

Table 9.7 (cont.) Economic Development

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Encourage programs and groups that work to preserve historic buildings and cultural resources as a way to develop tourism and enable the community to better attract tourists.	Does not require specific action	Planning Commission, Town Board

Table 9.8 Intergovernmental Cooperation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.	Does not require specific action	Planning Commission, Town Board
Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.	Does not require specific action	Planning Commission, Town Board
When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.	Does not require specific action	Planning Commission, Town Board

Table 9.9 Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.	Does not require specific action	Planning Commission, Town Board
Encourage new development to be harmonious with the surrounding natural landscape.	Does not require specific action	Planning Commission, Town Board
Support land uses, densities, and regulations that result in efficient development patterns.	Does not require specific action	Planning Commission, Town Board
Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land- and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive rural character. Protect active agricultural lands and forestry in the community as this land use helps realize the vision for the future and reserve agricultural fields in the community from encroachment by incompatible development (discourage fragmentation of crop fields). While flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils, so care must be taken to ensure that development occurs on the least productive valley soils.	Does not require specific action	Planning Commission, Town Board
Avoid disturbance to wetlands, shorelands, and floodplains and discourage disturbance to other environmentally sensitive areas and corridors, while encouraging the preservation of green space and environmentally sensitive areas.	Does not require specific action	Planning Commission, Town Board

Table 9.9 (cont.) Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community. Ridge tops, which are important for groundwater recharge, should be protected from concentrated pollution sources such as landfills and trucks yards, while roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.	Does not require specific action	Planning Commission, Town Board
Encourage development in areas where adequate utilities and community services exist, or can be provided in a cost efficient manner	Does not require specific action	Planning Commission, Town Board
Support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.	Does not require specific action	Planning Commission, Town Board
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Does not require specific action	Planning Commission, Town Board

Table 9.10 Implementation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Does not require specific action	Planning Commission, Town Board
Enforce local ordinances to support the vision noted in Section 9.2.	Does not require specific action	Planning Commission, Town Board
Comply with applicable County, State, and Federal regulations.	Does not require specific action	Planning Commission, Town Board
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Does not require specific action	Planning Commission, Town Board
Update the Town of Richwood Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Does not require specific action	Planning Commission, Town Board