

TOWN OF CADY COMPREHENSIVE PLAN 2009-2030



Adopted November 19, 2009

TOWN OF CADY COMPREHENSIVE PLAN 2009-2030

VISION STATEMENT

In the year 2030, we envision that the Town of Cady will continue to offer the rural country setting, friendly and small-town atmosphere, and well rated quality of life that it does today.

Clean water resources, farmlands, forests, and scenic open spaces will continue to offer residents and visitors the opportunity to enjoy the natural beauty and resources of our community.

Agriculture will remain an important economic activity, with an emphasis on encouraging increasing and future agricultural markets. Interstate 94 will be used as a tool for desirable economic growth in the Town. Development will be planned in a manner which considers and finds balance with our natural resources and rural character. The Town will have a working relationship with the villages of Spring Valley and Wilson and St. Croix County to ensure the best locations for the placement of uses that could possibly have a negative impact on the rural character of the Town and that belong in a non-rural setting.

We will achieve this vision by maintaining an open and responsive Town government, which balances the interests of residents with those characteristics of our community that make it a healthy and good place to raise a family, enjoy its environment, and operate a business.



TOWN BOARD

Mike Tully - Chairman
Hugh Hampton
Roger Timm

PLAN COMMISSION

Bob Pinkston - Chairman
Ken Greiber
Bob Klanderman
Ken Timm
Roger Timm

prepared by:

Town of Cady Plan Commission

with technical assistance from:

West Central Wisconsin Regional Planning Commission

www.townofcady.com

1 - 2009

RESOLUTION RECOMMENDING TOWN BOARD ADOPTION OF
THE TOWN OF CADY COMPREHENSIVE PLAN

WHEREAS, the Town of Cady has determined the need and propriety for a comprehensive plan with the general purpose of guiding, directing and accomplishing a coordinated, adjusted and harmonious development of the Town, which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the Town of Cady Plan Commission has prepared *the Town of Cady Comprehensive Plan 2009-2030* pursuant to § 66.1001 and § 62.23, Wisconsin Statutes, which contains plan documents, maps and other materials in the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes and is dated ~~December 07, 2009~~; and
November 19,

WHEREAS, the Town of Cady has participated in a multi-jurisdictional planning process during which the *St. Croix County Conditions and Trends Report*, dated November 2008, was prepared, which contains statistics, demographic data and other information for the nine comprehensive plan elements required by § 66.1001 (2), Wisconsin Statutes; and

WHEREAS, the Town of Cady Plan Commission pursuant to § 66.1001 (4) (b), Wisconsin Statutes may recommend governing body adoption of the comprehensive plan by adoption of a resolution to that effect by a majority of the entire Plan Commission.

NOW THEREFORE BE IT RESOLVED, the Town of Cady Plan Commission officially recommends adoption of the *Town of Cady Comprehensive Plan 2009-2030*, dated ~~December 19~~ ^{November} 19, 2009, and the *St. Croix County Conditions and Trends Report*, dated November 2008, by the Town of Cady Town Board.

Adopted this 19th day of November, 2009 by the Plan Commission of the Town of Cady.

Approved:



Plan Commission Chairman
ROBERT PINKSTON

Attest:



Clerk/Treasurer
CARLA GREIBER

Ordinance No. 2-2009

**AN ORDINANCE TO ADOPT THE
TOWN OF CADY COMPREHENSIVE PLAN**

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

SECTION 1. Pursuant to sections 62.23(2) and 62.23(3) of the Wisconsin Statutes, the Town of Cady is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Cady, Wisconsin has adopted written procedures designed to foster public participation in every state of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Town of Cady by a majority vote of the entire Plan Commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of a comprehensive plan consisting of the documents entitled "TOWN OF CADY COMPREHENSIVE PLAN 2009-2030" dated December 07, 2009 and "ST. CROIX COUNTY CONDITIONS AND TRENDS REPORT" dated November 2008 together containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.


SECTION 4. The Town has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Cady, Wisconsin, does, by the enactment of this ordinance, formally adopt the documents entitled "TOWN OF CADY COMPREHENSIVE PLAN 2009-2030" and "ST. CROIX COUNTY CONDITIONS AND TRENDS REPORT", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

ADOPTED this 19th day of November, 2009.

Posted: _____ (date) 20th day Nov '09


Town Board Chairman
MIKE TULLY

Approved:

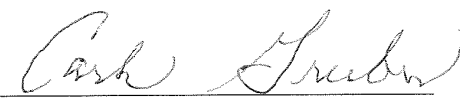
Attest: 
CARLA GREIBER Town Clerk

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EXECUTIVE SUMMARY

This comprehensive plan was developed as part of a multi-jurisdictional planning effort of West Central Wisconsin Regional Planning Commission, three counties, and 21 communities that successfully procured State grant funding for its development. The Town of Cady Comprehensive Plan, together with the related *St. Croix County Conditions and Trends Report*, meets the requirements of the State of Wisconsin Comprehensive Planning Law (1999 Wisconsin Act 9). The *Conditions and Trends Report* provides a demographic and programmatic overview for the Town of Cady and St. Croix County as a whole, while the *Comprehensive Plan*, is the policy document focused on the Town of Cady. This Executive Summary focuses on the *Comprehensive Plan*.

Between September 2008 and November 2009, the Town of Cady Plan Commission held ten working meetings facilitated by West Central Wisconsin Regional Planning Commission to develop the plan recommendations. All meetings were open to the public and the Town encouraged public participation by distribution of a community survey in November 2008. The Town also had two open houses prior to two different Plan Commission meetings.

The result of these meetings and other resident input are plan goals, objectives, and strategies recommendations carefully crafted by the Plan Commission for the community through an information gathering and consensus-building process. The Plan is organized by the nine required planning elements, plus an Energy and Sustainability Element, each section guided by the general vision valued by community members - preservation of rural character, protection of water resources, agriculture, and forests, protection of natural environment, and a continued high quality of life.

During the planning process, substantial focus was spent on the strategy recommendations of the Land Use Element and the Agricultural, Natural, and Cultural Resources Element. Changes to the Town activities were recommended to protect the community from the visual, environmental, and fiscal impacts of intensive land uses. Future agricultural markets including specialty or niche farms are encouraged to locate in the Town to help increase economic development opportunities, provide opportunities for families to live in the Town, and reduce the impact on water resources.

However, adoption of this Plan is only a beginning. As described in the Implementation Section, many Plan strategies require additional action, such as the development and adoption of related ordinances, each with additional public hearings. The strategy recommendations within this Plan are often generalized so additional time could be spent by the community on specific issues and definitions during ordinance development. As such, the *Town of Cady Comprehensive Plan* provides a general direction and vision for the future of the community for planning and decision-making. But the Plan recommendations should be applied flexibly and amended as needed to account for specific or changing conditions. It should be noted that the Town is using the word strategies interchangeably with the word policies in regards to goals, objectives, and strategies.

1. INTRODUCTION

1.1 Planning Authority and Scope

Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action. In 1999, the State Legislature created a new framework for community planning in the State of Wisconsin—1999 Wisconsin Act 9.

Beginning on January 1, 2010, any program or action of a local government which regulates land use (e.g., zoning, subdivision regulations, agricultural preservation programs) must be consistent with that government’s comprehensive plan. According to Wisconsin Statutes, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development.

1999 Wisconsin Act 9, often referred to as the Wisconsin Comprehensive Planning and Smart Growth Law, provides additional guidance regarding what must be included in each community plan and how the plan should be developed. Each plan must include address nine key elements:

- 1) Issues & Opportunities
- 2) Housing
- 3) Transportation
- 4) Utilities & Community Facilities
- 5) Agricultural, Natural, & Cultural Resources
- 6) Economic Development
- 7) Intergovernmental Cooperation
- 8) Land Use
- 9) Implementation

The Town of Cady’s Plan also includes an Energy and Sustainability Element. Further, each plan must incorporate 20-year land use projections and encourage public participation during the planning process.

In addition, 1999 Wisconsin Act 9 made available comprehensive planning grants to local governments to assist in the preparation of these plans. The smart growth grants for comprehensive planning efforts encourage local governments to address multi-jurisdictional issues and promote smart growth policies which encourage efficient development patterns and minimizes local government and utility costs.

The *Town of Cady Comprehensive Plan*, when combined with *the St. Croix County Conditions and Trends Report*, includes ten elements and meets the requirements of 1999 Wisconsin Act 9.

1.2 West Central Wisconsin Multi-Jurisdictional Planning Effort

The West Central Wisconsin Multi-Jurisdictional Planning Effort consists of one region, three counties, two cities, six villages, and 13 towns. The multi-jurisdiction comprehensive planning project, which includes the following 25 jurisdictions, represents a grass-roots effort by local, county, and regional government officials to coordinate local planning efforts and to address cross-jurisdictional issues and concerns:

Barron County	Village of New Auburn
Town of Dallas	City of Bloomer
Town of Lakeland	City of Stanley
Town of Maple Grove	St. Croix County
Town of Oak Grove	Town of Cady
Village of Cameron	Town of Emerald
Chippewa County	Town of Forest
Town of Eagle Point	Town of Richmond
Town of Lafayette	Town of Star Prairie
Town of Wheaton	Village of Deer Park
Town of Woodmohr	Village of Woodville
Village of Boyd	West Central Wisconsin RPC
Village of Cadott	

The West Central Wisconsin Regional Planning Commission (RPC) served as the lead community in a process to generate interest among the communities to participate in a multi-jurisdiction comprehensive planning project. The RPC invited communities within Barron, Chippewa, and St. Croix counties that had not begun their comprehensive planning process to approve the required resolution to authorize participation in a multi-jurisdiction comprehensive planning project. The Town of Cady was one of the communities that decided to take part in the planning process

In 2008, a comprehensive planning grant was awarded by the Wisconsin Department of Administration for the West Central Wisconsin Multi-Jurisdictional Planning Effort. The multi-jurisdictional planning process began with a kick-off meeting in July 2008 led by the RPC. Communities decided on their respective consultant or to complete the plan on their own. The Town of Cady decided to work with the RPC to complete their plan.

For this process, the WCWRPC created Condition and Trends Reports for all seven counties in the region. The *St. Croix County Conditions and Trends Report* was used by St. Croix County and a variety of communities in St. Croix County for their planning process. This list includes the Town of Cady. Then, in consideration of these existing conditions, each participating municipality developed its individual comprehensive plan which is a policy-oriented document focusing on issues, goals, and action plans specific to each community.

Each community participating in the West Central Wisconsin Multi-Jurisdictional Planning Effort will receive their respective county's Conditions and Trends Report that contains background information for the entire County. The comprehensive plan for each community will then in total equal the Conditions and Trends Report and community plan document. This document, the *Town of Cady Comprehensive Plan*, represents the plan policy document for the Town.

Following public hearings and local plan adoption, the Conditions and Trends Report and the individual community plans were reviewed for consistency with the State Comprehensive Planning Law; and the Comprehensive Planning Grant Program Closeout Form was completed. The Wisconsin Department of Administration then certified that all requirements of the grant program had been met.

1.3 The Town of Cady Planning Process

The overall planning process for the Town of Cady started in 2008 with the success of the planning grant from the State of Wisconsin. The creation of the plan, which included the goals, objectives, and strategies began in September 2008 after the presentation of the *Local Conditions and Trends Summary* and *St. Croix County Conditions and Trends Report*. Each of the subsequent planning activities and meetings for the Town of Cady is summarized below.

The Town of Cady planning process offered ample opportunities for public input. All meetings were open to the public, properly noticed, and met the requirements of the Wisconsin Open Meeting's Law. To promote resident participation in the process, a community survey was distributed to all land owners and two separate open houses were held in 2009. The dialogue from the open houses and survey responses were used by the Plan Commission to better understand the community's issues and concerns.

September 19, 2008 Meeting #1: Project Introduction

The Plan Commission meeting consisted of the project identification. Activities included: review of local data summary, timeline, and discussion of the survey.

October 16, 2008 Meeting #2: Issues and Opportunities

The Plan Commission identified issues and opportunities and finalized the community survey questions.

February 19, 2009 Meeting #3: Visioning Workshop

The Plan Commission reviewed the data from the community surveys and held a visioning workshop.

April 16, 2009 Meeting #4: Land Use and Resources Goals and Objectives

The Plan Commission discussed land-use and resource trends and survey results. A draft vision was discussed. Draft goals and objectives were established.

May 21, 2009 Open House

The 30 minute open house allowed residents to come and learn more about the survey results, data and trends, steps that had been taken to date, and learn about the comprehensive planning process.

May 21, 2009 Meeting #5: Land Use and Resources Strategies

The Plan Commission discussed land-use and resource trends and survey results. Vision was finalized. Draft goals, objectives, and strategies were established. The Land Use Map was discussed.

June 18, 2009 Meeting #6: Housing, Transportation, and Community Facilities

The Plan Commission discussed related trends and survey results. Draft goals, objectives, and strategies were established. The Land Use Map was discussed.

- July 16, 2009** **Meeting #7: Economic Development, Intergovernmental Coordination, and Energy and Sustainability, Land Use Map**
 The Plan Commission discussed related trends and survey results. Draft goals, objectives, and strategies were established. The Land Use Map was discussed.
- August 20, 2009** **Meeting #8: Implementation**
 The Implementation tools were reviewed, discussed, and finalized. The Land Use Map was finalized.
- September 17, 2009** **Meeting #9: Initial Draft Plan Review**
 Reviewed the draft plan. Public hearing process discussed and scheduled.
- November 19, 2009** **Open House and Public Hearing**
November 19, 2009 **Local Adoption**
 Upon recommendation by resolution of the Plan Commission on November 19, 2009, the *Town of Cady Comprehensive Plan* was adopted by the Town Board by ordinance on November 19, 2009. Copies of the adopting resolution and ordinance are included at the beginning of this document.

2. ISSUES AND OPPORTUNITIES

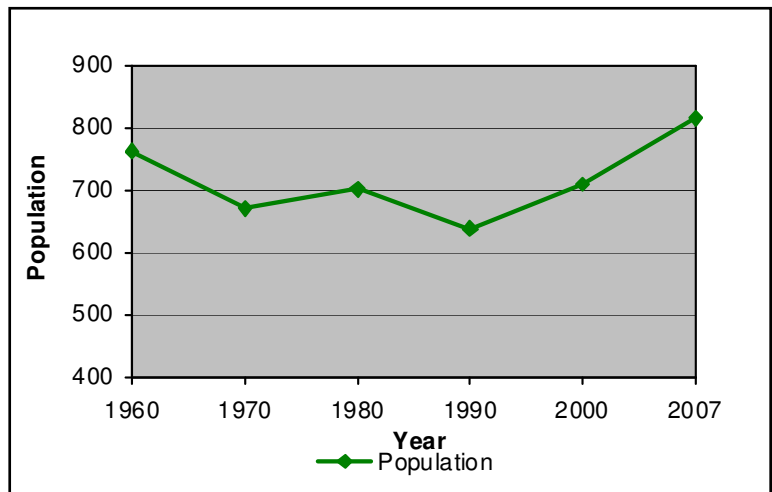
2.1 Existing Conditions Transition Report

The *St. Croix County Conditions and Trends Report* provides a compilation of background information for the elements of the Comprehensive Plan. While that report identifies significant information and trends, it often does so in the broad context of greater St. Croix County and does not always identify trends specific to individual communities. Hence, the introduction of the individual community's comprehensive plan requires a transition be made from the *Conditions and Trends Report* with a brief synopsis of the trends discovered therein specific to the community. The reader can review the *Conditions and Trends Report* if desiring a more detailed look into the community than is provided by the identified trends below.

DEMOGRAPHIC PROFILE:

EXISTING CONDITIONS

- There has been a net population increase of 53 people between 1960 and 2007 in the Town of Cady, though population has fluctuated during the time period. More recently, the Town experienced an increase in population of 177 people between 1990 and 2007 (a 27.7 percent increase).
- Wisconsin Department of Administration estimates that the 2007 population for the Town of Cady was 815, which is 101 people more than the 2000 Census. This represents a significant 14.8 percent increase.
- In 2004, the Wisconsin Department of Administration population projections predict the Town will grow to 794 in 2015 and to 822 in 2025. For all practical purposes, this would not be a significant increase from the 2007 estimate.
- The Town of Cady population increased in median age from 33.6 years in 1990 increasing to 36.5 years in 2000.
- Between 1990 and 2000, the Town of Cady experienced no change in the number of individuals that are 65 years of age and older. In 1990, 11.5 percent of the individuals fit into this category, while in 2000, 11.4 percent were 65 years of age and older.
- Town of Cady residents saw an improvement in educational attainment with 91.4 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 72.4 percent in 1990.
- By 2000, approximately 44.2 percent of Cady residents over 25 years of age had at least some post-secondary education compared to 24.5 percent in 1990.
- Town of Cady experienced a dramatic decrease in poverty between 1990 and 2000. In 1990, 12.3 percent of persons and 8.1 percent of families were in poverty. Those numbers decreased to 2.4 percent of persons and 0.5 percent of families in 2000.



- With 99.3 percent of the population being defined as “White alone” by the 2000 Census, the Town of Cady did not experience an increase in minority population between 1990 and 2000.

Housing Element

- While the Town’s population increased by 11.3 percent between 1990 and 2000, the number of housing units increased by 12.5 percent. This shows that fewer people are living in housing units.
- In 2000, 54.4 percent of the Town of Cady’s housing stock was 60 years old or less, while 48.5 percent were 30 years old or less and 21.1 percent were 10 years old or less.

Housing Characteristics - 1980 to 2000

Year	1980	1990	2000
Total Housing Units	248	240	270
Total Seasonal	4	2	4
Total Vacant	22	23	15
Total Occupied Units	222	217	255
Owner Occupied Units	191	196	230
Renter Occupied Units	31	21	25
Single Family Units	219	219	229
Multi-Family Units	16	3	3
Mobile Homes	13	18	38

Source: U.S. Census.

Housing Value of Specified Owner Occupied Units - 2000

Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 or more	Town Median Value	County Median Value	State Median Value
5	17	14	7	7	0	0	\$110,700	\$139,500	\$113,400

Source: U.S. Census

Contract Rent (Renter Occupied Units) - 2000

Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 or more
0	2	4	2	0	0

Source: U.S. Census

Owner Occupied Housing Costs as a Percentage of Household Income - 1999

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
15	15	5	5	7	3	20%	17.5%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

Renter Occupied Housing Costs as a Percentage of Household Income- 1999

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Town % not affordable	County % not affordable
4	0	0	0	2	2	50%	30.7%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

Transportation Element

- The major transportation function in the Town is maintaining the local road system with the PASER system for Town road pavement management.
- Three county highways also transverse the Town of Cady - CTH N, CTH NN, and CTH PP.

- State Highway 29 and State Highway 128 travel through the Town.
- Interstate Highway 94 travels along the northern portion of the Town.

Utilities and Community Facilities Element

- Buildings and homes are served through private wells and on-site septic systems.
- The Town Hall and associated maintenance structures are the primary community facilities located within the Town of Cady.
- The Town of Cady lies within the Spring Valley School District and Baldwin-Woodville Area School District. There is a small southeast portion of the Town that is in the Menomonie Area School District. Ambulance services are provided by the Spring Valley Service Area and Baldwin Zone Two Service Area. The Town falls within the Spring Valley Fire District and United Fire and Rescue District.

Agricultural, Natural, and Cultural Resources Element

- Agricultural assessed acreage in the Town of Cady declined by 11.4 percent (or 1,858 acres) between 1990 and 2007. This is significantly below, and the lowest percentage of all towns, the 26.6 percent County-wide decline in assessed agricultural acres for the same time period.
- The Town of Cady has a fair amount of soils which can be classified as prime farmlands. These areas are spread out throughout the Town, but are less prominent in the southwest corner.
- The Town of Cady falls within the Lower Chippewa River Basin. The Town is located in two watersheds: Eau Galle River watershed and the Wilson Creek Watershed
- The Town of Cady has one large water feature. The Eau Galle Reservoir is located in the southwestern portion of the Town. The Eau Galle River, Cady Creek, Lousy Creek, Lohn Creek, North Branch of Gilbert Creek, and Wilson Creek travel through the Town. There are areas of some wetlands located in the southwestern portion of the Town. There are very few designated wetlands in the Town.
- There are pockets of steep slopes throughout the Town of Cady, primarily along the Eau Galle Reservoir and the waterways in the northeast and south portions of the Town.
- There are 13 listed inventoried historic sites or buildings in the Town of Cady.
- In 2002, there were 130 more farms in St. Croix County than in 1978. Between 1992 and 2002, there was an increase of 473 farms in the county. The average farm size decreased from 211 acres in 1978 to 166 acres in 2002. This shows a very significant pattern of small “hobby” farms.

Economic Development Element

- In 2000, the largest percentage of working town residents were employed in the manufacturing industry (28.7 percent). This was followed by the educational, health, and social services industry (16.8 percent) and agriculture, forestry, fishing, hunting, and mining industry (14.6 percent). The manufacturing sector (22.9 percent to 28.7 percent) increased between 1990 and 2000. During the same period, the agriculture, forestry, fishing, hunting, and mining industry (26 percent to 14.6 percent) decreased significantly.
- There has been a significant reduction of the percentage of the workforce in the Town that has been employed in the agriculture, forest, and fisheries sector. In 1980, 37 percent of the workforce was employed in this industry, and in 1990, it was 26 percent of the workforce. The significant reduction occurred over the two decades. In 2000, 14.6 percent of the workforce was in the agriculture, forest, and fisheries sector.

- In 2000, 23 percent of Town of Cady workers were employed in the Town of Cady, 10 percent in the City of Menomonie, five to six percent in the Village of Spring Valley, Village of Baldwin, and Village of Woodville. 19 percent of the Town’s workforce worked in Minnesota.
- The median household income in the Town of Cady increased 101 percent between 1989 and 1999. The median household income in 1989 was \$26,477 and in 1999 it was \$53,250 while increasing 49.6 and 47.1 percent in St. Croix County and the State of Wisconsin, respectively. In 1999 constant dollars, the median household income increased from \$35,573 in 1989 to the 1999 value of \$53,250, or a 49 percent increase.
- Of the 297 workers 16 years and over, 69 percent drove alone to work, with the remaining carpooling, walking, working at home, or other means.

Land-Use Element

- The Town of Cady has 81 percent of its land assessed as agricultural and agricultural forest. Five percent of the Town is assessed as forested. The Town experienced a loss of 1,858 acres of agricultural land, or the equivalent of three square miles, not including agriculture forested land, since 1990. Residential development exists throughout the Town.

Land-use Acreage and Value Per Acre - 2007

	Agricultural	Agricultural Forest	Forest	Undeveloped	Residential	Commercial	Manufacturing	Other	Total
Acres	14,408	2,082	978	2,015	623	46	86	179	20,417
Value per Acre*	\$136	\$1,502	\$2,995	\$561	\$11,162	\$12,309	\$893	\$11,244	\$919

Source: Wisconsin Department of Revenue

*Only includes land and does not include improvements

2.2 Previous or Related Planning & Regulatory Efforts

Town of Cady Plans and Regulations

This is the first comprehensive planning effort that focuses on the Town of the Cady. The Town has previously adopted ordinances for subdivisions; animal control; highway construction; automobile and motorcycle races, shows, and exhibitions; sexually oriented business; and building codes that all provide some local land use control. The Town of Cady is in the process of implementing a Town Zoning Ordinance.

Applicable St. Croix County Plans and Regulations

The Town has been encompassed within previous St. Croix County planning efforts, such as the *2000 St. Croix County Development Management Plan*, which included the following recommendations for the Town of Cady:

- the entire Town was labeled as a rural planning area.
- average of eight dwelling units per 40 acres.
- protect the best farmland and environmentally sensitive areas.

Other Applicable Plans & Regulations

The *Inventory of Plans, Programs, and Land Use Policies in West Central Wisconsin* reviews a number of additional plans, programs, and regulations which are related to this planning effort. The Village of Spring Valley is also in the same comprehensive planning process, although not part of the multi-jurisdictional grant application. The towns of Eau Galle, Lucas, and Spring Lake are in the process or have completed a town plan. The issues and recommendations from these other plans should be considered as the Town of Cady develops its own Plan and key issues and opportunities highlighted in the intergovernmental cooperation element later in this document.

2.3 Key Issues

The key issues of the community were developed by using a community survey. This survey was developed by the Survey Research Center at University of Wisconsin – River Falls. The community was able to amend the survey to add specific questions that pertained to the Town of Cady. Of the 328 surveys that were mailed to property owners, 186 (57 percent) were returned. These results provided the majority of the information for issue prioritization for the plan. The following data are highlights data from the surveys. The results of the survey are located in Appendix II.

- 92% rated the quality of life as good or excellent
- Near family and friends, small town atmosphere, and agriculture are the top three reasons for living in the Town of Cady
- Direct mailings (70%) and newsletters (53%) ranked as the most effective way that the Town could provide information
- Groundwater (90%), lakes, rivers, and streams (83%), and farmland (78%) ranked highest as essential or important to use taxes/regulations to preserve.
- 42% agree or strongly agree that affordable housing is needed
- 44% agree or strongly agree that elder housing is needed
- 33% agree or strongly agree that starter homes are needed
- 24% agree or strongly agree that large scale farms with 500+ animal units should be allowed to expand anywhere in the Town.
- 43% agree or strongly agree that large scale farms with 500+ animal units should be allowed to expand nowhere in the Town.
- 37% agree or strongly agree that landowners should be allowed to develop land any way that they want.
- 78% agree or strongly agree that visual impacts of development is an important consideration when evaluating proposed development
- 41% think the minimum lot size should be 1-5 acres. 28% think the minimum lot size should be 6-10 acres.
- 68% agree or strongly agree that alternative modes of transportation are important.
- 76% agree or strongly agree that commercial and industrial buildings should be located in an existing city or village. 60% agree or strongly agree it should be near a city or village.
- 24% agree or strongly agree that commercial and industrial development should allowed anywhere in the Town.
- Agricultural related businesses (51%) and home based businesses (21%) ranked the highest being essential or very important to the Town.
- Wind energy (68%) and solar energy (64%) both had high percentages of agree or strongly agree that alternative forms of energy should be used in an economic development strategy. Bio-fuels had a higher percentage disagreeing (44%) than agreeing (36%).
- Protect agricultural resources (63%), ensure public safety (53%), protect environmental/cultural resources (46%), and regulate land use (43%) had the highest rankings for the top three functions of the Town government

As a result of these survey results, there were several issues which were closely scored considerably higher than the other issues. There are also numerous relationships between many of the issues that will need to be considered and balanced during the planning process.

2.4 Vision Statement

A vision statement defines the future that a community wants, but does not define how it gets there. Visioning helps build consensus, can emphasize community assets, identifies any desirable change, and provides direction and context for the planning goals and policies later in the process.

Visioning

The process by which a community defines the future it wants.

During the fall and winter of 2008, the Town conducted a community survey. The survey was created by University of Wisconsin – River Falls and was amended to meet the requests of the Plan Commission. The survey, which had a 57 percent response rate, allowed the Plan Commission to view what was important to the citizens of the community.

During the visioning questionnaire, the following were qualities or characteristics that the group thought should be part of the vision:

- Interstate 94 will be used as a tool for desirable economic growth
- The introduction of future agricultural economies in the Town
- Clean water resources
- Open and responsive government
- Good working relationship with adjacent towns and villages

During the visioning questionnaire, the following are qualities, characteristics, or trends that are present in the community, but were not part of the vision for the community.

- High intensity commercial and industrial uses outside of desired areas.
- Sporadic junk accumulations

The above responses and survey results were not only important for creating the vision statement, but provided valuable direction for establishing Plan goals, objectives, and strategies later in the Plan. Overall, there was a consensus that community members liked the qualities and characteristics of the Town of Cady as it exists today and wished to maintain and preserve these qualities and characteristics for future generations.

The results of the vision questionnaire are found in Appendix II. Based on the survey results and visioning exercise, the following vision statement for the Town of Cady was developed, and then finalized at the May 21, 2009 Plan Commission meeting:

Town of Cady Vision Statement

Vision Statement – An idealized statement that articulates the future a community wants.

In the year 2030, we envision that the Town of Cady will continue to offer the rural country setting, friendly and small-town atmosphere, and well rated quality of life that it does today.

Clean water resources, farmlands, forests, and scenic open spaces will continue to offer residents and visitors the opportunity to enjoy the natural beauty and resources of our community. Agriculture will remain an important economic activity, with an emphasis on encouraging increasing and future agricultural markets. Interstate 94 will be used as a tool for desirable economic growth in the Town.

Development will be planned in a manner which considers and finds balance with our natural resources and rural character. The Town will have a working relationship with the villages of Spring Valley and Wilson and St. Croix County to ensure the best locations for the placement of uses that could possibly have a negative impact on the rural character of the Town and that belong in a non-rural setting.

We will achieve this vision by maintaining an open and responsive Town government, which balances the interests of residents with those characteristics of our community that make it a healthy and good place to raise a family, enjoy its environment, and operate a business.

3. HOUSING

Housing costs are the single largest expenditure for most Wisconsin residents. However, affordability is just one reason a community may plan for housing. A variety of local housing issues and demands can be addressed through planning, such as type (e.g., single-family, rental, manufactured), condition (e.g., age, aesthetics, rehabilitation), and safety (e.g., codes, disaster preparedness, accessibility). Housing policies should meet the needs of persons of all income levels, age groups, and other special needs. This element identifies the housing goal, objectives and strategies for the Town of Cady.

3.1 Housing Goal, Objectives, and Strategies

Goal:

Encourage housing that meets existing and future demands in the Town of Cady. Manage residential development in a manner that allows for affordable and quality housing choices consistent with the rural nature of the community. Promote sustainable techniques that limit residential energy use.

Objective 1

Collaborate with neighboring municipalities to plan for a range of housing that meets the needs of area residents of various income levels, age, and health status.

Strategies:

- 1) Discourage development of multi-family apartment buildings and special needs housing in the Town and encourage it inside urban areas, where there is easier access to public services and facilities to support such development.
- 2) Provide information at the Town Hall on available public and non-profit home ownership and rehabilitation programs.

- 44% agree or strongly agree that **elderly housing** is needed.
- 42% agree or strongly agree that **affordable housing** is needed.
- 33% agree or strongly agree that **starter homes** are needed.
- In 2000, 45% of the **housing stock** is over 60 years old.

Objective 2

Ensure that homes are built and maintained according to levels deemed safe by industry standards.

Strategies:

- 1) Continue to enforce State and local building regulations to encourage safe, quality housing.
- 2) Explore nuisance regulations to prohibit the accumulation of junk and debris.

Objective 3

Retain farmsteads and single-family residences as the preferred type of housing in the Town of Cady.

Strategies:

- 1) Promote farm based residences throughout the Town, including housing for family members of farm owners and for employees working on farms.
- 2) Continue to monitor mobile home siting.

Objective 4

Encourage all housing to be designed environmentally sustainable and in a manner consistent with our rural character.

Strategies:

- 1) Work with the appropriate agencies and organizations to help educate home owners and builders on more sustainable building and lot design techniques. This can include Focus on Energy, UW-Extension, and other public and non-profit agencies.
- 2) Promote building sites on areas that are not environmentally sensitive, do not destroy natural habitat, or eliminates prime farmland.



Farm residence in Cady

4. *TRANSPORTATION*

Transportation can directly influence a community's growth, or it can be used a tool to help guide and accommodate the growth which a community envisions. Like the other elements in the Plan, transportation is interconnected, especially with land use. Economic, housing, and land use decisions can increase or modify demands on the various modes of transportation (e.g., highways and roads, air, rail, pedestrian). Likewise, the transportation decisions, such as the construction of new roadways or a bypass, can impact accessibility, land values, and land use. The Town has 45.93 miles of Town roads.

Interstate 94 travels through the northern portion of the Town and includes an interchange with State Highway 128. This amenity allows the Town to capture some development, due to the traffic volume along Interstate 94 and easy accessibility to the surrounding area, via the Interstate. State highways 29 and 128 also allow easy access to the surrounding area.

This section of the *Town of Cady Comprehensive Plan* identifies a goal, objectives, and strategies for the transportation infrastructure of the Town. These objectives and strategies are then compared with those of other local, regional, and State transportation plans.

4.1 **Transportation Goal, Objectives, and Strategies**

Goal:

Provide a safe and efficient multi modal, transportation network for all residents, farmers, area businesses, and emergency vehicles.

Objective 1

Transportation system should serve community needs in a manner consistent with the rural character of the community while protecting our natural and cultural resources

Strategies:

- 1) Work with landowners/developers during the site planning process to ensure a safe and efficient transportation network, which meets Town standards and to preserve adequate right-of-way for roads and utilities.
- 2) Work with landowners/developers during the site planning process to ensure a safe and efficient transportation network, which meets Town standards and to preserves natural and cultural resources.
- 3) Work with a local ATV club to help create a safe and orderly ATV route system.
- 4) Inventory all signage in the Town and implement any needed signage into the capital improvements plan.
- 5) Explore the possibility of instituting Rustic Road designation for applicable roads in the Town.

- 86% agree or strongly agree that the **road network** meets their needs.
- 68% agree or strongly agree that **alternative modes of transportation** are important.
- Any changes to Interstate Highway 94, STH 29, and STH 128 could impact **traffic volume** and **development pressure** in the Town.

Objective 2

Manage the Town's road system in a cost-effective manner.

Strategies:

1) Continue to use PASER and WISLR systems to inventory and manage improvements.

2) Require developers to pay costs associated with new or upgraded roads.

3) Require shared driveway entrances for clustered development and subdivision development.

4) Integrate future roadway improvements and road maintenance equipment into a multi-year capital improvements plan.



Rural road in southern Cady

Objective 3

Coordinate transportation projects with neighboring municipalities and St. Croix County.

Strategies:

1) Work with adjoining towns to plan, construct, and maintain those roads that affect both jurisdictions including cost sharing where appropriate.

2) Work with St. Croix County on the implementation of the 2008 St. Croix Bicycle and Pedestrian Plan.

Objective 4

Explore the establishment of bicycle routes and recreational trails in the Town.

Strategy:

1) Inventory possible corridors and locations for pedestrian, bicycle, and equestrian recreational trails in the Town.

4.2 Comparison with Other Transportation Plans

The related transportation plans discussed in the *St. Croix County Conditions and Trends Report* were reviewed and the above transportation goal, objectives, and strategies for the Town of Cady were determined to be compatible with the other related transportation plans. As a whole, the goals and policies of these other plans are not expected to have impacts on the community that requires action within the scope of this planning effort. The foreseen projects that will impact the Town are any new improvements and/or widening of Interstate Highway 94 and state highways 29 and 128.

Interstate 94 travels along the north side of the Town. Interstate 94 has a variety of planned maintenance projects planned in the next few years. This includes bridge work and resurfacing. Even if this construction is not directly located in the Town, this work could impact the daily life of many residents who use the highway. State Highway 128 travels north and south through the middle of the Town. In addition, State Highway 29 travels along the southern portion of the Town. These three

roads provide excellent access to residents and businesses in the Town. County Highway N, NN, and PP are also located in the Town. The Town will continue to cooperate with St. Croix County on planning and access controls for these facilities.

The Town currently allows ATVs on all Town roads, if the road is posted for ATV use. It is up to ATV users to post the roads. Portions of County highways in the Town of Cady have been identified in the *Wisconsin Bicycle Transportation Plan 2020* as having positive conditions for bicycling. The Town also contains two established County snowmobile routes. These recreational transportation activities are not inconsistent with this Plan, though the Town expresses an interest to participate in the planning and review of any future recreational trails and transportation routes.



5. UTILITIES AND COMMUNITY FACILITIES

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities may include sanitary sewer, storm water, and water systems, as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers (e.g., police, fire, ambulance, hospitals). Special services deemed to be vital to a community, such as day care, may also be included as a community facility.

Utilities and community facilities can also be used to guide growth, encourage development, or help establish community identity. Combined with roads, the construction, maintenance, and operation of public utilities and community facilities often constitute the largest proportion of a community's budget.

5.1 Review of Existing Facilities

Other than roads, as discussed in the transportation section, community facilities in the Town of Cady are limited. No municipal utilities (e.g., water, stormwater) exist within the Town. The Town lies within the Spring Valley, Baldwin-Woodville, and Menomonie Area school districts. Emergency services are adequately provided by the St. Croix County Sheriff's Department, Spring Valley Service Area and Baldwin Zone Two Service Area for ambulance services, the Spring Valley Fire District, and United Fire and Rescue District.

The existing Town Garage and Hall is the only Town-owned community facility. The structure was constructed in 1968 and meets the community needs. There are two cemeteries located in the Town. Two private firms offer service for solid waste disposal in the Town. Residents have access to the Town waste and recycling facility and recycling facilities in Wilson and Spring Valley. The Town conducts road maintenance and plowing activities.



Town garage

Utilities and facilities of regional significance (e.g., health care, emergency services, recycling facilities, telecommunications, electric utilities, child care, libraries, parks, and schools) are identified and discussed in the *St. Croix County Conditions and Trends Report*. Most residents travel to Wilson and Spring Valley for these services. The Town of Cady has very little or no control or responsibility regarding the planning and operation of these facilities. This is also true for stormwater management planning, private wells, and private sanitary sewer systems that are regulated by St. Croix County and the State of Wisconsin, and not the Town of Cady.

5.2 Assessment of Future Needs



Other than normal maintenance and the future need to address improvements to or replacement of the Town Garage and Hall, no dire future expansion, rehabilitation, or construction needs regarding Town of Cady existing community facilities were identified during the planning meetings. Future needs for those utilities and facilities of regional significance and for privately owned facilities are assessed and planned for by the providers and are not considered a normal responsibility of the Town. Additional opportunities for a more regional approach to the linking of recreational trails are addressed in the Intergovernmental Cooperation Element of this plan.

5.3 Utilities and Community Facilities Goal, Objectives, and Strategies

Goal:

Maintain needed community facilities and services in a safe and cost effective manner that is consistent with the Town's vision and that limits environmental impacts.

Objective 1

Community facilities and services will be designed in a cost-effective and appropriate manner to protect the health, safety, and general welfare of community members and landowners, while at the same time analyzing local and global environmental impacts and costs.

Strategies:

- 1) The Town will periodically reassess the condition and need for all Town facilities.

- 2) When analyzing the benefits and costs of any new facility or the remodeling of an existing facility, local and global environmental impacts and costs will be examined.
- 3) Integrate future capital improvements into a multi-year capital improvements plan.
- 4) The Town will facilitate, monitor, and continue good and open relationships with applicable police, fire, ambulance, first responders, and emergency management departments.
- 5) The Town will analyze the ability to expand recycling opportunities for residents, businesses, and Town facilities.

- Direct mailings (70%) and newsletters (53%) ranked as the most effective way that the Town could **provide information**.
- At 81%, the **schools** had the **highest rating** for community services.
- **Protect agricultural resources** (63%), **ensure public safety** (53%), and **protect environmental/cultural resources** (46%) had the highest rankings for functions of the Town government.

Objective 2

Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the Town.

Strategies:

- 1) The Town will work on the development of a telecommunication tower ordinance. This will include co-location, stealth technologies, and other techniques to minimize visual impacts.
- 2) The Town will work with Internet providers to ensure that the highest percentage of residents have access to high-speed Internet.

Objective 3

New development shall be responsible for corresponding utility and community services costs.

Strategy:

- 1) Require landowners/developers to dedicate needed lands or pay Town costs associated with the improvement of utilities, community facilities, and parks that have a rational and proportional relationship to new development.

Objective 4

Utilities and community facilities shall be installed and maintained in a manner which protects water quality and the natural environment of our community.

Strategies:

- 1) All future construction and improvements of utilities and community facilities including septic and sanitary systems will be designed to protect water quality and the natural environment of the Town.
- 2) Work with St. Croix County to ensure the proper installation of new and the identification of failing private septic systems.

Objective 5

Adopt renewable energy policies and practices as part of a strategy to meet future energy needs.

Strategies:

- 1) Work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.
- 2) Research State and Federal programs and funding opportunities for renewable energy creation.

- 3) Create a committee to address ways it can implement renewable energy policies and practices.
- 4) The Town will be open to all forms renewable energy projects, including wind, solar and bio-energy.
- 5) Create an energy and sustainability strategic plan for the Town that includes short-term, medium-term, and long-term implementation strategies.

6. AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This element presents the goal, objectives, and strategies for three resources important to any community - agricultural, natural, and cultural resources. For the past century, agriculture and forestry have been significant land uses in the Town of Cady. The Town's vision statement recognizes the importance of preserving the rural character and preserving natural resources. Natural resources, such as the various creeks and rivers also add to the rural qualities which local residents promote in their vision. Cultural resources are the important third sub-element that nurtures a sense-of-place. They provide an important context for planning and foster civic pride.



The community surveys emphasized the community's desire for preserving groundwater; lakes, rivers, and streams; and farmland. These issues were the issues that had the highest "essential or important" score in the survey. Due to the high scores, these issues should be addressed when any new policy and/or development is in question. Protecting forested lands, rural character, hunting and fishing, and wildlife habitat rated slightly below the first three issues, but still had higher percentages of "essential or important" than other questions in the survey.

6.1 Agricultural, Natural, and Cultural Resources Goal, Objectives, and Strategies

Goal:

Protect the quality of our water resources and support the agricultural and natural resource industries in the Town of Cady, while helping to preserve our community's prime farmlands, small family farms, unfragmented forests, and cultural assets. The Town will achieve this goal by finding, implementing, and evaluating the working balance between the agricultural, natural, and cultural resources in the Town.

Objective 1

Protect and work to have the cleanest water resources possible.

Strategies:

- 1) Continue to work with St. Croix County in the enforcement of the Floodplain Ordinance, County Sanitation Ordinance, and Shoreland -Wetland Ordinance to protect the natural and agricultural resources of our community.
- 2) Continue to evaluate development and growth pressures in the Town and subsequently analyze the effectiveness of the Town Subdivision Ordinance.

- 3) Educate residents on our pristine water quality and recommended best practices to protect surface and ground waters. This involves working with St. Croix County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities. This could include agricultural practices, household and business dumping of toxic material, etc.
- 4) Cooperate with St. Croix County Land and Water Conservation Department, Wisconsin DNR, and other applicable entities to educate residents on the importance of eliminating invasive species in the Town.
- 5) Encourage, if not require, municipal sanitary sewer service for applicable industrial, commercial, and multi-family residential uses.
- 6) Adopt a large livestock facility siting ordinance to allow community input on the siting of large feedlot operations and the enforcement of State of Wisconsin siting rules.
- 7) Label, at an appropriate location, any future DNR listed Exceptional or Outstanding Waterway.
- 8) Do a benefit/cost analysis on using taxes and/or regulations to protect and conserve water resources.
- 9) The Plan Commission will maintain knowledge of water quality improvement projects impacting the area and, as needed, work with landowners, lake associations and districts, St. Croix County, and other stakeholders on projects to protect our water quality and other natural resources.

- Groundwater (90%), lakes, rivers, and streams (83%), and farmland (78%) ranked highest as essential or important to use taxes/regulations to preserve.
 - 24% agree or strongly agree that **large scale farms** with 500+ animal units should be allowed to expand anywhere in the Town.
 - 46% agree or strongly agree that **large scale farms** with 500+ animal units should be allowed to expand nowhere in the Town.

Objective 2

Support and encourage viable family-farm operations.

Strategies:

- 1) Continue to monitor changing State and county agricultural preservation and forestry management rules and regulations. Periodically reconsider Town policies and actions to encourage the preservation of the Town’s agricultural and forest lands through tax credits and other incentives to the greatest practicable.



Typical rural landscape in the Town

Objective 3

Encourage new agricultural markets like niche farms that include direct market farms, organic farms, and farms that produce non-traditional products and/or bio-energy feedstock.

Strategies:

- 1) Promote the Town as a desirable location for new agricultural markets like niche farms that include direct-market farms, organic farms, and farms that produce non-traditional products and/or bio-energy feedstock. This could be done through tax incentives, marketing, etc.

Objective 4

Work cooperatively to protect prime farmland, forest resources, and open space.

Strategy:

- 1) Adopt a Town “right-to-farming and forestry” resolution consistent with the State “right-to-farm” law and provide a copy of the resolution with building permit applications. This resolution should recognize that a wide variety of agricultural and forestry practices are compatible with our Town’s rural setting and vision.



Cultural resources in the Town include a variety of agricultural structures

Objective 5

Support efforts to preserve buildings and sites of historical or cultural significance.

Strategy:

- 1) Work with public and private historical societies to help identify and promote preservation of any cultural sites in the Town that could be registered at the State or Federal levels.

Structures on Wisconsin Architecture and History Inventory

Building – CTH NN at Waldo Rd.
Barn – Summit Rd. / .1 mile east of CTH NN
Wilson Lutheran Church – Wilson Rd. / .3 mile north of CTH N
House – CTH N / just west of Rose Ln.
Building – Wilson Rd. / north of Cady Rd.
Barn – Wilson Rd. / .5 mile north of Cady Rd.
House – CTH N / just west of STH 128
House – Maple Ln. / south of CTH N
St. Matthew Lutheran Church – STH 29 and STH 128
House – Wilson Rd. / .2 mile south of Oakridge Rd.
House – CTH NN / 1.5 miles south of CTH N
Agricultural Complex – 2741 60th Ave.
Agricultural Complex – 2744 50th Ave.

Objective 6

Promote local food production and consumption in the Town.

Strategy:

- 1) Equally promote all food producers in the Town and support the *Buy Fresh Buy Local* movement. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on the Town website.

7. ECONOMIC DEVELOPMENT

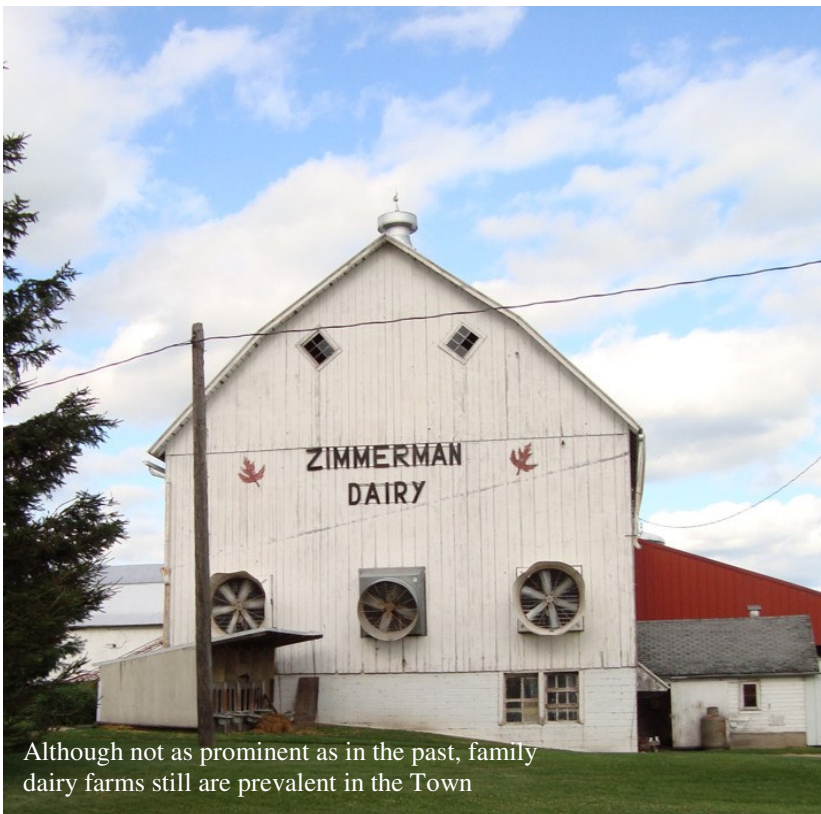
Through planning, a community can anticipate economic change and guide development to the best of its abilities to achieve the economic vision and objectives for the community. Economic development is about working together to maintain a strong and sustainable economy that provides a good standard of living for individuals and a reliable tax base for the community. A community's economic development plan should reflect the values of the community and must be carefully linked to the goals, objectives, and strategies of the other Plan elements.

7.1 Local Economic Development Plans and Programs

The Town of Cady currently has no local economic development plans and programs, but residents and the community do have access to the numerous County, regional, and State economic development programs identified in the *St. Croix County Conditions and Trends Report*.

7.2 New Businesses or Industry Desired

The types of new businesses and industry desired were developed during the survey and Plan Commission meetings. It is envisioned that the community will continue to be primarily agricultural in nature, including minimal forestry practices, with many residents continuing to commute to other areas in the region for employment. Other commercial activities that do occur within the community are envisioned to be in-home businesses or local serving businesses that compliment agriculture, forestry, and the rural character of the Town. The Town has a strong desire to promote locally owned businesses, which help keep money spent in the community. The Town realizes that with an



Although not as prominent as in the past, family dairy farms still are prevalent in the Town

Interstate 94 interchange in the north-central part of the Town, development pressures may be present in the near future. The most ideal location for this development is along State Highway 128 from the north Town line to County Highway N. This corridor is a good location for commercial and industrial development due to proximity to Interstate 94, quality of State Highway 128, and updated electrical system along this corridor.

The Town also believes that more production and consumption of local food and energy can create a more sustainable Town economy. Being within close proximity to the Twin Cities, Menomonie, and Eau Claire, the Town is strategically located to be home to direct-market farms which sell products to consumers.

This region of the State is experiencing a significantly large increase in food consumed from direct-market farms and organic farms, and the Town of Cady is located in a setting with exceptional transportation access. Due to rolling terrain and water resources, much of the land is not suitable for large-scale agricultural operations.

Traditional family-owned farms are desired instead of higher-impact feedlot operations and factory farms that are viewed more as industrial uses. In-home businesses are termed home occupations and such activity shall not detract from the predominant agricultural, forested, or residential character of the surrounding area. If the commercial or industrial activity of a home occupation becomes such that it predominates the use of the property, it would be most desirable to have the establishment move to an appropriate commercial or industrial area rather than have the property rezoned to accommodate a use that inappropriately grew in an agricultural, forested or residential area. Hence, incubation of a business can be home-based in the Town, but it shall move to an appropriate site when the business is about to dominate the property. Currently, the State Highway 128 and Interstate 94 interchange is home to a small amount of commercial and industrial activity. Overall, other than agriculture, forestry, recreation, and cottage industry consistent with the community's rural nature, no new large-scale businesses or industry is desired in the Town of Cady, unless it is located in the designated area along State Highway 128, as designated in the Future Land Use Plan Map.

7.3 Strengths and Weaknesses

Interstate Highway 94 and state highways 29 and 128 travel through portions of the Town and are transportation arterials, serving tourism-based and commuter traffic. The villages of Wilson and Spring Valley are located adjacent to the Town. Both, albeit smaller communities, are home to some commercial and industrial businesses, which are serviced by residents in the Town. These are significant economic strengths for a rural community, both for businesses that operate in the Town and for residents who commute to surrounding communities. As shown in the *St. Croix County Conditions and Trends Report*, the Town also has prime farmlands and forestlands, which have historically been significant economic activities in the Town over the past 150 years.



Although there are few tourism opportunities in the Town, the natural environment (streams, woods, fields and hills) makes it attractive for some tourism-related activity, including Lake Eau Galle Recreational Area. Two cheese factories are located in the Town, which provide tourist opportunities. Entrepreneurs have access to a diversity of County, regional, and State economic development assistance programs.

The Town’s weaknesses for attracting or retaining businesses include having no municipal water utilities which make certain more intensive commercial and industrial uses inappropriate. The Town does not have a significant workforce or railroad access and Town roads are not built to specifications to allow for year-round heavy traffic often associated with commercial and industrial uses. The nearby employment centers and smaller surrounding communities which have small amounts of retail, service, and industrial concentrations offer more economic development opportunities and therefore are difficult to compete against. The planning process has shown that these weaknesses are acceptable for the Town, as these services are not desired within the Town itself, unless at the specified location. It will build on its strengths to remain essentially an agricultural and forested low-density and recreational community with limited supporting commercial development, which focuses on promoting existing businesses with the Town.

7.4 Opportunities for Brownfield Redevelopment

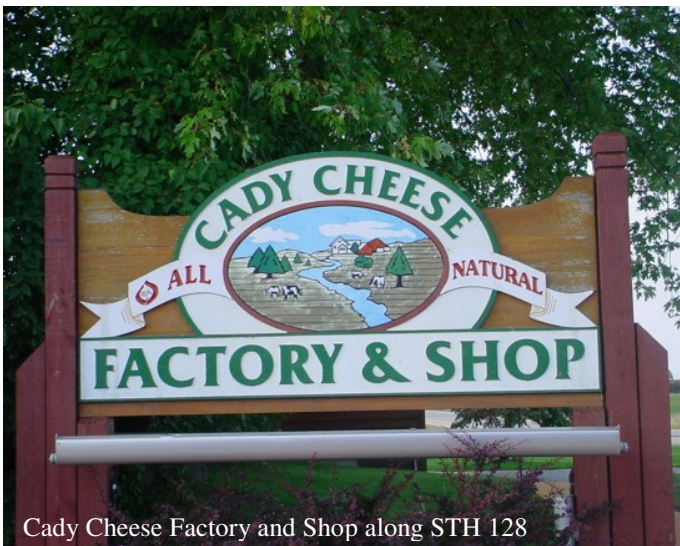
As a rural, unincorporated community, most of the area is not conducive to brownfield redevelopment. The Town expects non-metallic mining sites to be reclaimed to a more natural setting and in some cases be made available for residential development once mining activities cease.

The term Brownfield Redevelopment refers to development on land that is or was occupied by a permanent structure, which has become vacant, underused or derelict and has the potential for redevelopment.

7.5 Designation of Sites

The site that has been identified for future commercial or industrial development in the Town of Cady is the corridor along State Highway 128. Due to Interstate 94 and State Highway 128 being a significant interchange, it is anticipated that some higher intensity development could locate in this area. It is envisioned that prime farmlands will continue to be farmed and forest management will dominate the wooded areas where farming would be marginal at best.

Proposed economic development projects and sites should be evaluated on a case-by-case basis. Foremost, the proposed project should be consistent with the community’s vision and



Cady Cheese Factory and Shop along STH 128

Comprehensive Plan. The question “is it compatible with the rural nature of the community and does it pose a threat to farmland, woodlands, and most importantly surface water and groundwater of the community” should be asked. Also, impacts of the proposed project on local roads and services and the scale and scope of the proposal in character with the nature of the Town should be looked at. These examples are the types of inquiries the community will make when reviewing a proposed economic development project.

7.6 Economic Development Goal, Objectives, and Strategies

Goal:

The Town of Cady will focus on developing a diverse and sustainable economic environment. This will include keeping existing businesses and encourage new businesses that are related to agriculture, renewable energy, home occupations, telecommuting, and any other industry that is compatible with the rural nature of the Town.

Objective 1

Promote farming, forestry, and other natural resources as key industries in the Town.

Strategies:

- 1) Implement the applicable related policies in the Agricultural, Natural, and Cultural Resources Element which promote agricultural and forestry related practices and industries.
- 2) Equally promote all food and energy producers in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on a future Town website.

Objective 2

Encourage home occupations that compliment the Town's rural character.

Strategy:

- 1) Allow home occupations that are compatible with the rural character of the community.

Objective 3

Investigate and promote renewable energy opportunities.

Strategy:

- 1) Continue to research and analyze potential opportunities for renewable energy in the Town.

Objective 4

Promote and encourage locally owned businesses, which help keep dollars spent in the community.

Strategy:

- 1) Equally promote all businesses and home occupations located in the Town. Among other ways, this could be done in Town newsletters, postings at the Town Hall, and on a future Town website.

- 66% agree or strongly agree that **commercial and industrial development** should be located in an existing city or village.
- 60% agree or strongly agree that **commercial and industrial development** should be located near a city or village.
- **Agricultural related businesses** (51%) and **home based businesses** (21%) ranked the highest being essential or very important to the Town. Both also had the lowest not important percentage.

Objective 5

Encourage higher impact commercial and industrial development in areas with access to adequate wastewater services.

Strategies:

- 1) Allow higher impact commercial and industrial uses at the intersection of I94 and STH 128 and commercial uses along STH 128 to CTH N, as shown on the Future Land Use Map.
- 2) Work with St. Croix County to require all higher impact commercial and industrial development to be serviced by adequate wastewater services.

8. INTERGOVERNMENTAL COOPERATION

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, and other resources across jurisdictions. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit (e.g., school district). The decisions, plans, and policies of one community can impact neighboring jurisdictions. The environmental, economic, and social health of a community and the region are interconnected.

Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies in order to identify potential solutions to mitigate such conflicts. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources to everyone's benefit.

8.1 Growth Trends and Planning Activities in Adjacent Communities

The Town of Cady is unique, given that it is located at the St. Croix, Dunn, and Pierce counties point of intersection and is adjacent to two villages. Therefore, county policies of three counties and two villages could impact the Town. Growth trends for the surrounding communities are described in their respective Conditions and Trends Reports. Like the Town of Cady, adjacent towns have not experienced significant growth, but at the same time a loss of farmlands, though agriculture remains a significant land use in this area. In St. Croix County, urban development pressure has been greatest along the western portion of the County. However, this pressure is moving east into more of St. Croix County, especially along Interstate 94. This is a result of the growing Twin Cities commutershed. It is predicted that due to travel time to the Twin Cities and western St. Croix County, the Town of Cady will not grow at the same rate as the majority of other towns in St. Croix County. The towns of Eau Galle, Lucas, Spring Lake, and Village of Spring Valley have either completed or are in the process of completing comprehensive plans.

8.2 Intergovernmental Plans, Agreements, & Relationships

Outside the multi-jurisdictional aspect of this comprehensive planning process, the number of existing intergovernmental plans, agreements, and relationships including the Town of Cady are limited. The primary intergovernmental agreements involving the Town of Cady are for emergency services from Spring Valley Service Area and Baldwin Zone Two Service Area for ambulance services, the Spring Valley Fire District, and United Fire and Rescue District. The Town has road maintenance agreements with the towns of Eau Galle, Lucas, Spring Lake, and Springfield for specific boundary roads and to exchange labor and equipment. The Town has agreements with the St. Croix County Highway Department for materials and work. The Town also cooperates with St. Croix County for emergency government, with the County Clerk for voter registration, and with a variety of other County departments.

The Town of Cady has no cooperative boundary agreements as defined under State Statute 66.0307, and there is no regional master plan as defined under State Statute 66.0309. However, the Town is using assistance from West Central Wisconsin Regional Planning Commission to create the comprehensive plan. The Town is part of the Spring Valley, Baldwin-Woodville, and Menomonie Area school districts as mapped in the community facilities section of the *St. Croix County Conditions and Trends Report*, but has minimal involvement in school district facilities planning and

operations because such facilities or operations are located in incorporated municipalities. The Town does have contacts with the Wisconsin Department of Transportation and Natural Resources, and with the Wisconsin Department of Revenue for assessment and taxation functions.

The Town is encompassed within a number of St. Croix County plans and ordinances, though Town approval of these documents was not required and ongoing participation is minimal. These plans include, but are not limited to the: *St. Croix County Shoreland/Wetland Zoning, Floodplain Ordinance, Manufactured/Mobile Home Parks Standards, and Non-metallic Mining Ordinance*. General guidance for other specific issues may be acquired from a plethora of other local, regional and State plans regarding natural resource management, farmland preservation, economic development, emergency services, and social programs. Please refer to the *St. Croix County Conditions and Trends Report* for more details on many of these plans.

8.3 Potential Issues and Opportunities

During the planning process, the following potential intergovernmental issues and opportunities were identified:

- 1) The Town of Cady has a good working relationship with the surrounding towns.
- 2) No desire to use St. Croix County zoning regulations.
- 3) Explore the possibility of working with adjacent towns (even though they are in different counties) with issues that relate to physical environment (watersheds, etc) and similar issues (low growth, desire to stay rural, etc).
- 4) Discussion regarding how adjacent towns handle ATV use and planning for continuous routes.

8.4 Intergovernmental Goal, Objectives, and Strategies

Goal:

Maintain communication and working relationships with adjacent and overlapping governmental jurisdictions on issues of mutual interest to the benefit of our community.

Objective 1

Anticipate and identify potential intergovernmental conflicts and work with involved governmental units to seek ways to minimize or resolve such conflicts.

Strategies:

- 1) Provide a copy of the adopted Town of Cady Comprehensive Plan and future plan updates to St. Croix County and surrounding town governments.
- 2) Maintain Town Board membership in the Wisconsin Town's Association and make the newsletter available to Plan Commission members.
- 3) Establish and sustain contacts with unincorporated towns in the area, St. Croix County, and West Central Wisconsin Regional Planning Commission to stay current on potential land use issues, trends, and regulatory changes.

- 81% think the **schools** are excellent or good.
- 66% think **law enforcement** is excellent or good.
- The **Town borders** four towns, two different counties, and two villages.
- The Town has **more similarities with** adjacent towns in different counties than with the majority of towns in St.

Objective 2

Explore opportunities for coordination and cost-sharing of services and facilities with other governmental entities for the financial benefit of all partners.

Strategies:

- 1) Initiate discussion with adjacent and other applicable units of government regarding cost-sharing services and facilities.

Objective 3

Participate in intergovernmental discussions and maintain communication with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.

Strategies:

- 1) Continue to work with St. Croix County and State of Wisconsin in the implementation of applicable land use regulations, farmland preservation programs, and resource protections as referenced in other elements of this plan.
- 2) Coordinate with St. Croix County, State of Wisconsin, and adjacent jurisdictions, to encourage the connectivity of roads, trails, and other transportation systems, when feasible and consistent with this plan.
- 3) Participate in discussions with St. Croix County and adjacent jurisdictions regarding using watersheds and other physical characteristics as boundaries for planning.
- 4) Work with and initiate discussion with adjacent and overlapping jurisdictions including school districts and emergency services on planning, development, and service-related issues.

9. LAND USE

The use of land is a critical factor in guiding the future growth of any community. This section of the Plan identifies a land use goal, objectives, and strategies for the Town of Cady based on current and projected land use trends, as well as local land use issues and conflicts.

9.1 Existing Land Uses and Land Use Trends

Land-use data and trends for the Town of Cady are discussed in the Issues and Opportunities element. This includes a discussion of land supply, demand, and prices in the area. The *St. Croix County Conditions and Trends Report* also includes a school district map and discusses emergency services areas which are the only service area boundaries for the Town of Cady. The agricultural and natural resources sections and maps in the *St. Croix County Conditions and Trends Report* identify and discuss the area's prime farmlands, floodplains, environmental sensitive areas, and engineering constraints. Recent land use trends by parcel and acreage are summarized in the table below:

	1988* parcels	1988* acreage	1998 parcels	1998 acreage	2008** parcels	2008** acreage	1988-2008 Percent Change <i>parcels/acres</i>	1998-2008 Percent Change <i>parcels/acres</i>	Density (2008 avg. parcel size)
Agricultural	556	16,301	564	15,584	595	14,386	7.0 / -11.7	5.5 / -7.7	24.2
Forest	213	3,595	213	3,700	198	2,917	-7.0 / -18.9	-7.0 / -21.2	14.7
Residential	101	396	163	688	258	631	155.4 / 59.3	58.3 / -8.3	2.4
Commercial	5	18	7	40	9	46	80.0 / 155.6	28.6 / 15.0	5.1
Industrial	5	118	5	118	3	86	-40.0 / -27.1	-40.0 / -27.1	28.7
Undeveloped	n/a	n/a	288	347	376	2,046	n/a / n/a	30.6 / 489.6	5.4
Other	n/a	n/a	106	204	91	179	n/a / n/a	-14.2 / -12.3	2.0

Source: Wisconsin Department of Revenue. 1987, 1997 & 2008 Statements of Assessments.

* 1987 Undeveloped data is labeled as Swamp and Waste

** 2008 Forest data includes both Forest and AG Forest. The AG Forest category did not exist in 1987 and 1998.

The above chart clearly shows the consistent loss of farmland in the Town over the past twenty years, an ongoing concern for residents. While some of this acreage has become residential land, it is apparent that the largest percentage was converted to undeveloped. Commercial and industrial acreage has remained steady over the past 20 years. Long-term increases in residential land have been significant in percentage. With an increase of 157 parcels in the last 20 years, this is an increase of less than eight a year. It should be noted that residential acreage decreased between 1998 and 2008. Residential land accounts for approximately three percent of total assessed land in the Town.

Given the Town's desired residential development standard of a two acre minimum lot size and its desire to continue low-density residential development, if current population growth rates continued, residential land would increase from three percent of the Town today to about 4.4 percent in 2030. This is a minimal increase considering growth that is occurring in rural areas elsewhere. To ensure



Agricultural operation in close proximity to a house

that such growth is experienced, it is incumbent on Town officials to limit rezonings to residential districts based on the policies of the comprehensive plan.

9.2 Opportunities for Redevelopment

As a rural, unincorporated community, opportunities for redevelopment are limited. The Town expects non-metallic mining sites to be reclaimed to a more natural setting and in some cases be made available for residential and recreational development once mining activities cease.

9.3 Land Use Conflicts

Early in the planning process, issues facing the Town of Cady were identified, discussed, and prioritized in the survey. Land-use compatibility and conflicts were implied in many of the top ranked items. These consisted of protecting water resources from the

adverse impacts of development and agriculture. In addition, a concern was growing conflicts between farming operations and residential growth. Current tax law (Use Value Assessment) with higher rates for non-developed, non-farm land can influence development decisions, thus resulting in conflicts with agricultural practices and State right-to-farm laws. This incompatibility is further increased in the case of factory farms or animal feedlot operations which some believe are more like industrial uses and not only incompatible with nearby residential uses but are inconsistent with the Town's rural character. Large-scale commercial and industrial uses are seen as potential conflicts with the existing uses in the Town. This is why a specific area along State Highway 128 is planned for such development. Other potential conflicts were recognized in cases where unplanned or inappropriate land uses may threaten the natural resources of the Town, including the forestland and steep hillsides.

9.4 Land Use Goals, Objectives, and Strategies

Goal:

The Town of Cady will encourage development to occur in a manner which preserves the agricultural and rural character of our community and protects our water resources, while minimizing potential land-use conflicts.

Objective 1

Maintain local land use control which balances the rights of the individual with the interests and vision of the community.

Strategies:

- 1) Use the Town of Cady Comprehensive Plan as a guide in addressing public decisions regarding land use and future development.
- 2) Review all land divisions submitted to the County or the Town and make recommendations to the Town Board.
- 3) Require the landowner or developer to pay those public costs associated with project development, including studies required as part of plan review, capital expenses (e.g., roads, storm sewer systems), and any accelerated Town services.

- 37% agree or strongly agree that landowners should be allowed to **develop land** any way that they want.

- 78% agree or strongly agree that **visual impacts of development** is an important consideration when evaluating proposed development.

- 41% think the **minimum lot size** should be 1-5 acres. 28% think the minimum lot size should be 6-10 acres.

- **Protect agricultural resources** (63%), **ensure public safety** (53%), and **protect environmental/cultural resources** (46%) had the highest rankings for the top three functions of the Town government.

Objective 2

Encourage development to be sited and designed in a manner which is safe, efficient, complements our rural character, and minimizes land use conflicts.

Strategies:

- 1) Continue to monitor land use trends in the community, and periodically re-evaluate the Town's land use strategy and regulatory approach to determine if the vision and goals of the community are being met.
- 2) Continue to monitor the design plans and lane widening for Interstate Highway 94 and State Highway 29.
- 3) Monitor the future plans for passenger rail and/or designated regional bus transit lines along the Interstate Highway corridor.
- 4) Allow home occupations and cottage industries which are compatible with the Town's rural character.
- 5) Allow for a range of affordable housing opportunities.
- 6) Continue to review all major subdivision proposals and require soil testing of all lots and stormwater management planning for said subdivisions.
- 7) Use the existing road network to accommodate future development to the greatest extent possible.
- 8) The Plan Commission will investigate the potentials of the regulation, through land use policies, of aquifer protection, confined livestock operations, industrial and commercial water recycling, large scale irrigation methods, and well water quality.
- 9) Work with St. Croix County to identify non-metallic mining potential within the town and consider alternatives to mitigate potential use conflicts.

10) Weigh the community's interest on the creation of a Town junk ordinance.

Objective 3

Development alternatives should be pursued which preserve large tracts of productive agricultural land, forests, open spaces, and does not negatively impact water resources.

Strategies:

- 1) Encourage new development to be designed in a manner which minimizes the fragmentation of intact forest lands and prime farmlands, and prevents conflicts with existing agricultural operations.
- 2) Continue to work with St. Croix County and Wisconsin DNR to limit development in shoreland areas, 100-year floodplains, wetlands, steep slopes, and other sensitive areas that may directly impact water quality.
- 3) Encourage land divisions involving four or more parcels (major subdivisions) to be clustered in a manner which preserves and protects prime farmlands, consolidated forest lands, and sensitive areas to the greatest extent possible.
- 4) The Plan Commission will look into fiscal incentives to protect prime farmland and any other desired land use. This could include purchase of development rights (PDRs) or other means.

Objective 4

Encourage the siting of commercial and light industrial businesses that are not appropriate in rural settings within the Village of Spring Valley, Village of Wilson, and at the Interstate Highway 94 and State Highway 128 exit, when appropriate septic and/or sewer issues can be addressed.

Strategies:

- 1) Maintain communications with St. Croix County and adjacent towns on changes in land use regulations and related multi-jurisdictional issues.
- 2) Limit housing development with more than three units per structures to municipal wastewater systems and discourage "higher impact" and "high water use" commercial and industrial development without access to municipal wastewater systems.

Objective 5

Continue to offer residents and landowners an opportunity to provide input on local land use issues and continue land use education efforts for the plan commissioners and public.

Strategies:

- 1) Encourage Plan Commissioners and Town Board members to take advantage of low cost planning-related educational offerings through University of Wisconsin-Extension and other such sources.



Commercial activity at Interstate 94 and STH 128 interchange

- 2) Provide opportunities for citizen and landowner participation during land use planning, ordinance development, and the development review and permitting processes.
- 3) The Town Board will adopt a Town Zoning Ordinance.

9.5 Land Use Projections

In accordance with State planning law, comprehensive plans must include 20-year land use projections in 5-year increments. The Town of Cady has a year 2030 planning horizon and as such has created 20-year land use projections. The residential land use projections for the Town of Cady are based upon population projections from the Wisconsin Department of Administration. Projections are based on the decreasing average household size in the Town. After analysis of 1980, 1990, and 2000 data, a decreasing household size of .10 was used for every five years. However, due to 2030 being projected at an extremely low rate of 2.18, the 2.28 persons per household was used for both 2025 and 2030. The estimated populations were divided by the respective estimated household sizes to get the projected number of units and acres. (2015 = 2.48, 2020 = 2.38, 2025 = 2.28, 2030 = 2.28). The land use projections are also consistent with the policy recommendations within this Comprehensive Plan.

TOWN OF CADY LAND USE PROJECTIONS 2007-2030

	1990 parcels/ acreage	2007 parcels/ acreage	2015 parcels/ acreage	2020 parcels/ acreage	2025 parcels/ acreage	2030 parcels/ acreage
Residential	105 424	253 623	296 709	328 773	357 831	383 883
Agricultural	558 16,266	587 14,408	587 14,322	587 14,258	587 14,200	587 14,148
Commercial	5 18	9 46	9 46	9 46	9 46	9 46
Industrial	5 118	3 86	3 86	3 86	3 86	3 86
Projected/Estimated Population	638	815 (+177)	921 (+106)	997 (+76)	1064 (+67)	1124 (+60)

Sources: Wisconsin Department of Administration & West Central Wisconsin Regional Planning Commission

The above projections are based on existing trends and assumes implementation of the Plan recommendations. However, given the rural nature and small population of the community, one or two large changes in land use can have substantial impacts on these projections. For instance, a major residential subdivision development could dramatically increase the number of homes, while decreasing the average lot size. As such, these projections should be used cautiously.

Residential Use Projections

Over the past few years, few building permits have been issued for new homes and a similar trend is expected to continue. It is anticipated that this residential development will occur at a similar average lot size. There was Plan Commission discussion regarding clustered residential development in the future, if it was needed, due to a significant increase in residential development pressures. By incorporating a maximum density requirement, combined with incentives for smaller lot

development, the average acreage per residential parcel could decrease. However, unless growth pressure increases, these changes are not expected to be incorporated.

According to the Wisconsin Department of Administration (WDOA), projected population growth during the next 20 years is expected to continue its slow increase. The average residential lot size has decreased from 3.9 acres per unit to 2.4 acres per unit since the late 1980s. Due to the past and current average lot size and the Town ordinance of minimum two acre lot sizes, projecting an average lot size for future development, and thus projecting acreage by land use, is not as difficult as in fast growing areas. It should be noted that trends of extremely large residential lots could be experienced in the future, and through the plan, the Town is prepared to address this issue, if it arises. The residential land use projections assume that the development each period will use two acre lots. It is expected and hoped that the land use policies recommended in this Plan will keep a low impact from increasing land consumption for residential development.

Since the projections are based, in part, on tax assessment data, they typically reflect the principal use(s) of a property. As such, many in-home businesses or cottage industries would also likely be reflected as residential uses.

Agricultural Use Projections

For the Town of Cady, a loss of agricultural land is expected to continue, though it is the community's goal that the rate of decrease be slowed and the loss of prime farmlands be minimized. The decrease in agricultural acres comes directly from the increase in residential acres. Currently, agricultural assessed properties and acreage stayed relatively level between 2005 and 2008 after a decrease during the late 1990s and early in the following decade. The impact of Use Value Assessment is apparent with some properties that were previously fallow coming back into agricultural production. Assuming Use Value Assessment continues and residential conversion of agricultural and forested land occurs as predicted there would continue to be slight decreases in agricultural land use over the next 20 years. This loss could be further slowed by implementation of the Plan policies.

Commercial Use Projections

Currently, there are 46 acres in the Town that is assessed as commercial. During the past 20 years, the number of assessed commercial acres in the Town increased 28 acres. During the same period of time, the number of assessed commercial parcels increased by four. Due to the struggling existing economy at the time of Plan adoption, the Town not experiencing much development, but having an interchange along Interstate 94, commercial growth is difficult to project for the planning horizon. One thing is certain is that there will be a desire for an increase of self-employed residents. Much of this commercial growth is expected to be cottage industries or home occupations. Due to the lack of commercial development in the Town, fluctuating economy, and close location of communities with municipal water and sewer, no change in commercial use is projected for the purpose of this plan. This could easily change in the short and long-term, however, based on the rural location, any significant commercial development is not anticipated.

Industrial Use Projections

Currently, 86 acres in the Town of Cady are assessed as an industrial or manufacturing use. There are no indications that this will change dramatically in the future. If there is a change in the amount

of industrial use, in all likelihood, it will be extremely small. Future industrial development is planned around the Interstate 94 and State Highway 128 interchange. Based on the rural location, any significant industrial development is not anticipated.

9.6 Planned Land Use Map

The community is in the process of implementing Town zoning. It is important to note that a Planned Land Use map should not be considered a zoning map. While the Planned Land Use Map can generally reflect any future zoning districts, it is intended to be a general guide for development and a basis for applying the goals, objectives and policies. The planning areas describe the predominate uses found there, while it is recognized that there is variation intended within them. Hence, future development will follow the guidance and performance standards and general location provided in this Comprehensive Plan. This guidance includes strategies that promote agriculture, open space, productive forests, and natural resources while minimizing use conflicts where allowing high-quality and compatible development to occur. Given this approach, identifying the net density of planned land uses by specific location is not possible.

However, based on past trends, residential development will continue to be sparsely located throughout the Town and not be centralized in one specific area. Commercial and industrial development pressure should occur along around the Interstate 94 and State Highway 128 interchange.

The planned land use map should be used for general planning purposes only. For development management purposes, each specific site, property, or proposed subdivision should be analyzed on a case-by-case basis to determine the actual location and extent of public rights-of-way, surface waters, wetlands, shorelands, floodplains, steep slopes, and other significant features. The planned land use map is presented in Appendix IV.

Agriculture Area

This is a predominately agricultural area, including forestry, intended for maintaining the production of agricultural commodities, including forestry. Productive agricultural and forestry lands are considered the highest and best use. Any development proposed for this area must consider potential negative impacts on agricultural production and community rural character. A “Right-to-Farm and Forestry” resolution will be passed by the Town Board that is consistent with the state “right-to-farm” law. When multiple residences are planned, conservation subdivision design will be encouraged.

Generalized “Higher Intensity” Growth Area

This area is located at the Interstate 94 and State Highway 128 interchange, then south along State Highway 128. If any high intensity commercial or residential development is to occur in the Town, this location is the desired location. Any such development should be serviced by appropriate sewer and water infrastructure.

Generalized “Higher Intensity” Growth Area – Including Industrial Uses

This area is located at the Interstate 94 and State Highway 128 interchange. If any high intensity industrial development is to occur in the Town, this location is the desired location. Any such development should be serviced by appropriate sewer and water infrastructure.

Wetlands and Floodplains

These areas are designated as areas that are not suitable for development due to existing wetlands and floodplains. More detailed analysis would need to be completed to determine if specific areas are buildable or not.

Steep Slopes

These areas are designated as areas that are not suitable for development due to slopes that are over 20 percent. More detailed analysis would need to be completed to determine if specific areas are buildable or not.

10. ENERGY AND SUSTAINABILITY

The discussions of energy and sustainability are vital for communities of all sizes. Often, larger communities have more opportunities than smaller communities to reduce their environmental footprint. However, there are many opportunities for rural communities with small populations, and the Town of Cady is no exception. In effect, a community that becomes more sustainable can become a more desirable location to live and do business. In addition, energy and food costs are two of the largest items in a family budget and often these dollars leave the community.

10.1 Energy and Sustainability Goal, Objectives, and Strategies

Goal:

The Town will utilize its diverse resources to be a regional leader in sustainability endeavors and will create an environment and conditions necessary for a sustainable future.

- Wind energy (68%) and solar energy (64%) both had high percentages of agree or strongly agree that **alternative forms of energy** should be used in an economic development strategy. Bio-fuels (44%) had a higher percentage disagreeing and strongly disagreeing.

- **Groundwater (90%), lakes, rivers, and streams (83%), and farmland (78%)** ranked highest as essential or important to use taxes/regulations to preserve.

- Locally produced and consumed **food and renewable energy feedstock** will be part of the Town's future.

Objective 1

Promote efficiency and conservation throughout the Town

Strategies:

- 1) Work with Focus on Energy, other government offices, and non-profit agencies to educate homeowners and businesses on ways to conserve energy and be more efficient on energy use.
- 2) Post at the Town Hall and on the Town website efficiency and conservation tips for homeowners and businesses.

Objective 2

Utilize sustainability and local food/energy production and consumption as tools to increase economic development opportunities and quality of life components throughout the region.

Strategies:

- 1) Promote the Town as a desirable location for organic farms.
- 2) Promote the Town as a desirable location for land-owners and companies to utilize natural resources for bio-energy feedstock.
- 3) Promote food producers in the Town at the Town Hall, in

newsletters, and on the website.

Objective 3

Reduce and if possible eliminate debris, pollutants, runoff, and sediment from entering surface and ground waters.

Strategy:

- 1) Coordinate with local, state, and federal agencies in working with farmers, land owners, and businesses to reduce debris, pollutants, runoff, and sediment from entering surface and ground waters.

Objective 4

Adopt renewable energy policies and practices as part of a strategy to meet future energy needs.

Strategies:

- 1) Work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community.
- 2) Research State and Federal programs and funding opportunities for renewable energy creation.
- 3) Create a committee to address ways it can implement renewable energy policies and practices.
- 4) Encourage all forms renewable energy projects, including wind, solar and bio-energy.
- 5) Create an energy and sustainability strategic plan for the Town that includes short-term, medium-term, and long-term implementation strategies.
- 6) Work with the Town Board to determine the desire in becoming an Eco-municipality, via The Natural Step or a similar process.



Recycling center at Town Garage

11. IMPLEMENTATION

To achieve the community’s vision, the plan must be put into action. This section of the Plan identifies a timeline of specific actions to be completed in order to achieve the Plan’s vision, goals, and objectives. This includes a description of how each of the Plan’s elements is integrated and consistent with each other.

The Comprehensive Plan must also be a living document that considers or allows for change in the community. An evaluation strategy provides a mechanism to measure progress towards achieving all aspects of the Comprehensive Plan and monitors progress in the context of local change. A process for Plan amendments and updates is described.

11.1 Action Plan

The action plan identifies short-term and long-term priorities for implementation of the plan. Identified timeframes are approximate and implementation of the individual action items is subject to available resources and conditions at the time of implementation. The Town Board has responsibility for implementation of the action plan, though some actions may be delegated to the Town Clerk, Plan Commission, and other Town employees at the Board’s discretion. For instance, the Town Board will often delegate to the Plan Commission the responsibility of drafting new ordinances or code changes for review and approval by the Board.

The Plan Commission will review the action plan annually to evaluate progress on plan implementation and monitor the consistency of ongoing operations and proposed new policies with the vision, goals, and objectives of the plan.

Prior to implementation, the Town will consider and reassess each action item to further determine if each is in the best interests of the community. Changing conditions in the community may necessitate an addition or modification to the implementation actions identified below.

The action plan is organized into the following categories of implementation actions:

- Public Information and Participation
- Planning Activities
- Codes and Ordinances
- Cooperative Efforts

Public Information and Participation		
1.1	Continue to monitor governmental procedures to ensure opportunities for community participation during all phases of plan, program, and regulation development and implementation.	ongoing
1.2	Increase resident knowledge of available St. Croix County housing assistance programs, recycling programs, and other programs by means such as posting flyers at the Town Hall, website, and distribution of information with tax-related mailings.	2010 and ongoing
1.3	Utilize University of Wisconsin-Extension and other available resources to increase resident and Plan Commission understanding of	2010 and as needed

	planning regulations, techniques, and conservation subdivision design.	
1.4	Work with Wisconsin DNR and St. Croix County, to help educate Town residents on regulations, incentives and methods for the protection of water quality and forest management through the distribution of materials at the Town Hall and website. This includes labeling any DNR listed Exceptional and Outstanding Waterways.	2010 and ongoing
1.5	Increase resident knowledge of local food producers and businesses in the Town through means such as posting flyers at the Town Hall, distribution of information with tax-related mailings, and any future website.	2010 and ongoing
1.6	Institute an annual newsletter updating residents on Town issues and news.	2010
1.7	Continue to update the Town website.	ongoing
1.8	Promote new agricultural markets like niche farms that include direct market farms, organic farms, and farms that produce non-traditional products and/or bio-energy feedstock. This can include promoting the Town at events, conferences, newsletters, website, etc.	2012

Planning Activities		
2.1	Annually reassess and update 5-year plans for future public facilities, road improvements, and heavy equipment purchases, with the assistance of the WISLR system and database. Ensure basic training in these road management tools by employees and/or Board members.	2010 and ongoing
2.2	Work cooperatively with other area communities in the planning of linked recreational trail systems, strive to include proposed trails into future updates of the St. Croix County Outdoor Recreational Plan and adjacent county plans, and integrate resident participation into this planning process. This includes inventorying possible corridors and locations for pedestrian, bicycle, ATV, snowmobile, and equestrian trails in the Town.	2010 and ongoing as needed
2.3	The Town, through its Plan Commission, will continually monitor land use changes in the community and assess the compatibility of these changes with the Plan's vision, goals, and objectives. If such changes conflict with the Plan, and a change is needed, the Town will use a public planning process to update the Plan.	annually, and more frequently as needed
2.4	Assign to the Plan Commission to explore renewable energy policies and practices and the creation of an energy and sustainability strategic plan for the Town that includes implementation strategies	2011
2.5	Research the use of taxes and/or regulations to protect and conserve water resources.	2010

Codes and Ordinances		
3.1	The Town Board, Plan Commission, and employees of the Town of Cady will continue to enforce applicable codes and ordinances.	ongoing
3.2	Modify Town ordinances to require developers to pay Town costs related to a development (e.g., special studies, roads, parks) and be financially responsible for potential environmental impacts.	ongoing
3.3	Evaluate whether the Town subdivision process and standards meets Town needs. If necessary, the Town may develop and implement a new land division ordinance.	if needed

3.4	Adopt a Town “Right-to-Farm and Forestry” resolution consistent with the State “right-to-farm” law. The resolution will recognize that a wide variety of agricultural and forestry practices are compatible with the Towns’ rural setting and vision.	2010
3.5	The Town will work with St. Croix County to review development application and review processes and timelines to coordinate decision-making.	ongoing
3.6	When Town land management ordinances are created or amended, the Plan Commission shall notify the St. Croix County Zoning Office of the changes to Town land use policy.	as needed
3.7	Research the need for Town Ordinances regarding identified nuisances and land use issues within Town jurisdiction.	ongoing
3.8	Work with the Wisconsin Office of Energy Independence in becoming a Wisconsin Energy Independent Community	2011
3.9	Work with the Town Board to determine the desire in becoming an eco-municipality, via The Natural Step or a similar process.	2011
3.10	Adopt a large livestock facility siting ordinance to allow community input on the siting of large animal operations and the enforcement of State of Wisconsin siting rules.	ongoing
3.11	Develop a Town telecommunication tower ordinance	ongoing
3.12	Develop a Town zoning ordinance.	ongoing

Cooperative Efforts		
4.1	Establish and maintain communication with the County Housing Office, Recycling Program, and Emergency Management to increase resident awareness of the County’s housing, solid waste, recycling, CleanSweep and hazard mitigation programs.	2010 and ongoing
4.2	Establish and maintain contacts with adjacent unit of governments, St. Croix County, Wisconsin Town’s Association, and the State of Wisconsin to protect the natural resources and interests of the Town, including ongoing membership and active participation in related organizations and regarding the enforcement of applicable regulations. Support efforts which appropriately modifies State tax policy to encourage the preservation of farmlands and forests.	ongoing
4.3	Maintain ongoing communication with St. Croix County in the enforcement of the Shoreland-Wetland Ordinance, Floodplain Ordinance, Sanitary Ordinance, and highway access controls on County Highways.	ongoing
4.4	Maintain contact with adjacent municipalities and St. Croix County to coordinate and pursue opportunities for the cost-sharing and planning of road projects and the enforcement of highway access controls.	ongoing, as opportunities arise
4.5	Provide opportunities for adjacent municipalities to comment on proposed plans and ordinances that may have intergovernmental impacts. Maintain communication with Plan Commissions from adjacent communities to encourage cooperation in the development and sharing of said plans and ordinances.	as opportunities arise
4.6	Work with adjacent community plan commissions to conduct annual multi-jurisdictional planning meetings to discuss growth trends, issues, ways to plan regarding physical and geographic characteristics, and	annually; more often if desired

	opportunities for cooperation.	
4.7	Work with Focus on Energy, other government offices, and non-profit agencies to educate homeowners and businesses on ways to conserve energy and be more efficient on energy use.	2010
4.8	Work with Internet providers to ensure that the highest percentage of residents have access to high-speed Internet.	ongoing
4.9	Work with St. Croix County on the implementation of the 2008 St. Croix County Bicycle and Pedestrian Plan.	2010 and ongoing
4.10	Work with the local ATV club to help create and maintain a safe and orderly ATV route system.	ongoing

11.2 Plan Integration and Consistency

The Town of Cady Comprehensive Plan has an important role as a guide and determinant for future action and policy decisions in the community. All development proposals and capital expenditures should be reviewed against the conclusions, vision, goals, objectives, and strategies of the Plan for consistency. When the Town is requested to comment on proposed policy changes at a county, regional, State or Federal level, the Plan can provide important guidance to Town officials.

The elements of the Comprehensive Plan are also internally consistent. Indeed, there is much overlap in issues and policy between many of the elements. A review of all Plan data, analysis and conclusions, and of Plan goals and policies has been performed to ensure consistency. As the Plan developed, major consistent themes emerged which moved the Plan toward consistent conclusions and compatible approaches to solving identified problems among the elements. Any future Plan amendments should be evaluated for consistency with the overall Comprehensive Plan.

11.3 Plan Monitoring and Evaluation

Any plan is subject to the passage of time the likelihood its policies and recommendations become obsolete. The Town of Cady Plan Commission is responsible for monitoring changing conditions and Plan implementation to evaluate whether a Plan amendment or update is needed.

The Plan Commission will conduct an annual review and evaluation on: (a) progress of Plan implementation, (b) growth trends in past year, (c) issues and conflicts with the Plan, and (d) any needed Plan amendments. The Plan Commission will report its findings of each annual review to the Town Board.

11.4 Plan Amendments and Updates

Plan monitoring and evaluation is an ongoing process and will, at some time, lead to the realization that the Plan requires an amendment or updating.

Plan Amendments are minor changes or additions to Plan maps or text as deemed necessary and appropriate. The Town Plan Commission must be given sufficient opportunity to make a recommendation to the Town Board on proposed amendments prior the Town Board decision.

The Plan will be updated at least every 10 years as required by State law, unless a more frequent update is deemed necessary by the Town Board. The Town Plan Commission is responsible for facilitating the Plan update, working within any general guidelines provided by the Town Board.

The adoption process for Plan amendments and Plan updates is similar. Consistent with State law, a public hearing at a joint-meeting of the Plan Commission and Town Board will be held. The Plan Commission must then adopt a resolution recommending the proposed Plan changes or update to the Town Board. The Town Board will then adopt by ordinance the Plan changes or update.

The Town of Cady will encourage public participation during Plan amendment and update processes. Frequent Plan amendments and updates should be avoided.

APPENDIX I

PUBLIC PARTICIPATION PLAN

RESOLUTION 2 - 2008-08

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT

COPY

WHEREAS, the (Town, Village or City) of CADY has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes; and

WHEREAS, §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and

WHEREAS, the (~~Town Board, Village Board or City Council~~) of the (~~Town, Village or City~~) of CADY has designated a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and

WHEREAS, the (~~Town, Village or City~~) of CADY plan commission has received, reviewed and recommended approval of the *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and

WHEREAS, the agreement between the (~~Town, Village or City~~) of CADY and its hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and

WHEREAS, the (~~Town, Village or City~~) of CADY believes that regular, meaningful public involvement in the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

NOW, THEREFORE BE IT RESOLVED, that the (~~Town Board, Village Board or City Council~~) of the (~~Town, Village or City~~) of CADY hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project* as its public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 7th day of July, 2008.

[Signature]

[Signature]

[Signature]

MIKE TULLY - CHIEFMAN

HUGH HAMPTON - SUPERVISOR

ROGER TIMM SUPERVISOR

CARLA GREIBUE, CLERK

Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

The governing body of each local governmental unit participating in the West Central Wisconsin Multijurisdictional Planning Project recognizes the need for an open and active public participation process to foster a strong community commitment to the development and implementation of a comprehensive plan to guide the community's future growth and development. To ensure that the public has an opportunity to be involved in every stage of the preparation of the Comprehensive Plan, the participants identify the following actions to promote an active public involvement process that provides complete information, timely public notice, full public access to key decisions, and supports early and continuing involvement of the public in developing the plan.

PUBLIC PARTICIPATION PROCEDURES

- Each participating local governmental unit shall have a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.
- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.
- A joint Plan Commission and governing body Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The governing body will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
 3. The Wisconsin Land Council.
 4. The Wisconsin Department of Administration.
 5. The West Central Wisconsin Regional Planning Commission.
 6. The public library that serves the area in which the local governmental unit is located.

APPENDIX II

VISION AND SURVEY RESULTS

Appendix C - Quantitative Summary of Responses by Question
TOWN OF CADY COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY

PLEASE RETURN BY NOVEMBER 14, 2008

Fill the circle that most closely describes your perspective toward the following statements:

Like this: <input type="radio"/>	Not like this: <input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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QUALITY OF LIFE

1. What are the three most important reasons you and your family choose to live in the Town of Cady?
- | | | |
|----------------------------|---------------------------------------|-------------------------------|
| 40% Agriculture | 26% Low Crime Rate | 10% Quality Schools |
| 0% Community Services | 27% Natural Features | 8% Recreational Opportunities |
| 23% Cost of Home | 47% Near Family and Friends | 47% Small Town Atmosphere |
| 5% Historical Significance | 24% Near Job (Employment Opportunity) | 11% Other: (Please Identify) |
| 6% Property Taxes | 3% Quality Communities | <u>See Appendix B</u> |

	Excellent	Good	Fair	Poor
2. Rate the overall quality of life in the Town of Cady.	30%	62%	8%	1%

PROGRAMS AND SERVICES

3. Rate the following services and programs in our community:	Excellent	Good	Fair	Poor	Not Applicable
a. Land Use Regulations	7%	53%	32%	5%	2%
b. Law Enforcement	9%	57%	26%	5%	2%
c. Emergency Services (e.g., fire, ambulance)	22%	53%	21%	2%	2%
d. Economic Development	4%	37%	37%	11%	11%
e. Roads and Highways	11%	56%	26%	7%	0%
f. Recreation (e.g., parks, forests, trails)	10%	51%	24%	8%	7%
g. Elderly Programs	4%	24%	21%	10%	42%
h. Elderly/Disabled Transportation	3%	19%	20%	10%	48%
i. Animal Control	4%	49%	26%	11%	9%
j. Junk Control	4%	39%	29%	18%	10%
k. Garbage and Recycling	14%	61%	20%	2%	3%
l. Town Hall and Facilities	7%	67%	21%	4%	1%
m. Cemeteries	7%	55%	12%	1%	26%
n. Schools	11%	70%	9%	2%	8%
o. Town Government Communication	7%	43%	36%	13%	2%
p. General Town Government Services	5%	54%	35%	3%	4%

COMMUNICATION

4. Fill the circles of the two most effective ways that the **Town of Cady** could provide information regarding its services and programs to residents.

Direct Mailings	Radio	Newspaper Articles	Newsletters	Television	Town Website	Other (Please Identify)
70%	3%	33%	53%	2%	27%	2% See Appendix B

NATURAL AND CULTURAL RESOURCES

5. How important is it for the Town of Cady to use tax dollars/regulations to protect the following:	Essential	Important	Somewhat important	Not important
a. Air Quality	16%	41%	21%	22%
b. Farmland	31%	47%	16%	6%
c. Forested Lands	20%	52%	19%	8%
d. Groundwater	56%	34%	9%	1%
e. Historic and Cultural Sites	3%	38%	43%	16%
f. Open Space	19%	42%	25%	14%
g. Lakes, Rivers and Streams	41%	42%	12%	5%
h. Rural Character	27%	42%	23%	8%
i. Hunting and Fishing	24%	40%	28%	7%
j. Wetlands	21%	38%	29%	13%
k. Wildlife Habitat	28%	40%	23%	8%

HOUSING

The following questions ask your opinion about the development of housing in the **Town of Cady**

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
6. Affordable housing is needed in our community (affordable housing = rent/mortgage that is no more than 30% of a household's gross income).	8%	34%	25%	18%	15%
7. Elderly housing is needed in our community (elderly housing = housing for those 65+ that accommodates special needs such as wheelchairs).	10%	34%	22%	11%	23%
8. Starter (first time buyer) homes are needed in our community	5%	28%	30%	18%	19%

AGRICULTURE AND LAND USE

9. Productive agricultural land should be allowed to be used for:	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. Agricultural Use	72%	25%	0%	0%	3%
b. Residential Use	11%	39%	29%	16%	5%
c. Commercial Use	6%	21%	37%	30%	5%

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
10. Large scale farms (500 or more animal units) should be allowed to expand:					
a. Anywhere in the Town of Cady	5%	19%	39%	31%	6%
b. Nowhere in the Town of Cady	23%	20%	33%	13%	10%
c. Outside a 2 mile radius of incorporated areas	7%	34%	18%	18%	23%
d. Outside a 1 mile radius of incorporated areas	7%	14%	34%	22%	23%
11. Landowners should be allowed to develop land any way they want.	14%	23%	35%	23%	5%
12. The visual impacts (view of the landscape) of development is an important consideration when evaluating proposed development.	30%	48%	9%	4%	9%
13. There should be a minimum lot size on residential development in rural areas.	45%	37%	9%	4%	5%

	Yes	No	Don't Know
14. Should the Town of Cady use tax dollars to purchase development rights to preserve prime farmland? (Under such a program the farmer is paid money in exchange for his/her "right" to develop their farmland.)	23%	50%	27%

15. In your opinion, what should the minimum lot size be for rural residential development? <u>Fill one circle only.</u>	Less than 1 acre	1 to 5 acres	6 to 10 acres	11 to 40 acres	41 or more acres	No Limitation
	6%	41%	28%	14%	4%	7%

16. In your opinion, how many acres of land are needed to be considered a farm?	Less than 10	10 - 20	21 - 40	40 plus
	12%	24%	25%	39%

17. How many acres of land do you own in the Town of Cady?	Less than 10	10 - 20	21 - 40	40 plus
	21%	12%	18%	49%

18. Is the land you own actively farmed?	Yes	No	Not Applicable
	56%	41%	3%

19. Do you think your land will be actively farmed (by you or someone else) in the next (fill all circles that apply):	0-5 years	6-10 years	11-15 years	16-20 years	Not Applicable
	21%	18%	14%	25%	33%

TRANSPORTATION

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
20. The overall road network (roads, streets, and highways) in the Town of Cady meets the needs of its citizens.	20%	66%	10%	3%	1%
21. Alternative modes of transportation, such as ATV, snowmobile, bicycle, and walking are important.	19%	49%	17%	10%	6%
22. There should be more biking and walking lanes along public roadways.	14%	24%	33%	17%	12%

ECONOMIC DEVELOPMENT

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
23. Commercial or industrial buildings in Town of Cady should be located:					
a. In an existing city or a village	20%	46%	16%	4%	14%
b. Near a city or village	8%	52%	18%	8%	13%
c. Anywhere in Town of Cady	6%	18%	31%	36%	9%
24. The Town of Cady should use tax dollars to recruit new business and industry	1%	21%	38%	26%	13%

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
25. The Town of Cady should pursue the following energy alternatives as a form of economic development:					
a. Bio Fuels (e.g. ethanol, biodiesel)	8%	28%	30%	14%	20%
b. Solar Energy	22%	42%	15%	6%	16%
c. Wind Energy	25%	43%	13%	7%	12%
d. Other _____	17%	2%	4%	2%	75%

	Essential	Very Important	Important	Not Important	No Opinion
26. Rate the importance of the following:					
a. Agricultural Related Businesses	23%	28%	42%	1%	6%
b. Commercial and Retail Development	3%	10%	40%	38%	9%
c. Downtown Development – “Main Street”	3%	8%	19%	47%	22%
d. Home Based Businesses	6%	15%	43%	21%	15%
e. Industrial and Manufacturing Development	3%	13%	34%	39%	10%
f. Tourism and Recreation	3%	17%	38%	33%	8%
g. Technology related (e.g. biotechnology, computers, etc.)	5%	12%	34%	33%	16%
h. Service industries (e.g. financial services, health services, etc.)	4%	15%	40%	29%	12%

27. What do you like about living in Town of Cady? **See Appendix B**

28. Which **THREE** of the following Town of Cady functions do you think are **most important** (Only select top 3)?

a. Ensure public safety	53%	b. Provide efficient/effective government	37%
c. Protect environmental/cultural resources	46%	d. Protect agricultural resources	63%
e. Provide social services	10%	f. Regulate land use	43%
g. Enhance economic development	8%	h. Provide effective transportation network	19%

	Very Likely	Likely	Unlikely	Very Unlikely
29. How likely are you to attend visioning sessions and other public participation events as related to comprehensive planning?	8%	41%	43%	7%

DEMOGRAPHICS: Please tell us some things about you:

30. Gender:	Male	Female
	59%	41%

31. Age:	18-24	25-34	35-44	45-54	55-64	65 and older
	0%	6%	19%	21%	28%	25%

32. Employment Status:	Employed Full Time	Employed Part Time	Self Employed	Unemployed	Retired	Other: See Appendix B
	49%	5%	16%	4%	25%	1%

33. Place of Residence:	Own	Rent	Other:
	100%	0%	0%

34. If you live in Cady, in which school district do you reside?	Spring Valley	Baldwin-Woodville	Menomonia
	74%	22%	4%

	0	1	2	3	4	5+
35. Number of Adults (18 or older) in Household		18%	67%	14%	1%	1%
36. Number of Children (under 18) in Household	75%	7%	10%	5%	1%	1%
37. Household Income Range	Less than 15,000	15,000 – 24,999	25,000 – 49,999	50,000 – 74,999	75,000 – 99,999	100,000 or More
	5%	10%	29%	27%	18%	10%
38. How many years have you lived in the Town of Cady?	Less than 1	1 – 4	5 - 9	10 - 24	25+	
	1%	5%	19%	28%	47%	
39. In what zip code do you live?	<u>See Appendix B</u>					

Thank You for Completing the Survey!

Your survey responses are anonymous and will be reported in group form only.

Please return your survey in the enclosed postage-paid envelope by November 14, 2008 to:

Survey Research Center
 University of Wisconsin - River Falls
 410 S. Third St.
 River Falls, WI 54022-5001

TOWN OF CADY COMPREHENSIVE PLAN

VISIONING QUESTIONNAIRE

Visioning – The process by which a community defines the future it wants.

1. ***“In the year 2030, we envision that the Town of Cady will continue to be a rural, farming community offering a small town atmosphere, large open spaces, scenic wooded hillsides, and a quiet, safe place to raise a family.”***

Do you agree with this vision? How might this vision be changed?

Yes.

More families.

How can we see more kids get on the school buses.

Commercial/Industrial development to occur around I-94 Interchange with STH 128

2. ***“In the year 2030, we envision that the Town of Cady will look much like it does today.”***

Do you agree with this vision? How might your vision differ?

Yes. More development along STH 128, north of CTH N.

Increase in small farms. Look into niche farms that can supply larger regional foodshed.

What do you see today in your community that is not part of your vision for the future?

Even though it is a difficult issue, it would be nice to see less accumulated junk.

Are there any additional characteristics or “assets” in the Town which are part of your vision for the future which has not been previously discussed?

3. **What is your vision for residential housing growth in the community?**

(a) Should different housing types be allowed, encouraged, or discouraged (e.g., duplexes, trailer homes, apartments)? (see survey questions)

Low density and not high density. Any high density should be in the villages and/or around interchange where sewer and water would need to be available.

(b) In general, where should housing development occur and at what densities? Do you envision new housing to be more clustered, limited to larger lots, or not guided/regulated by lot size or location? (see survey questions)

Rural smaller lots are desired. This will limit acreage taken out of production.

4. **What is your vision for commercial or industrial development in the community? (see survey questions)**

(a) Should specific types of commercial or industrial development be allowed, encouraged, or discouraged?

Depends on the market and economy. Hard to determine what is encouraged and discouraged along Interstate.

(b) If allowed, where should such development occur in general?

Commercial and industrial should be allowed. Higher intensity commercial along STH 128 from north Town line to CTH N. Industrial should be allowed specifically around the interchange.

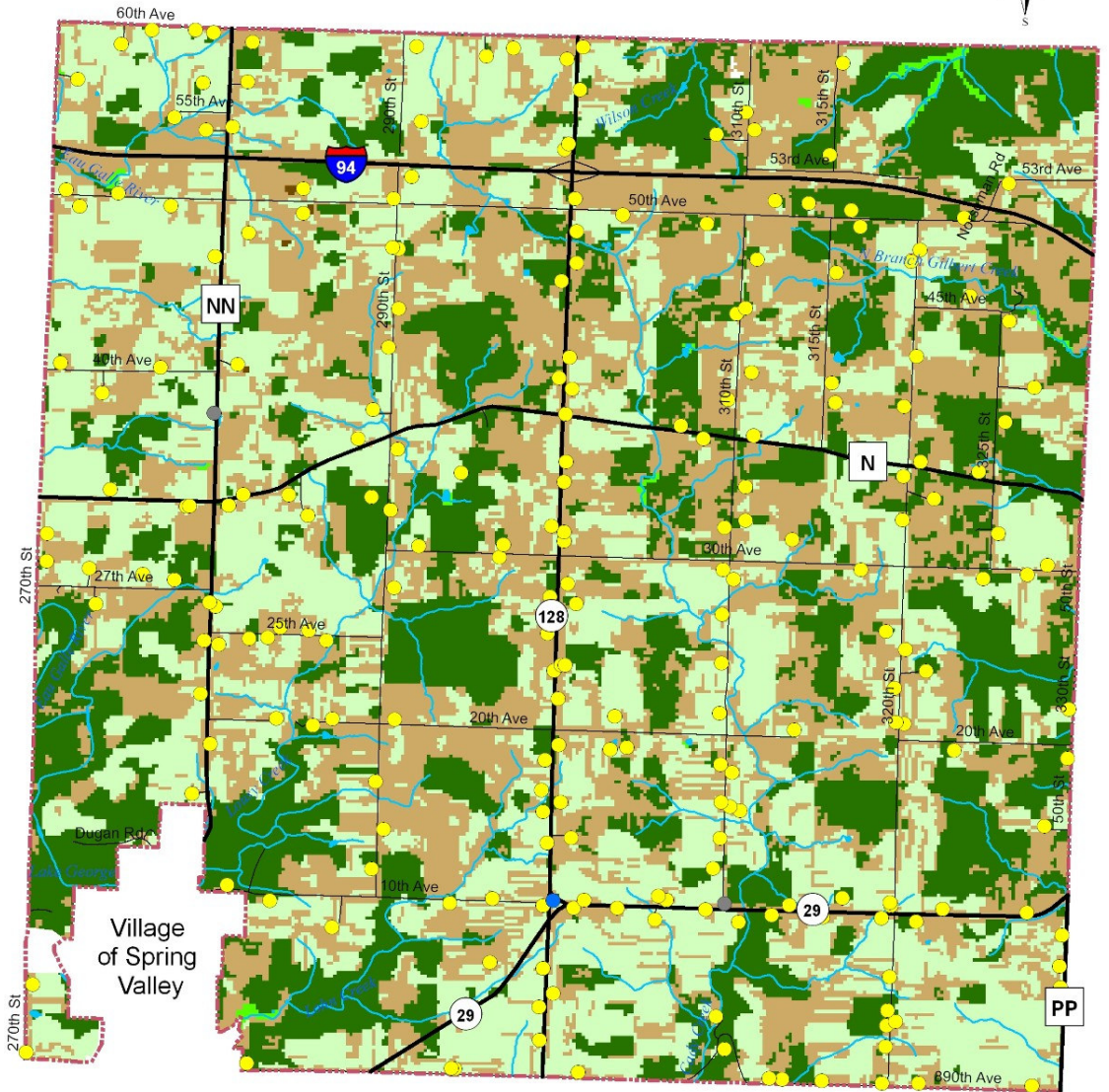
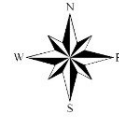
5. Identify any barriers, issues, challenges, or trends which you believe will make it difficult to achieve your vision for the Town of Cady.

At this time, there is limited growth pressure, so there is not anticipation of high residential pressure. At the same time, it is difficult to get families to move to the Town, due to the ruralness. Commercial and industrial growth pressures may make it difficult to manage land use conflicts between commercial/industrial and rural/agricultural residential living

APPENDIX III

EXISTING LAND USE MAP

Town of Cady Existing Land Use

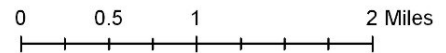


Land Cover

- Agriculture
- Barren
- Forest
- Wetlands
- Grassland
- Open Water

Land Use

- Government
- Residential
- Utility



Source: WISCLAND 1998, WCWRPC Land Use Survey 1998

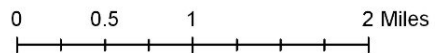
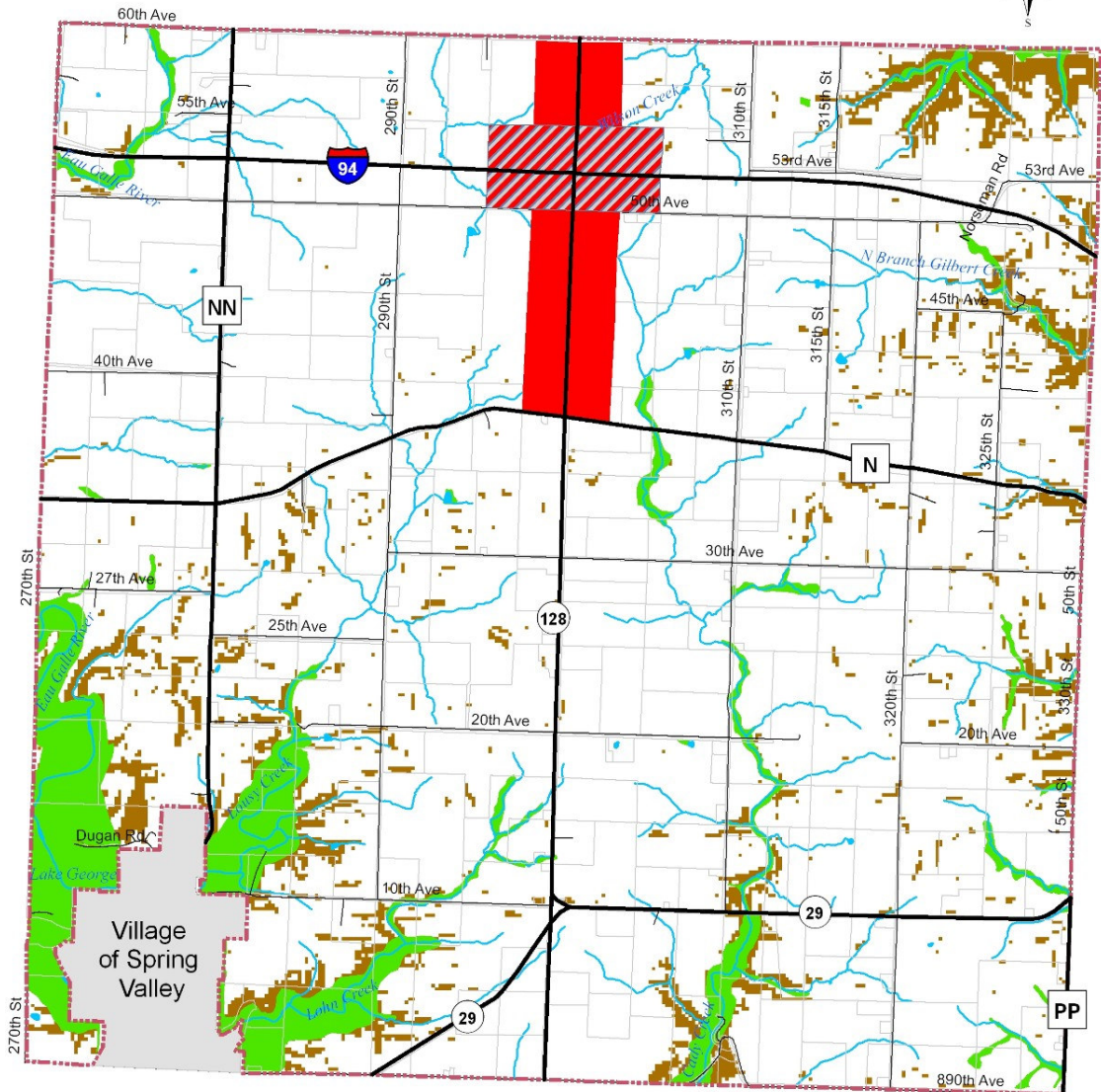
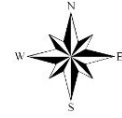


West Central Wisconsin Regional Planning Commission
Drafted: BDN 08/19/09

APPENDIX IV

PLANNED LAND USE MAP

Town of Cady Future Land Use



- Roads
- Major Roads
- Surface Water
- Agriculture
- Wetlands and Floodplains
- Steep Slopes (over 20%, may pose development concerns)
- Generalized "Higher Intensity" Growth Area *
- Generalized "Higher Intensity" Growth Area * including industrial uses

* Higher intensity commercial and residential growth is anticipated to occur at I-94 and Highway 128 and along Highway 128 to Highway N



West Central Wisconsin Regional Planning Commission
Drafted: BDN 08/19/09