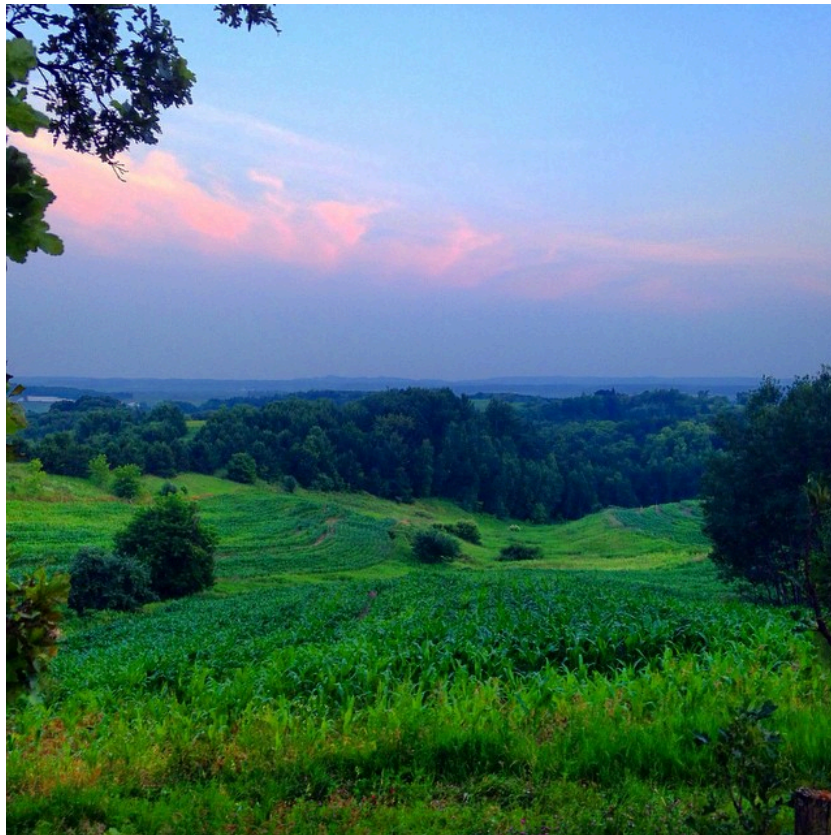


TOWN OF ALBION

Comprehensive Plan 2018-2038

Trempealeau County, Wisconsin

March 2018



Prepared by the Mississippi River Regional Planning Commission and the Trempealeau County Department of Land Management under the direction of the Albion Town Board and Town Planning Committee – March 2018

ABSTRACT

Title: Town of Albion Comprehensive Plan 2018-2038

Summary: The Town of Albion Comprehensive Plan 2018-2038 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that 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.

Town Chairman: Verle Deetz

Town Board: Eric Gullicksrud
Ronald Olson

Town Planning Committee: Sheree Nelson
David Larson
Bob Teigen
Greg Krueger
Marie Murrell
Paul Adams

Town Clerk: Sheree Nelson

Town Treasurer: Kelly Moen

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Town of Albion

Trempealeau County
Eleva, Wisconsin 54738

May 1, 2018

Trempealeau County Board of Supervisors
Trempealeau County Courthouse
P.O. Box 67
Whitehall, WI 54738

RE: Ordinance to Adopt the Comprehensive Plan (Revision) for the Town of Albion

Ordinance 2018-1, Ordinance to Adopt the Comprehensive Plan (Revision) for the Town of Albion was adopted on April 10, 2018. Please approve and incorporate the Town of Albion Comprehensive Plan Revision. The Ordinance is enclosed.

I can be reached at (715) 287-3233 if you have any questions or need further information. Thank you.

Sincerely,



Sheree Nelson
Albion Town Clerk

SN/lsn

Enclosure

PUBLIC HEARING NOTICE:

**ADOPTION OF THE AMENDMENT TO
THE TOWN OF ALBION COMPREHENSIVE PLAN
A PORTION OF THE
TREMPEALEAU COUNTY COMPREHENSIVE PLAN**

Please take notice that a Public Hearing will be held by the Town of Albion Board of Supervisors on the adoption of the amendments to the Town of Albion Comprehensive Plan. This hearing will be held on April 10, 2018 at 7:00 pm in the Albion Town Hall, N52875 County Rd Y, Eleva, WI 54738.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (715-287-3484) or online at <http://www.tremplocounty.com>.

Written comments must be submitted prior to or at the public hearing on April 10, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Sheree Nelson, Town of Albion Clerk, N47213 Ellenberger Ln, Eleva, WI 54738. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Sheree Nelson, Town of Albion Clerk

Note to TCT Newspaper: Please publish weeks of March 7th & 14th, 2018

ORDINANCE 2018-1

ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN (Revision) FOR THE TOWN OF ALBION

THE TOWN BOARD OF THE TOWN OF ALBION, TREMPPEALEAU COUNTY,
WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1

Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Albion is authorized to prepare, adopt, and update 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 Albion, Trempealeau County, Wisconsin, has previously adopted a Comprehensive Plan and now seeks to amend its Comprehensive Plan to include updates to the Plan text, namely the Goals and Objectives, and the Land Use Map.

SECTION 3

The Town of Albion held a public hearing on April 10, 2018 on this ordinance (Revised Comprehensive Plan), in compliance with the requirements of Section 66.1001 (4) (d) of the Wisconsin Statutes.

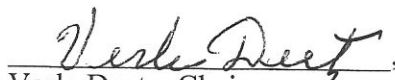
SECTION 4

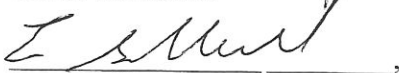
The Town Board of the Town of Albion, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Albion Comprehensive Plan 2018-2038," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 5

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board of the Town of Albion and publication as required by law.

ADOPTED this 10th day of April, 2018


Verle Deetz, Chairman
Town of Albion


Eric Gullicksrud, Supervisor 1
Town of Albion

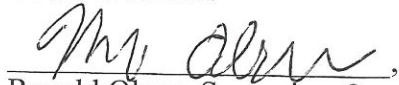

Ronald Olson, Supervisor 2
Town of Albion

Table of Contents

	Page
Issues and Opportunities Element	1-1
1.1 Introduction	1-1
1.2 Population	1-1
Table 1.1 T. of Albion, Surrounding Municipalities, County, State and Nation Population Trends	1-1
Table 1.2 T. of Albion, Surrounding Municipalities, County, State and Nation Population Projections.....	1-2
1.3 Age Distribution and Demographic Trends	1-2
Table 1.3 T. of Albion, Surrounding Municipalities, County, State and Nation Population by Gender.....	1-3
Table 1.4 T. of Albion Population by Age and Gender.....	1-3
Table 1.5 T. of Albion, V. of Eleva, County, State and Nation % of Population by Cohort	1-4
Table 1.6 T. of Albion, Surrounding Municipalities, County State and Nation Population by Race	1-4
1.4 Household Characteristics	1-4
Table 1.7 T. of Albion, Surrounding Municipalities, County State and Nation Household Characteristics	1-5
1.5 Employment, Income, and Poverty Statistics	1-5
Table 1.8 T. of Albion, V. of Eleva and Trempealeau County Employment by Industry	1-5
Table 1.9 Trempealeau County Employment by Industry.....	1-6
Table 1.10 Western Workforce Development Area Occupational Projections, 2012-2022	1-6
Table 1.11 Western Wisconsin Workforce Development Area Industry Projections, 2012-2022	1-7
Table 1.12 T. of Albion, V. of Eleva and Trempealeau County Occupations.....	1-8
Table 1.13 Trempealeau County Civilian Labor Force	1-8
Table 1.14 County, State and National Unemployment Rates 2001-2014	1-8
Table 1.15 T. of Albion, V. of Eleva, County and State Household Income.....	1-9
Table 1.16 Per Capita Income Trempealeau County, State and Nation 2000-2014.....	1-9
Table 1.17 Poverty Estimates 2013 – County, State and Nation.....	1-10
1.6 Educational Attainment	1-10
Table 1.18 T. Albion, V. Eleva, County and State Educational Attainment.....	1-10
1.7 Overall Goal Statement	1-10
Housing Element	2-1
2.1 Introduction	2-1
2.2 Existing Housing Stock Characteristics	2-1
Table 2.1 T. Albion, Surrounding Municipalities, County, State and Nation Housing Trends	2-1
Table 2.2 T. Albion, Surrounding Municipalities, County, State and Nation Housing Units.....	2-2
Table 2.3 T. Albion, Surrounding Municipalities, County, State and Nation Vacant Housing	2-2
Table 2.4 T. Albion, Surrounding Municipalities, County, State and Nation Owner and Renter Occupied Housing Units	2-3
Table 2.5 Town of Albion Housing Trends.....	2-3
Table 2.6 New Housing Starts in Town of Albion 2007-2014	2-3
Table 2.7 T. Albion, V. Eleva, County and State Value Owner Occupied Units.	2-4
Table 2.8 T. Albion, V. Eleva, County and State Year Structure Built.	2-4
Table 2.9 Age of Housing – T. Albion, V. Eleva, Trempealeau County and State	2-5
Table 2.10 T. Albion, V. Eleva, County and State Units in Structure	2-5
Table 2.11 T. Albion, V. Eleva, County and State Heating Fuel	2-6

Table 2.12 T. Albion, V. Eleva, County and State Year Householder Moved In.....	2-6
Table 2.13 T. Albion, V. Eleva, County and State Selected Monthly Owner Costs as % of Household Income.....	2-7
Table 2.14 T. Albion, V. Eleva, County and State Gross Rent as % Household Income	2-8
2.3 Housing Programs	2-8
2.4 Housing Element Goals and Actions	2-8
Transportation Element	3-1
3.1 Introduction	3-1
3.2 Facilities Inventory and Characteristics	3-1
Road Network	3-1
WISLR Wisconsin Information for Local Roads	3-1
Table 3.1 State of Wis. DOT (WISLR) Certified Mileage List	3-2
Road Weight Restrictions and Limitations	3-3
Traffic Counts.....	3-3
Table 3.2 Albion Annual Average ADT Counts 2006-2015.....	3-3
3.3 Airports and Aviation	3-3
3.4 Multi-Use Trails	3-3
3.5 Elderly and Disabled Transportation	3-4
3.6 Public Transit	3-4
3.7 Truck Transportation	3-4
3.8 Rail System	3-4
3.9 Water Transportation.....	3-4
3.10 Summary of Existing Transportation Plans	3-4
Trempealeau County Six Year Highway Improvement Program	3-5
3.11 Transportation Element Goals and Actions	3-6
Utilities and Community Facilities Element	4-1
4.1 Introduction	4-1
4.2 Existing Utilities and Community Facilities	4-1
4.3 Medical/Health Care and Other Facilities	4-3
4.4 Educational Facilities	4-3
4.5 Recreational Facilities	4-3
4.6 Utilities and Community Facilities Element Goals and Actions	4-4
Natural, Agricultural, and Cultural Resources Element	5-1
5.1 Introduction	5-1
5.2 Natural Resources	5-1
Background.....	5-1
Topography.....	5-1
Slopes.....	5-1
Soils	5-1
Forest Resources.....	5-2
Table 5.1 Statement of Assessments – Forest and Ag Forest Acres 2015.....	5-2
Mineral Resources.....	5-2

Surface Water Resources.....	5-2
Water Quality	5-3
Table 5.2 Trempealeau County Exceptional Resource Waters	5-3
Table 5.3 Trempealeau County Impaired Waters List.....	5-5
Watersheds.....	5-6
Town of Albion Lakes and Streams	5-6
Floodplains.....	5-7
Flood Hazard Assessment.....	5-7
Groundwater	5-7
Table 5.4 Trempealeau County Water Use by Year (millions of gallons per day).....	5-7
Table 5.5 Trempealeau County Water Use (MGD) % Increase 1979-2005.....	5-7
Environmentally Sensitive Areas	5-8
Table 5.6 Legacy Places.....	5-8
Wetlands.....	5-8
5.3 Agricultural Lands	5-9
Productive Agricultural Lands.....	5-9
County Agricultural History	5-9
Prime Farmland.....	5-9
5.4 Cultural Resources	5-9
Introduction.....	5-9
Archaeological Sites Inventory	5-9
Wisconsin Architecture and History Inventory	5-10
5.5 Agriculture, Natural, and Cultural Resources Element Goals and Actions	5-10

Economic Development Element	6-1
6.1 Introduction	6-1
6.2 Labor Force	6-1
Table 6.1 Trempealeau County Civilian Labor Force.....	6-1
6.3 Economic Base	6-1
Table 6.2 Industry Employment (as a share of total employment) in 2012.....	6-1
Table 6.3 Average Wages by Industry in 2012	6-1
Table 6.4 Total Full Time and Part Time Employment by NAICS in Trempealeau County.....	6-2
6.4 Current Business Inventory	6-2
Table 6.5 Major Employers (Public and Private).....	6-3
6.5 Attracting and Retaining Business and Industry	6-4
6.6 Program Assistance	6-4
6.7 Economic Development Element Goals and Actions	6-4

Intergovernmental Cooperation Development Element	7-1
7.1 Introduction	7-1
7.2 Governmental Units and Relationships	7-1
7.3 Existing and Proposed Local, County and Regional Plans	7-2
7.4 State and County Agency Plans	7-2
7.5 Existing Relationships, Shared Services, and Agreements	7-3
7.6 Intergovernmental Cooperation Element Goals and Actions	7-3

Land Use Element	8-1
8.1 Introduction	8-1
8.2 Agricultural Use and Productivity	8-1
Table 8.1 Trempealeau County Agricultural Data.....	8-1
Table 8.2 Trempealeau County Farms by North America Industrial Classification (NAICS)	8-2
8.3 Existing Land Use and Zoning	8-3
Table 8.3 Land Use Property Assessment Inventory	8-3
8.4 Land Use Projections	8-3
Table 8.4 Housing Starts in Town of Albion	8-3
Table 8.5 Housing Projections Through 2040.....	8-4
Table 8.6 Population Projections Through 2040.....	8-4
Table 8.7 Land Use Projections for the Town of Albion (in acres)	8-5
Existing and Potential Land use Conflicts	8-5
8.5 Development Impacts	8-5
8.6 Land Use Element Goals and Actions	8-6
8.7 Land Use Districts	8-6
8.8 Cluster Development	8-8
8.9 Land Use Map	8-9

Implementation Element	9-1
9.1 Introduction	9-1
9.2 Plan Updates and Revisions	9-1
9.3 Responsibilities	9-1
9.4 Plan Recommendations	9-1
9.5 Plan Implementation Schedule	9-1
Actions to Be Implemented Throughout Planning Period	9-2

Appendix A – Maps

- Map 1 Town of Albion Transportation System Map
- Map 2 Town of Albion Community Facilities Map
- Map 3 Town of Albion Contour/Slope Map
- Map 4 Town of Albion Soils Map
- Map 5 Town of Albion Land Use Map

Appendix B – Resolution in Opposition to the Creation of a Mining Overlay District in the Township of Albion, Wisconsin

Appendix C - Town of Albion Ordinance 2014-1Nonmetallic Mine Operator’s License

ISSUES AND OPPORTUNITIES ELEMENT

1.1 Introduction

From 2000 to 2009 the Trempealeau County Department of Land Management, under the direction of the Trempealeau County Zoning Committee, worked with individual towns in Trempealeau County to develop comprehensive plans. The County values the importance of town comprehensive plans (developed through resident input), as the individual town plans have been assembled to create the County Comprehensive Plan. In 2008 the Comprehensive Plan for the Town of Albion was developed pursuant to Wisconsin State Statutes Comprehensive Planning Law and as required by the law was updated in 2016 – 2018. Comprehensive plans are required to be updated a minimum of once every 10 years by statute. The updated plan for the Town of Albion will assist the Town and the County address development needs and issues in the future.

Throughout the planning process and subsequent plan updates public input has been facilitated by the Town's Advisory Planning Committee and Town Board. Public input has been gathered through public meetings, public hearings, surveys and public input exercises. The plan goals and objectives are a product of the public input received through the various planning processes.

In this element, the historical population, population projections, demographics, household characteristics, employment, income, and education will be displayed; all of which affect the town.

1.2 Population

Historical Population

Population plays an important role in how the community develops. Observing population trends helps plan for future needs in the town. The Town of Albion's population has fluctuated up and down since 1960, Table 1.1. The 1990 census reported the highest population for the Town (696 residents) but by the 2000 census the Town's population had decreased by over 14% to 595. The 2010 census again reported an increase in the Town's population to 653, an increase of 9.7% since the 2000 census.

Table 1.1: T. Albion, Surrounding Municipalities, County, State and Nation Population Trends

	Population						% Chg 60- 70	% Chg 70- 80	% Chg 80-90	% Chg 90-00	% Chg 00-10
	1960	1970	1980	1990	2000	2010					
T. Naples (Buffalo Co.)	584	559	580	494	584	691	-4.3	3.8	-14.8	18.2	18.3
T. Pleasant Vly (Eau Claire Co)	1,113	1,223	1,908	2,076	2,681	3,044	9.9	56.0	8.8	29.1	13.5
T. Albion	601	561	605	696	595	653	-6.7	7.8	15.0	-14.5	9.7
T. Chimney Rock	489	345	390	267	276	241	-29.4	13.0	-31.5	3.4	-12.7
T. Unity	469	487	564	473	556	506	3.8	15.8	-16.1	17.5	-9.0
V. Eleva	548	574	593	491	635	670	4.7	3.3	-17.2	29.3	5.5
Trempealeau Co.	23,377	23,344	26,158	25,263	27,010	28,816	-0.1	12.1	-3.4	6.9	6.7
State of Wis.	3,951,777	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	11.8	6.5	4	9.6	6
United States	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	308,745,538	13.4	11.4	9.8	13.2	9.7

Source: U.S. Dept. of Commerce-Bureau of the Census

Population Projections

The population projections shown below in Table 1.2 were prepared by the Wisconsin Department of Administration-Demographic Services Center. The projections were developed in accordance with Wis. Stat. 16.96. It should be noted the projections are based on past and current population trends, and are only intended as a base-line guide. Any other available forecasts that incorporate additional information such as land usage, zoning regulations, and planned or proposed developments should be examined. Projections can also be compared with the population estimates produced annually by the Demographic Services Center.

Table 1.2: T. of Albion, Surrounding Municipalities, County, State and Nation Population Projections

	2020	2025	2030	2035	2040	% Chg 20-25	% Chg 25-30	% Chg 30-35	% Chg 35-40	% Chg 20-40
T. Naples (Buffalo Co.)	725	750	765	790	785	3.4	2.0	3.3	-0.6	8.3
T. Pleasant Vly (Eau Claire Co)	3,355	3,505	3,655	3,765	3,875	4.5	4.3	3.0	2.9	15.5
T. Albion	685	705	720	720	720	2.9	2.1	0.0	0.0	5.1
T. Chimney Rock	235	235	230	225	215	0.0	-2.1	-2.2	-4.4	-8.5
T. Unity	505	510	510	505	495	1.0	0.0	-1.0	-2.0	-2.0
V. Eleva	720	755	785	800	810	4.9	4.0	1.9	1.3	12.5
Trempealeau Co.	30,725	31,840	32,810	33,240	33,450	3.6	3.0	1.3	0.6	8.9
State of Wis.	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	3.3	2.8	1.6	0.2	8.1
United States	334,503,000	347,335,000	359,402,000	370,338,000	380,219,000	3.8	3.5	3.0	2.7	13.7

Source: (1) U.S. Dept. of Commerce-Bureau of the Census; (2) WIS DOA Population Projections

Factors Affecting Population Change

Factors affecting population change may include the town's proximity to larger cities such as Winona, La Crosse, and Eau Claire, the sale of large tracts of land by farmers and others, the growth of local industries. There are also numerous social characteristics that may cause population fluctuations that may include households having fewer children, residents living longer, school or employment opportunities.

1.3 Age Distribution and Demographic Trends

Gender Characteristics

Table 1.3 shows that the Town had a higher percentage of males as of the 2010 census than the County, State, or Nation.

Age and Gender

Table 1.3: T. of Albion, Surrounding Municipalities, County, State and Nation Population by Gender

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Naples (Buffalo Co.)	344	49.8	347	50.2	691
T. Pleasant Vly (Eau Claire Co)	1,565	51.4	1,479	48.6	3044
T. Albion	345	52.8	308	47.2	653
T. Chimney Rock	123	51.0	118	49.0	241
T. Unity	271	53.6	235	46.4	506
V. Eleva	326	48.7	344	51.3	670
Trempealeau Co	14,638	50.8	14,178	49.2	28,816
State of Wis.	2,822,400	49.6	2,864,586	50.4	5,686,986
U.S.	151,781,326	49.2	156,964,212	50.8	308,745,538

Source: U.S. Dept. of Commerce-Bureau of the Census 2010

Table 1.4 illustrates a breakdown of the Town's population by age and gender as of the 2010 census. As of the 2010 census the age groups in the Town ranked as follows: 55-64 (16.1%), 35-44 and 45-54 (15%), 5-14 (14.7%), 65-over (12.9%), 15-24 (11.3%), 25-34 (9.2%), Under 5 (5.8%).

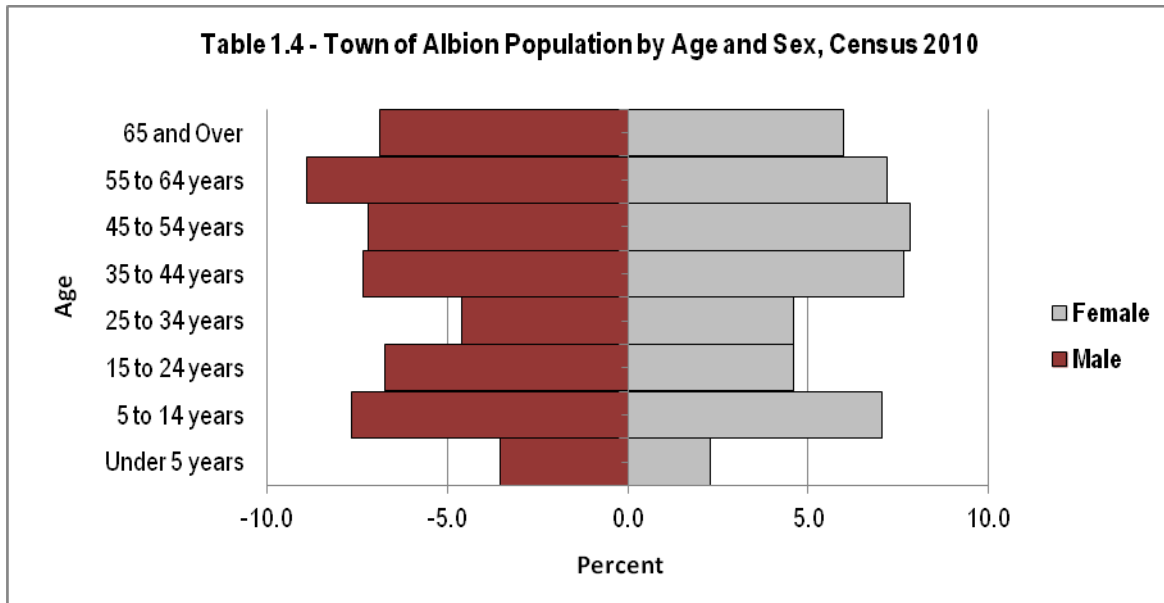
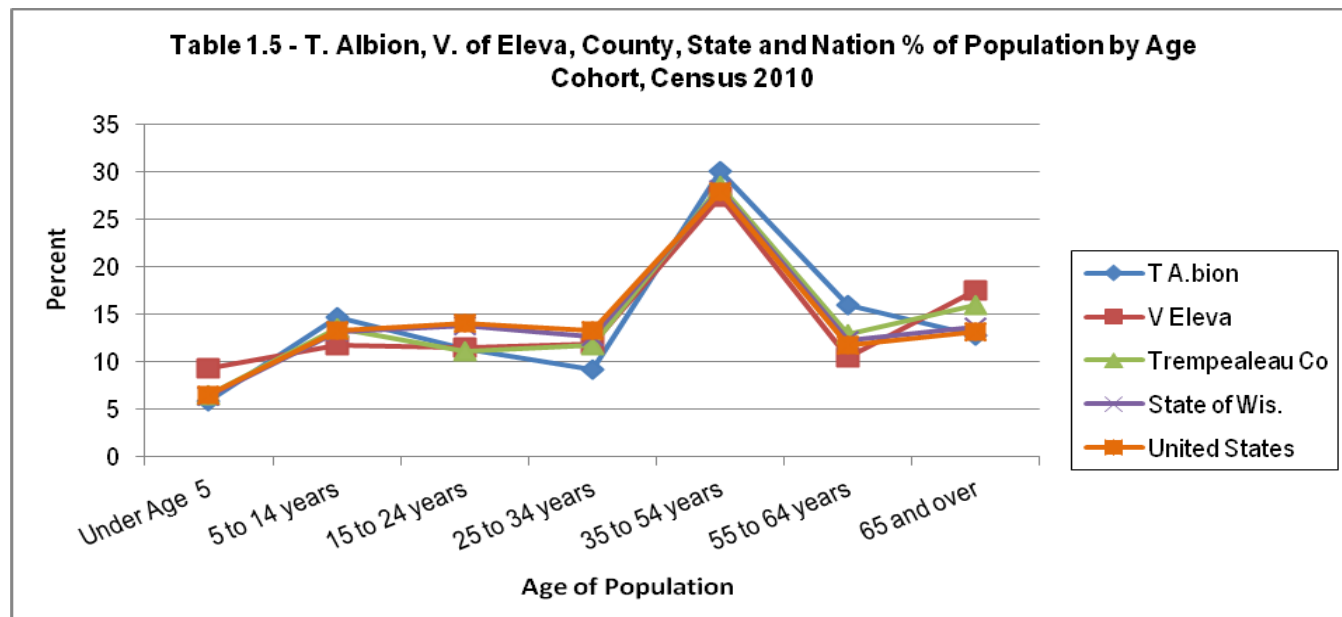


Table 1.5 compares the age of Town residents with the Town of Albion, the Village of Eleva, the County, State and Nation as of the 2010 census. The Town had more residents in the 5-14, 35-54, and 55-64 age groups and less in the 25-34 age group than the Village of Eleva, County, State and Nation.



Race

As of the 2010 census 96.6% of the Town's population was White alone. The County, State, and Nation all had lower numbers of the White alone population group at 94.5%, 86.2% and 72.4%.

Table 1.6: T. Albion, Surrounding Municipalities, County, State and Nation Population by Race

	Population	White Alone	Black or African American Alone	American Indian or Alaskan Native Alone	Asian Alone	Native Hawaiian or Other Pacific Islander Alone	Some other race alone	Two or more races	Percent White Alone	Percent Other Races
T. Naples (Buffalo Co.)	691	689	2	0	0	0	0	0	99.7%	0.3%
T. Pleasant Vly (Eau Claire Co)	3,044	2,933	8	14	39	0	19	31	96.4%	3.6%
T. Albion	653	631	2	1	2	0	13	4	96.6%	3.4%
T. Chimney Rock	241	234	2	1	2	1	1	0	97.1%	2.9%
T. Unity	506	502	0	0	2	0	1	1	99.2%	0.8%
V. Eleva	670	656	0	1	2	0	5	6	97.9%	2.1%
Trempealeau Co.	28,816	27,230	62	63	123	4	1,086	248	94.50%	5.50%
State of Wis.	5,686,986	4,902,067	359,148	54,526	129,234	1,827	135,867	104,317	86.20%	13.80%
United States	308,745,538	223,553,265	38,929,319	2,932,248	14,674,252	540,013	19,107,368	9,009,073	72.40%	27.60%

U.S. Department of Commerce – Bureau of the Census 2010

1.4 Household Characteristics

As of the 2010 Census the Town had 240 households; (77.5 %) were family households and (22.5%) were nonfamily households. About one third of family households included individuals under 18 years. Nonfamily households are people living alone and households which do not have any members related to the householder.

Table 1.7: T. Albion, Surrounding Municipalities, County, State and Nation Household Characteristics

	Total households	Family households	Family households- Husband-wife family	Family households- Male householder, no wife present	Family households- Female householder, no husband present	Nonfamily households	Nonfamily households- Householder living alone	Households with individuals under 18 years	Households with individuals 65 years and over
T. Naples (Buffalo Co.)	257	79	68.9	6.2	3.9	21	17.1	34.6	23.7
T. Pleasant Vly (Eau Claire Co)	1,076	84.6	78.3	3.1	3.3	15.4	12.2	38.8	20.2
T. Albion	240	77.5	63.8	5.4	8.3	22.5	16.3	33.3	20.8
T. Chimney Rock	98	75.5	66.3	5.1	4.1	24.5	16.3	23.5	24.5
T. Unity	193	76.7	62.2	10.9	3.6	23.3	15.5	33.2	26.9
V. Eleva	292	62	44.2	6.2	11.6	38	31.2	33.6	32.5
Trempealeau Co.	11,524	67	53.1	5.9	7.9	33	26.7	31.5	27.1
State of Wis.	2,279,768	64.4	49.6	4.5	10.3	35.6	28.2	30.6	24
United States	116,716,292	66.4	48.4	5	13.1	33.6	26.7	33.4	24.9

Source: U.S. Dept. of Commerce-Bureau of the Census 2010

1.5 Employment, Income, and Poverty Statistics

Employment Characteristics

The predominant employment sector in the Town of Albion is Educational Services, and healthcare & social assist, whereas Trempealeau County's is Manufacturing, Table 1.8. Other major employment sectors in the Town include Agriculture, Forestry, Fishing and Hunting, and Mining; Manufacturing; and Retail Trade.

Table 1.8: T. of Albion, V. of Eleva, and Trempealeau County Employment by Industry (2009-2013 ACS Estimates)

	Town of Albion			Village of Eleva			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 years and over	288	100%	(X)	351	351	(X)	14,790	14,790	(X)	2,839,636	2,839,636	(X)
Agriculture, forestry, fishing & hunting, & mining	39	13.5%	+/-5.3	23	6.6%	+/-6.4	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	18	6.3%	+/-3.4	34	9.7%	+/-5.7	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	44	15.3%	+/-6.6	41	11.7%	+/-6.7	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	15	5.2%	+/-4.8	8	2.3%	+/-2.6	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	21	7.3%	+/-4.6	57	16.2%	+/-6.7	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	17	5.9%	+/-3.8	30	8.5%	+/-4.1	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	2	0.7%	+/-1.0	4	1.1%	+/-2.1	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate & rental & leasing	11	3.8%	+/-2.5	24	6.8%	+/-4.3	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, and mgt. and admin. and waste management services	3	1.0%	+/-1.5	9	2.6%	+/-2.3	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, and health care & social assist.	70	24.3%	+/-5.4	92	26.2%	+/-8.7	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	11	3.8%	+/-4.0	3	0.9%	+/-1.3	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public administration	27	9.4%	+/-5.9	18	5.1%	+/-3.4	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	10	3.5%	+/-2.8	8	2.3%	+/-1.9	466	3.2%	+/-0.5	101,634	3.6%	+/-0.1

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

The data in Table 1.9 (Trempealeau County Employment by Industry) data parallels the data shown above. Manufacturing is the major economic driver in the County. Farm employment and Government and Government Enterprises also are important employment sectors.

Table 1.9: Trempealeau County Employment by Industry

Description	2013	%	Description	2013	%
Farm employment	1,860	10.3	Real estate and rental and leasing	189	1.0
Forestry, fishing, & related activities	(D)	(D)	Professional, scientific, and technical services	286	1.6
Mining	(D)	(D)	Management of companies and enterprises	40	0.2
Utilities	(D)	(D)	Administrative and waste management services	349	1.9
Construction	563	3.1	Educational services	(D)	(D)
Manufacturing	6,271	34.7	Health care and social assistance	(D)	(D)
Wholesale trade	(D)	(D)	Arts, entertainment, and recreation	163	0.9
Retail trade	1,264	7.0	Accommodation and food services	765	4.2
Transportation & warehousing	731	4.0	Other services, except public administration	588	3.3
Information	122	0.7	Government and government enterprises	2,372	13.1
Finance and insurance	448	2.5	Total employment	18,083	

Source: U.S. Bureau of Economic Analysis, REIS

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Trempealeau County Employment Forecasts

Tables 1.10 and 1.11 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area for 2012-2022. Employment for this region is projected to increase by 8.3% during this period and sectors with the highest projected growth are Healthcare and Construction. Farming and Forestry are projected to lose the most employees.

Table 1.10: Western Workforce Development Area Occupational Projections, 2012-2022

(Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau, and Vernon counties) Occupations that actually had employment = 0 were deleted.

SOC Code	Occupational Title	Estimated Employment ⁽¹⁾			Annual Openings				Estimated Salary and Wages		
		2012	2022	Change	% Change	New Jobs	Replacements ⁽²⁾	Total ⁽³⁾	25 th percentile	50 th percentile	75 th percentile
00-0000	Total, All Occupations	139,677	151,338	11,661	8.3%	1,290	3,264	4,554	\$22,558	\$32,627	\$46,929
11-0000	Management Occupations	5,511	6,118	607	11.01%	62	113	175	\$50,613	\$72,275	\$100,055
13-0000	Business and Financial Operations Occupations	5,232	5,793	561	10.72%	58	104	162	\$40,089	\$52,004	\$67,786
15-0000	Computer and Mathematical Occupations	1,883	2,186	303	16.09%	31	32	63	\$43,014	\$55,845	\$72,079
17-0000	Architecture and Engineering Occupations	1,388	1,423	35	2.52%	7	33	40	\$47,242	\$60,099	\$75,615
19-0000	Life, Physical, and Social Science Occupations	863	894	31	3.59%	5	26	31	\$38,084	\$52,722	\$69,042
21-0000	Community and Social Services Occupations	1,834	1,982	148	8.07%	15	42	57	\$33,442	\$43,293	\$55,914
23-0000	Legal Occupations	638	739	101	15.83%	10	10	20	\$37,880	\$47,177	\$70,490
25-0000	Education, Training, and Library Occupations	4,858	5,198	340	7.0%	35	107	142	\$28,754	\$41,930	\$54,757
27-0000	Arts, Design, Entertainment, Sports, and Media	1,876	2,093	217	11.57%	24	44	68	\$21,555	\$32,461	\$44,971
29-0000	Healthcare Practitioners and Technical	9,935	11,729	1,794	18.06%	180	192	372	\$43,646	\$54,848	\$68,831
31-0000	Healthcare Support Occupations	4,559	5,141	582	12.77%	58	87	145	\$23,294	\$27,554	\$32,879
33-0000	Protective Service Occupations	2,716	2,890	174	6.41%	18	78	96	\$23,303	\$38,419	\$47,015

35-0000	Food Preparation and Serving Related	12,781	13,854	1,073	8.4%	109	488	597	\$16,864	\$18,375	\$20,900
37-0000	Building and Grounds Cleaning and Maintenance	4,294	4,932	638	14.86%	64	88	152	\$19,696	\$24,906	\$30,634
39-0000	Personal Care and Service Occupations	5,706	6,458	752	13.18%	75	99	174	\$18,120	\$21,080	\$24,304
41-0000	Sales and Related Occupations	13,760	14,553	793	5.76%	85	428	513	\$18,278	\$23,062	\$36,763
43-0000	Office and Administrative Support Occupations	19,308	20,543	1,235	6.4%	148	438	586	\$24,247	\$30,568	\$38,134
45-0000	Farming, Fishing, and Forestry Occupations	774	655	-119	-15.37%	0	20	20	\$26,429	\$33,460	\$40,620
47-0000	Construction and Extraction Occupations	5,336	6,214	878	16.45%	88	88	176	\$33,629	\$42,964	\$58,282
49-0000	Installation, Maintenance, & Repair Occupations	6,405	6,845	440	6.87%	46	143	189	\$32,229	\$40,284	\$49,101
51-0000	Production Occupations	16,373	16,470	97	.59%	62	306	368	\$26,517	\$32,789	\$39,947
53-0000	Transportation and Material Moving Occupations	13,647	14,628	981	7.19%	110	298	408	\$23,420	\$31,156	\$41,703

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.

(2) Replacements are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation is not included.

(3) Total openings are the sum of new jobs and replacements. Total openings are an indication of how many new people are needed to enter a given occupation.

Information is derived using May 2014 OES Survey and annual data 2012 QCEW data. Unpublished data from the US Bureau of Labor Statistics, CPS and US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015

Table 1.11 Western Wisconsin Workforce Development Area Industry Employment Projections 2012-2022

NAICS	Industry Title	Estimated Employment ⁽¹⁾			
		2012	2022	Change	% Chge
	Total, All Industries	139,677	151,338	11,661	8.35%
1133, 21, 23	Natural Resources and Mining	1,064	1,026	-38	-3.57%
31-33	Construction	4,542	5,512	970	21.36%
311	Manufacturing	22,935	22,623	-312	-1.36%
333	Trade Transportation and Utilities	29,490	31,423	1,933	6.55%
51	Information	1,481	1,535	54	3.65%
52-53	Financial Activities	5,472	5,988	516	9.43%
54-56	Professional and Business Services	8,996	11,521	2,525	28.07%
61-62	Education and Health Services	27,922	31,986	4,064	14.55%
71-72	Leisure and Hospitality	13,083	14,349	1,266	9.68%
81	Other Services ⁽²⁾	3,771	4,073	302	8.01%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽³⁾	13,368	13,503	135	1.01%

Notes:

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid

(2) Government employment includes tribal owned operations, which are part of Local Government employment.

Information is derived using annual 2012 QCEW unpublished data from the US Bureau of Labor Statistics and Current Population Survey data from the US Census Bureau was also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2012 to 2022. It is important to note that unanticipated events may affect the accuracy of the projections.

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, September 2015.

Occupational Categories

Most residents in the Town of Albion are employed in the Mgt. business, science, and arts occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

Table 1.12: T. of Albion, V. of Eleva and Trempealeau County Occupations (2009-2013 ACS Estimates)

	Town of Albion			Village of Eleva			Trempealeau County			State of Wis.		
	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error
Civilian employed population 16 years and over	288	100.0	+/-48	351	100.0	+/-64	14,790	100.0	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	124	43.1	+/-36	73	20.8	+/-24	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	36	12.5	+/-16	59	16.8	+/-24	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales and office occupations	67	23.3	+/-19	94	26.8	+/-33	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, & maint. occupations	23	8.0	+/-12	56	16.0	+/-24	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Prod., transportation, & material moving occupations	38	13.2	+/-23	69	19.7	+/-31	3,725	25.2	+/-184	474,438	16.7	+/-4,259

S2406: OCCUPATION BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

Source: 2009-2013 American Community Survey 5-Year Estimates - (Data are based on a sample and are subject to sampling variability).

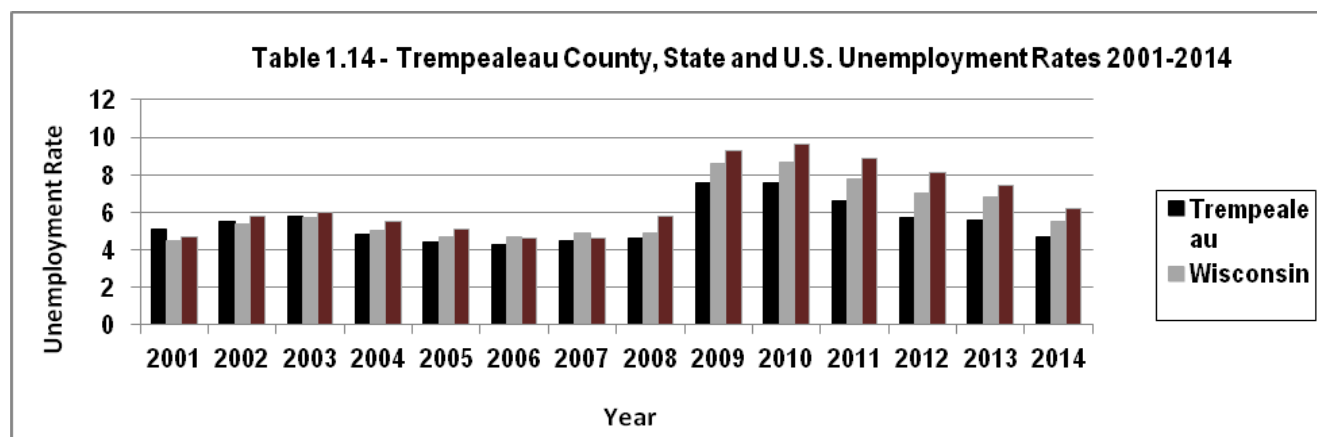
Labor Force Trends

Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 1.3% from 2008 to 2014 while the number employed increased by 1.1%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

Table 1.13: Trempealeau County Civilian Labor Force

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chge 2008-2014	% Chge 2000-2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015



Household Income

Estimates in Table 1.15 show that about 26.5% of Town residents fell within the income range of \$50,000 - \$74,999. This was also the largest income group for the Town of Albion, the Village of Elewa, the County, and State. About 17.9% of Town residents were in the \$75,000 to \$99,999 group.

Table 1.15: T. of Albion, V. of Elewa, County and State Household Income 2009-2013 ACS Estimates

	Town of Albion			Village of Elewa			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	223	223	(X)	327	327	(X)	11,745	11,745	(X)	2,288,332	2,288,332	(X)
Less than \$10,000	8	3.6%	+/-3.3	15	4.6%	+/-2.4	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	3	1.3%	+/-2.2	20	6.1%	+/-4.0	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	41	18.4%	+/-7.6	55	16.8%	+/-6.9	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	23	10.3%	+/-5.4	46	14.1%	+/-5.6	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	20	9.0%	+/-6.5	54	16.5%	+/-6.6	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	59	26.5%	+/-8.0	75	22.9%	+/-6.9	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	40	17.9%	+/-6.2	27	8.3%	+/-3.7	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	22	9.9%	+/-6.0	32	9.8%	+/-5.3	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	2	0.9%	+/-1.4	2	0.6%	+/-0.9	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	5	2.2%	+/-2.4	1	0.3%	+/-1.2	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household income (dollars)	54,896	(X)	(X)	42,697	(X)	(X)	49,143	(X)	(X)	52,413	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

Per Capita Income

The per capita income in Trempealeau County has been lower than the State and Nation since 2001, however it has been growing at a faster rate than both the State and Nation, Table 1.16.

Table 1.16 - Per Capita Income Trempealeau County, State of Wisconsin and United States (2000-2014)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Trempealeau	24,212	25,572	26,098	26,600	28,541	28,969	29,896	32,034	33,051	33,416	34,374	36,460	38,071	38,649	NA
Wisconsin	29,384	30,473	31,112	31,994	33,393	34,366	36,282	37,675	38,733	38,380	38,728	40,780	42,475	43,244	44,585
U.S.	30,587	31,524	31,800	32,677	34,300	35,888	38,127	39,804	40,873	39,379	40,144	42,332	44,200	44,765	46,129

1/ Census Bureau midyear population estimates. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

2/ Per capita personal income was computed using Census Bureau midyear population est. Estimates for 2010-2013 reflect county population estimates available as of March 2014.

Poverty Level

Poverty Level in Trempealeau County was estimated below the State and Nation for 2013.

Table 1.17: 2013 Poverty Estimates

	All Ages in Poverty Count	All Ages in Poverty Count LB 90%	All Ages in Poverty Count UB 90%	90% Confidence Interval (All Ages in Poverty Count)	All Ages in Poverty Percent	All Ages in Poverty Percent LB 90%	All Ages in Poverty Percent UB 90%	90% Confidence Interval (All Ages in Poverty Percent)
Trempealeau Co	2,854	2,296	3,412	2,296 to 3,412	9.9	8	11.8	8.0 to 11.8
Wisconsin	753,709	740,179	767,239	740,179 to 767,239	13.5	13.3	13.7	13.3 to 13.7
United States	48,810,868	48,554,692	49,067,044	48,554,692 to 49,067,044	15.8	15.7	15.9	15.7 to 15.9

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE)

1.6 Educational Attainment

It's estimated that about 88.5% of Town residents graduated from high school and about 18.7% have a bachelor's degree or higher, Table 1.18.

Table: 1.18: T. Albion, V. Eleva, County and State of Wis. Educational Attainment, ACS Est. 2009-2013

Subject	Town of Albion		Village of Eleva		Trempealeau County		State of Wis.	
	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error
Population 25 years and over	364	49	512	66	20,026	47	3,827,815	831
Less than 9th grade	3.30%	1.7	4.50%	3.1	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	8.20%	3.4	7.20%	3.7	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	38.50%	8.4	46.10%	7.8	40.40%	1.2	32.80%	0.2
Some college, no degree	18.40%	7.4	23.80%	6.8	19.20%	1	21.20%	0.1
Associate's degree	12.90%	5.1	5.70%	3	10.40%	0.7	9.60%	0.1
Bachelor's degree	11.30%	4.5	10.20%	5.4	11.30%	0.7	17.70%	0.1
Graduate or professional degree	7.40%	4.7	2.50%	1.9	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	88.50%	3.6	88.30%	4.3	87.60%	0.9	90.40%	0.1
Percent Bachelor's degree or higher	18.70%	7.3	12.70%	5.8	17.50%	0.9	26.80%	0.2

Source: 2009-2013 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability)

1.7 Overall Goal Statement

The Town of Albion's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Albion), and provide a sustainable rural lifestyle.

HOUSING ELEMENT

2.1 Introduction

Typically, in rural towns, there are a high percentage of single family homes and this is the case with the Town of Albion. This element will analyze the housing needs and identify policies and/or actions to address future housing needs.

2.2 Existing Housing Stock Characteristics

The 2010 census reported almost a 14.1% increase in housing units in the Town since the 2000 census. This exceeds increases in Trempealeau County, the State and Nation.

Table 2.1: T. Albion, Surrounding Municipalities, County, State and Nation Housing Trends

	TOTAL HOUSING UNITS					% Chg 70- 80	% Chg 80- 90	% Chg 90- 00	% Chg 00-10
	1970	1980	1990	2000	2010				
T. Naples (Buffalo Co.)	162	182	190	231	278	12.3	4.4	21.6	20.3
T. Pleasant Vly (Eau Claire Co)	345	605	705	926	1117	75.4	16.5	31.3	20.6
T. Albion	163	201	260	227	259	23.3	29.4	-12.7	14.1
T. Chimney Rock	124	146	109	104	115	17.7	-25.3	-4.6	10.6
T. Unity	146	187	178	218	210	28.1	-4.8	22.5	-3.7
V. Eleva	196	234	209	290	305	19.4	-10.7	38.8	5.2
Trempealeau Co.	7,639	9,744	10,097	11,482	12,619	27.6	3.6	13.7	9.9
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	2,624,358	26.6	10.3	12.9	13.1
United States	68,704,315	88,410,627	102,263,678	115,904,641	131,704,730	28.7	15.7	13.3	13.6

Source: U.S. Department of Commerce-Bureau of the Census

Occupied and Vacant Housing Units

Tables 2.2 and 2.3 provide statistics on occupied and vacant housing units as of the 2010 census. 7.3% of housing units were vacant in the Town as compared to 8.7% in the County. The State and Nation both had higher vacancy rates reporting 13.1% and 11.4% respectively.

Seasonal Homes

Nineteen seasonal homes were reported in the Town of Albion in 2000. As of the 2010 census 66 units were listed as vacant housing units and half of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 33 seasonal homes in the Town. It's difficult to determine how many seasonal homes will be in the Town as some cabins can be converted to permanent homes as the owners reach retirement age.

Table 2.2: T. Albion, Surrounding Municipalities, County, State and Nation Housing Units

	Total housing units	Total occupied housing units	Percent Occupied housing units	Total vacant housing units	Percent vacant housing units
T. Naples (Buffalo Co.)	278	257	92.4	21	7.6
T. Pleasant Vly (Eau Claire Co)	1117	1076	96.3	41	3.7
T. Albion	259	240	92.7	19	7.3
T. Chimney Rock	115	98	85.2	17	14.8
T. Unity	210	193	91.9	17	8.1
V. Eleva	305	292	95.7	13	4.3
Trempealeau County	12,619	11,524	91.3	1,095	8.7
State of Wis.	2,624,358	2,279,768	86.9	344,590	13.1
United States	131,704,730	116,716,292	88.6	14,988,438	11.4

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

Table 2.3: T. Albion, Surrounding Municipalities, County, State and Nation Vacant Housing

	Vacant Housing Units	% For rent	% Rented, not occupied	% For sale only	% Sold, not occupied	% For seasonal, recreational, or occasional use	% For migratory workers	% Other vacant
T. Naples (Buffalo Co.)	21	14.3	4.8	9.5	0	33.3	0	38.1
T. Pleasant Vly (Eau Claire Co)	41	0	2.4	36.6	2.4	22	0	36.6
T. Albion	19	5.3	10.5	21.1	10.5	15.8	0	36.8
T. Chimney Rock	17	0	0	11.8	0	70.6	0	17.6
T. Unity	17	5.9	0	5.9	0	64.7	0	23.5
V. Eleva	13	7.7	7.7	7.7	0	7.7	0	69.2
Trempealeau County	1,095	27.8	1.6	11.1	2.7	32.2	0.5	24.1
State of Wis.	344,590	18.4	1.1	9.9	1.7	56	0.1	12.9
United States	14,988,438	27.6	1.4	12.7	2.8	31	0.2	24.4

Source: U.S. Dept. of Commerce - Bureau of the Census, 2010

Owner Occupied and Renter-Occupied Housing Units

In 2010, 80.8% of housing units in the Town were owner occupied and 19.2% were renter occupied. The owner occupied percentage of the Town of Albion was greater than the Village of Eleva, the County, State, and Nation. The renter occupied percentage of 19.2% was less than the County, State and Nation renter occupancy rates of 25.7%, 31.9% and 34.9%.

Table 2.4: T. Albion, Surrounding Municipalities, County, State and Nation Tenure Owner and Renter Occupied Housing Units

	Owner occupied	Owner occupied	Owner occupied Owned with a mortgage or loan	Owner occupied Owned with a mortgage or loan	Owner occupied Owned free and clear	Owner occupied Owned free and clear	Renter occupied	Renter occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
T. Naples (Buffalo Co.)	218	84.8	141	54.9	77	30	39	15.2
T. Pleasant Vly (Eau Claire Co)	1011	94	717	66.6	294	27.3	65	6
T Albion	194	80.8	140	58.3	54	22.5	46	19.2
T Chimney Rock	88	89.8	49	50	39	39.8	10	10.2
T Unity	167	86.5	117	60.6	50	25.9	26	13.5
V. Eleva	199	68.2	129	44.2	70	24	93	31.8
Trempealeau Co.	8,559	74.3	5,594	48.5	2,965	25.7	2,965	25.7
State of Wis.	1,551,558	68.1	1,082,099	47.5	469,459	20.6	728,210	31.9
United States	75,986,074	65.1	52,979,430	45.4	23,006,644	19.7	40,730,218	34.9

Source: U.S. Dept. of Commerce - Bureau of the Census, General Housing Characteristics (2010) Census Summary File 1

Decline in Inhabitants per Occupied Housing Unit

There has been a decline in persons per housing unit in the Town since 1980. In 1980 the Town's average household size was 3.15, in 2000 it declined to 2.6, and in 2010 the average household size declined to 2.55.

Housing Unit Trends

From 1980 to 2010 Housing units in the Town of Albion increased by 58 units, an increase of 28.8%. As the City of Eau Claire expands many people are moving to the rural areas. These housing trends show an overall increase of housing units within the Town. Housing unit projections are presented in Section 8.6 of this plan.

Table 2.5 Town of Albion Housing Trends

	1980	1990	2000	2010	% Chg 1980-1990	% Chg 1990-2000	% Chg 2000-2010	% Chg 1980-2010
Total Housing Units	201	260	227	259	29.4	-12.7	14.1	28.5
Total Occupied Housing Units (Households)	192	241	215	240	25.5	-10.8	11.6	25.0
Single Family Units (Owner Occupied Units)	165	177	177	194	7.3	0	9.6	17.6
Renter Occupied Housing Units	27	64	38	46	137.0	-40.1	21.1	70.4
Seasonal Units	0	3	3	3	NA	0	0	NA
Average Household Size	3.15	2.81	2.6	2.55	-10.8	-7.5	-1.9	19.0

Source: U.S. Census Bureau, Census Summary File 1

Housing Starts

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town Albion over the last several years (Table 2.6). In 2007 four new homes were constructed in the town the most over the time period. On average 2.3 new homes have been constructed each year in the Town of Albion over the last eight years.

Table 2.6: Housing Starts in Town of Albion

2007	2008	2009	2010	2011	2012	2013	2014	Total	Ave. Per Year
4	3	3	2	0	2	1	3	18	2.3

Source: Trempealeau County Land Management Department

Social issues must also be considered when reviewing housing trends. The "American Dream" has somewhat changed over the past several years from a 3 bedroom house in the suburbs to a 3 bedroom house in a rural area away from the congestion of an urban area. The impact of technology and the ability to work out of a home has further facilitated development in the rural areas.

Value of Owner Occupied Units

Table 2.7 compares the value of owner occupied units between the Town of Albion, the Village of Eleva, Trempealeau County and the State. Most of the housing units in the Town were valued between \$200,000-\$299,999 and the estimated median housing value was \$176,000. That median housing value was higher than the Village of Eleva, Trempealeau County, and the State of Wisconsin.

Table 2.7: Town of Albion, V. Eleva, County and State of Wisconsin Value Owner Occupied Units, 2009-2013 ACS Est.

	Town of Albion			Village of Eleva			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Owner-occupied units	177			223			8,739			1,558,846		
Less than \$50,000	5	2.8	2.7	21	9.4	6	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	34	19.2	10.9	84	37.7	9.6	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	36	20.3	8.9	59	26.5	8.7	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	26	14.7	6.4	44	19.7	7.1	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	55	31.1	9.4	5	2.2	3.2	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	10	5.6	3.7	0	0.0	8.6	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	7	4.0	3.8	10	4.5	5.1	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	4	2.3	1.8	0	0.0	8.6	65	0.7	0.2	10,837	0.7	0.1
Median (dollars)	176,000			105,200			135,200			167,100		

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Housing Stock

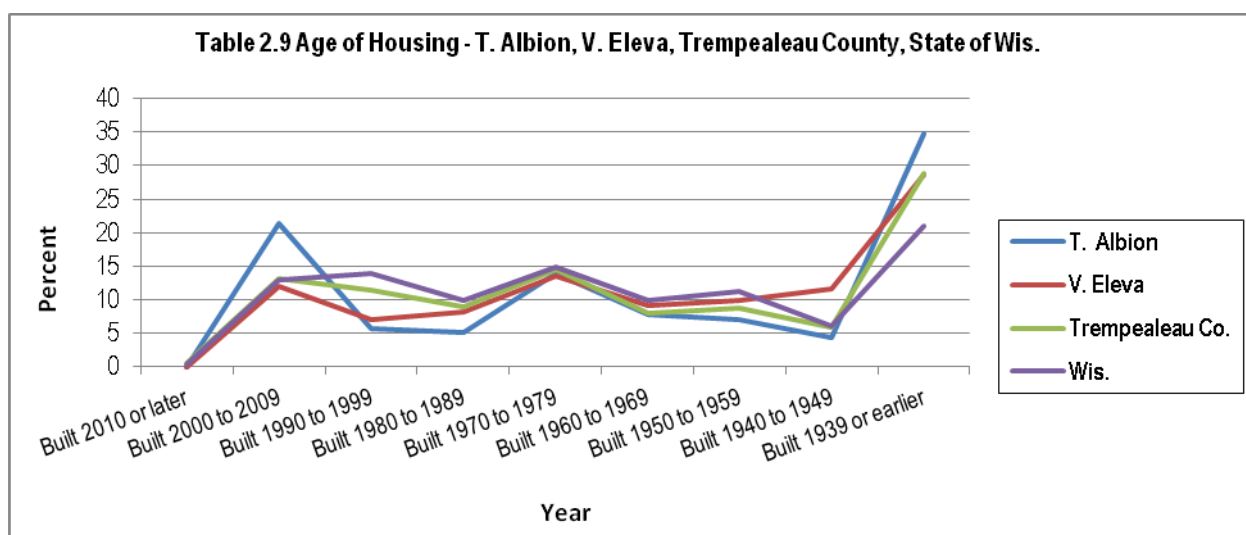
Estimates show that since 1990 the Town has had a higher percentage of new homes built than the Village of Eleva, Trempealeau County, but lower than the State, Tables 2.8 and 2.9.

Table 2.8: T. of Albion, V. of Eleva, County and State of Wis. Year Structure Built, 2009-2013 ACS Est.

	T. Albion	V. Eleva	Trempealeau Co.	Wis.
Built 2010 or later	0	0	0.5	0.4
Built 2000 to 2009	21.3	12	13.2	12.9
Built 1990 to 1999	5.7	7	11.5	14
Built 1980 to 1989	5.2	8.2	9	9.8
Built 1970 to 1979	13.9	13.5	14.4	14.9
Built 1960 to 1969	7.8	9.1	7.9	9.8
Built 1950 to 1959	7	9.9	8.8	11.3
Built 1940 to 1949	4.3	11.7	5.9	6
Built 1939 or earlier	34.8	28.7	28.8	20.9

Source: 2009-2013 American Community Survey 5-yr. Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Table 2.9 Age of Housing - T. Albion, V. Eleva, Trempealeau County, State of Wis.

Type of Structure

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. Occupied and vacant housing units are counted to determine the number of units in a structure. Stores and office space are excluded.

American Community Survey Estimates for 2009-2013 shown in Table 2.10 estimate that 87.4% of the Town's housing units are one unit structures and 6.5% are multi-unit structures. It's estimated mobile homes comprise 6.1% of the Town's housing stock.

Table 2.10: T. Albion, Village of Eleva, Trempealeau County, State of Wis. Units in Structure, 2009-2013 ACS Est.

	Town of Albion			Village of Eleva			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total housing units	230			342			12,655			2,626,142		
1-unit, detached	201	87.4	5.8	254	74.3	6.7	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	0	0	8.3	1	0.3	0.9	279	2.2	0.5	115,196	4.4	0.1
2 units	15	6.5	4.8	38	11.1	5.9	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	0	0	8.3	10	2.9	3.6	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	8.3	8	2.3	1.9	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	8.3	19	5.6	2.4	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	8.3	2	0.6	0.9	155	1.2	0.5	177,097	6.7	0.1
Mobile home	14	6.1	4	10	2.9	3.7	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	0	0	8.3	0	0	5.7	3	0	0.1	401	0	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Heating Fuel

Table 2.11 shows the type of heating fuel used by occupied housing units. The most popular heating fuels used in the Town are Bottled, tank, or LP gas (52%) and Wood (30.5%).

Table 2.11: T. of Albion, V. of Elewa, County and State of Wis. Heating Fuel, 2009-2013 ACS Est.

	Town of Albion			Village of Elewa			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
Occupied housing units	223		+/-27	327		+/-44	11,745		+/-135	2,288,332		+/-6,551
Utility gas	15	6.7	+/-11	227	69.4	+/-33	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	116	52.0	+/-22	20	6.1	+/-18	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	8	3.6	+/-7	63	19.3	+/-21	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	13	5.8	+/-9	6	1.8	+/-5	1,049	8.9	+/-97	76,014	3.3	+/-1,408
Coal or coke	0	0.0	+/-9	0	0.0	+/-9	9	0.1	+/-11	317	0.0	+/-83
Wood	68	30.5	+/-22	11	3.4	+/-15	1,344	11.4	+/-112	105,267	4.6	+/-1,436
Solar energy	0	0.0	+/-9	0	0.0	+/-9	15	0.1	+/-10	566	0.0	+/-119
Other fuel	0	0.0	+/-9	0	0.0	+/-9	99	0.8	+/-37	20,771	0.9	+/-690
No fuel used	3	1.3	+/-4	0	0.0	+/-9	33	0.3	+/-13	9,146	0.4	+/-565

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Year Householder Moved In

According estimates in Table 2.12 almost half (48%) of householders have moved into their present home since 2000.

Table 2.12: T. of Albion, V. of Elewa, County and State of Wis. Year Householder Moved In, 2009-2013 ACS Est.

	Town of Albion			Village of Elewa			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	223			327			11,745			2,288,332		
Moved in 2010 or later	11	4.9	2.9	36	11	5.4	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	96	43	9.1	185	56.6	8	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	52	23.3	9.5	34	10.4	4.8	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	10	4.5	3.1	25	7.6	3.4	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	20	9	4.1	24	7.3	3.8	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	34	15.2	5.3	23	7	2.9	831	7.1	0.7	117,564	5.1	0.1

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

Note: (Data are based on a sample and are subject to sampling variability)

Affordability Analysis

Estimates in Table 2.13 show monthly owner costs as a percent of household income. In the Town an estimated 33.6% of residents had costs of 35% or more if they had a mortgage and 21.2% had costs of 35% or more if there was no mortgage.

Table 2.13: T. of Albion, V. of Eleva, County and State of Wis. Selected Monthly Owner Costs as % Household Income, 2009-2013 ACS Est.

	Town of Albion			V. of Eleva			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	110			147			5,411			1,040,805		
Less than 20.0 percent	13	11.8%	+/-7.9	71	48.3%	+/-13.2	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	29	26.4%	+/-11.4	21	14.3%	+/-9.9	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	25	22.7%	+/-12.3	13	8.8%	+/-6.8	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	6	5.5%	+/-5.1	0	0.0%	+/-12.7	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	37	33.6%	+/-10.4	42	28.6%	+/-11.0	1,309	24.2%	+/-1.8	247,045	23.7%	+/-0.2
Not computed	1	(X)	(X)	0	(X)	(X)	1	(X)	(X)	3,157	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	66			76			3,284			510,114		
Less than 10.0 percent	17	25.8%	+/-12.2	30	39.5%	+/-16.6	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	15	22.7%	+/-14.2	19	25.0%	+/-12.0	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	13	19.7%	+/-17.9	12	15.8%	+/-10.8	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	3	4.5%	+/-7.6	4	5.3%	+/-5.3	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	4	6.1%	+/-6.0	2	2.6%	+/-3.8	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-25.7	0	0.0%	+/-22.9	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	14	21.2%	+/-13.3	9	11.8%	+/-8.0	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	0	(X)	(X)	0	(X)	(X)	43	(X)	(X)	4,770	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability)

Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

Table 2.14 provides estimates on gross rent as a percent of household income. In the Town, an estimated 34.3% of renters had costs of 35% or higher. This was a higher percentage than shown in Trempealeau County (26.1%) but less than the State (39.8%).

Table 2.14: T. of Albion, V. of Eleva, County, and State of Wis. Gross Rent as % Household Income, 2009-2013 ACS Est.

	Town of Albion			Village of Eleva			Trempealeau County			Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied units paying rent (excluding units where GRAP cannot be computed)	35			98			2,634			686,858		
Less than 15.0 percent	6	17.1%	+/-25.2	14	14.3%	+/-10.2	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	12	34.3%	+/-28.1	3	3.1%	+/-4.0	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	0	0.0%	+/-39.3	35	35.7%	+/-17.7	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	5	14.3%	+/-16.4	7	7.1%	+/-6.6	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-39.3	16	16.3%	+/-12.7	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	12	34.3%	+/-20.6	23	23.5%	+/-13.0	688	26.1%	+/-3.5	273,599	39.8%	+/-0.4
Not computed	11	(X)	(X)	6	(X)	(X)	(X)	(X)	(X)	42,628	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability)

Note: (SMOCAP) = Selected Monthly Owner Costs as a % of Household Income

2.3 Housing Programs

There are many programs to assist people in finding housing. Some of the programs are administered by the following agencies: Trempealeau County Housing Authority, Wisconsin Housing and Economic Development Authority (WHEDA), USDA- Rural Development, and also Community Development Block Grant (CDBG).

2.4 Housing Element Goals and Actions

The Town of Albion has created goals and objectives for its Housing Element to guide the town to meet the needs of those living in the community. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Housing Goals

1. Preserve the rural/agricultural characteristics of the town.
2. Discourage residential development in unsuitable areas.
3. Allow adequate affordable housing for individuals consistent with the rural character of the community.
4. Prohibit spot zoning of commercial/industrial development.
5. Preserve the natural scenic beauty as part of the driftless area of the Upper Mississippi River Basin.

Objectives

1. Locate multi-family dwellings and subdivision facilities to coincide with major thoroughways.
2. Retain single-family residences as the preferred type of housing supply in rural areas.
3. Encourage local land use controls and permitting procedures.

Actions

1. Restrict the location of new development in areas shown to be unsuitable for specific uses due to septic limitations, flood hazard, groundwater pollution, and highway access problems.
2. Direct new agricultural development away from existing residential and commercial buildings.
3. Steer more intensive residential development such as two-family, multi-family and senior housing to the Village of Eleva or Village of Strum where the utilities and services exist to accommodate the development.
4. Direct residential development away from existing agricultural uses and buildings to avoid conflicts.
5. Prohibit spot zoning of commercial/industrial use.

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TRANSPORTATION ELEMENT

3.1 Introduction

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To help analyze these concerns and improve the efficiency of transportation, this chapter of the plan inventories all the various modes of transportation that exist in the Town and identifies goals and strategies relating to Transportation.

3.2 Facilities Inventory and Characteristics

Road Network

The Town of Albion's roadway network is comprised of approximately 51 miles of highways and town roads. Functional road classifications for rural areas include principal arterials, minor arterials, major collectors, minor collectors, and local roads (See Appendix A - Map 1 Town of Albion Transportation System).

Principal arterials- serve interstate and interregional trips. These roads typically serve urban areas greater than 5,000 in population. These are classified as Interstate Highways.

Minor arterials- serve cities, large communities, and other major traffic generators providing intra-regional and inter-regional traffic movements. These are classified as Federal Highways. US Hwy 10 is a minor arterial running east-west across the northern half of the town.

Major collectors- provide service to moderate sized communities and links intra-areas traffic to nearby larger population centers. These are classified as State Highways. State Hwy 93 runs north-south through the center of the town.

Minor collectors- these roads collect traffic from local roads and link them to all remaining smaller communities. All developed areas should be within a reasonable distance of a collector road. These are classified as County Roads. County roads FF, I, U, V, Y, and YYY are located in the town.

Local roads- provide access for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. These are classified as Town Roads.

WISLR Wisconsin Information for Local Roads

WISLR is a program that can assist local governments with the maintaining inventory on the conditions of the roads, compliance with the Statutes to submit a pavement condition every two years, etc. This program helps the town in planning for future roadway improvements. A complete inventory of Town Roads is shown in Table 3.1 below.

Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)
City/Village/Town/County Certified Mileage List - (R-01) Jan. 1, 2015 – Town of Albion

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Alitz Ln	0.24		0.24						0.24
Alleman Ln	0.26		0.26						0.26
Anderson Ln	0.25		0.25						0.25
Blomquist Ln	0.52		0.52						0.52
Bockus Rd	1.50		1.50						1.50
Christianson Ln	0.28		0.28						0.28
CTH FF	1.03	1.03			1.03				0.00
CTH H	2.17	2.17			2.17				0.00
CTH I	0.73	0.73			0.73				0.00
CTH U	2.96	2.96			2.96				0.00
CTH V	6.28	6.28			6.28				0.00
CTH Y	7.48	7.48			7.48				0.00
CTH YYY	.11	.11			.11				0.11
Deetz Rd	1.34		1.34						1.34
Drangstviet Ln	1.02		1.02						1.02
Eide Ln	.50		.50						.50
Ellenberger Ln	0.58		0.58						0.58
Hallis Ln	0.71		0.71						0.71
Hamlin Rd	2.15		2.15						2.15
Hanson Ln	0.05		0.05						0.05
Hardy Ln	0.33		0.33						0.33
Heath Ln	0.50		0.50						0.50
Holden Rd	1.53		1.53						1.53
Holte Ln	0.86		0.86						0.86
Hunt Ln	0.26		0.26						0.26
Hutchins Ln	0.07		0.07						0.07
Iverson Ln	0.14		0.14						0.14
Jacks Ln	0.57		0.57						0.57
Lardahl Rd	2.06		2.06						2.06
Lein Rd	1.03		1.03						1.03
Lori Ln	0.22		0.22						0.22
Miland Ln	0.81		0.81						0.81
Missell Rd	1.04		1.04						1.04
Norden Ridge Rd	1.87		1.87						1.87

Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)
City/Village/Town/County Certified Mileage List - (R-01) Jan. 1, 2015 – Town of Albion

Municipality Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Quarry Rd	0.82		0.82						0.82
Rognlien Ln	0.20		0.20						0.20
Rosman Ln	0.31		0.31						0.31
Schmidt Rd	1.64		1.64						1.64
Schutte Ln	0.20		0.20						0.20
Skoug Ln	0.10		0.10						0.10
Sterry Rd	1.21		1.21						1.21
Swiss Ln	0.36		0.36						0.36
Thompson Rd	3.39		3.39						3.39
Town Line Rd	0.25		0.25						0.25
Voldsness Ln	0.41		0.41						0.41
Walker Ln	0.29		0.29						0.29
Total Miles	50.52	20.65	29.87	0.00	12.14	8.51	0.00	1.21	28.66

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) – January 1, 2015

Road Weight Restrictions and Limitations

In the spring, town roads are not stable because of the winter frost so the town board and county has established weight restrictions for town and county roads. There are roads that do not have weight restrictions because of the way they were designed and constructed.

Traffic Counts

The Wisconsin Department of Transportation conducts traffic counts every three years in rural areas. Chart 3.2 illustrates traffic counts on selected public roads in the Town Albion from 2006- 2015. The traffic count data available shows traffic decreased between 2012 and 2015.

Table 3.2: T. of Albion/Eleva Annual Average Daily Traffic Counts 2006-2015

	2006	2009	2012	2015
STH 93 N of CTH U N of Eleva		' (6/9/09) 4,100	' (8/28/12) 5,000	' (7/27/15) 4,300
STH 93 S of Eleva between Pine and Goddard Streets		' (6/15/09) 3,700	' (8/28/12) 4,700	' (7/27/15) 3,600
US 10 E of STH 93 E of Eleva	' (5/30/05) 3,400	' (6/9/09) 4,700	' (8/28/12) 3,200	

Source: <https://trust.dot.state.wi.us/roadrunner>

3.3 Airports and Aviation

The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Eau Claire, WI; La Crosse, WI; and Minneapolis-St. Paul, MN. There are six private airport/airfields within Trempealeau County and one public, in Blair, WI.

3.4 Multi-Use Trails

The Buffalo River State Trail connects the towns of Fairchild and Mondovi along US 10 traveling 36.4 miles through the communities of Eleva, Strum and Osseo. The trail is open to All-terrain vehicles and Utility-terrain vehicles (UTV) all year round. This is a multi-use trail also open to horseback riding, mountain biking, snowmobiling, walking and cross country skiing.

3.5 Elderly and Disabled Transportation

Trempealeau County's Senior Services office provides needs to the elderly persons of the county called Ride Solutions. Persons who have poor ambulation and vision may make use of the bus service that is available. There is also a van service for the elderly and disabled persons of the county. Private transportation carriers for elderly or disabled residents include Pine Creek Transportation and Abby Vans.

The county maintains a volunteer driver program that provides transportation for medical appointments for anyone age 60 or over who lives in their own home and is unable to get to their appointments on their own. Persons with disabilities may use this program when a doctor verifies the disability. Volunteers, using their own vehicles, pick up participants at their home, take them to their appointments and return them to their home.

3.6 Public Transit

The closest commercial bus transportation is available by Greyhound bus lines in Eau Claire and Winona, MN and Jefferson bus lines in Eau Claire WI, La Crosse, WI, and Winona, MN.

3.7 Truck Transportation

Truck transportation is served by the local, state and federal highway system. Weight restrictions may apply with some exemptions for agricultural purposes. Two designated long truck routes pass through the Town, STH 93 extends through the Town north to south and US 10 travels through the Town east to west.

3.8 Rail System

There is no railway in the Town. The Canadian National Railroad serves Trempealeau County traversing through the communities of Arcadia, Independence, Whitehall and Blair. The City of Arcadia also has the only inter-modal system between Milwaukee and the Twin Cities.

3.9 Water Transportation

The Town is not located on a commercial waterway. The nearest water transportation is located at the Port of La Crosse, in La Crosse, Wisconsin and the Port of Winona, in Winona, MN. The Port of La Crosse serves ingoing and outgoing barge traffic on the Mississippi River. It provides water access for freight through public and private terminals. Cargo primarily shipped by barge in the region include liquid bulk cargo (chemicals, petroleum, etc.) and dry bulk cargo (grain, scrap metal, etc.).

3.10 Summary of Existing Transportation Plans

As part of Wisconsin Department of Transportation's long range transportation plan "Connection 2030" a series of system-level priority corridors were identified. The corridors are critical to Wisconsin's travel patterns and support the state's economy. One of these corridors, the *Trempealeau River Corridor – La Crosse to Eau Claire* travels through the Town of Albion in Trempealeau County. The 80-mile corridor is a primary link between the metro areas of La Crosse and Eau Claire.

The state maintains a Six-Year Highway Improvement Plan which identifies state and federal highway projects through 2021. A listing of county projects is illustrated in the Wisconsin DOT Six Year Highway Improvement Program below. There is some work to be done in the Town of Albion but it should not affect the town's comprehensive plan.

Wisconsin DOT Six Year Highway Improvement Program – September 20, 2015 Snapshot

Hwy	Project Title and Project Limits	Miles	Estimate (range)	Year	Work Type	Project Description
010	Osseo - Fairchild	2.18	\$1,000,000-\$1,999,999	2016	Resurf	Mill The Existing Pavement And Repave With 6.5 Inches Culvert Pipes Replacement, Concrete Repair In Concrete Segment, Sign Replacement.
035	Trempealeau - Fountain City	4.13	\$2,000,000-\$2,999,999	2017	Rdmtn	Road Maintenance Improvement Surface Mill 2.5 Inches Overlay With 4 Inches New Black Top, 5 Foot Paved Shoulders, Pavement Marking, And Permanent Signs Replacement.
053	Galesville - Whitehall	0.06	\$500,000-\$749,999	2016	Brrhb	Bridge Rehabilitation Replacing The Existing Bridge With The Sidewalk Width Increased From 5 To 6 Feet.
053	Galesville - Whitehall	0.07	\$1,000,000-\$1,999,999	19-21	Brrpl	Bridge Replacement
053	V Pigeon Falls, Ekern Street	0.06	\$250,000-\$449,999	2016	Brrhb	Bridge Rehabilitation, Concrete Overlay Of Pigeon Creek Bridge.
053	Whitehall - Osseo	7.90	\$4,000,000-\$4,999,999	2016	Resurf	Resurface Improvement, Surface Mill 3 To 4 Inches Of Existing Pavement And Overlay With 5 Inches Hma, Beam Guard And Culvert Pipe Replacement (As Needed), Pave Marking And Permanent Signs Replacement.
054	Gilmanton - Independence	9.17	\$1,000,000-\$1,999,999	2018	Rdmtn	Mill And Overlay Existing Roadway With New Black Top.
093	C Arcadia, STH 93	0.64	\$1,000,000-\$1,999,999	2016	Resurf	Safety Improvement, 2-Inch Mill/Overlay, Restripe Between Blaschko Dr And Sth 95 To A 2-Lane With Dedicated Right And Left Turn Lanes, 3-Lane Twtll Near McDonald's And Chop Island At Detloff Ct. Traffic Signal Wilson Av.
093	Centerville - Independence	0.06	\$250,000-\$449,999	2016	Misc	Construct, Brake Check Pullout At The Hill Top East. It Will Have 2 One-Way Driveways, With Trucks Entering South And Exiting At North, Both Via Right Turn. Northbound Right Turn Lane Constructed At South Drive
093	Centerville - Independence	0.41	\$250,000-\$449,999	2018	Misc	Safety Improvement On The Trempealeau River Bridge (B-61-0054) Polymer Overlay.
093	Centerville - Independence	0.35	\$100,000-\$249,999	2018	Recond	Widen Roadway To The West To Provide A New 12-Foot Widen Roadway To The West To Provide A New 12-Foot Southbound Through Lane To A Dedicated 12-Foot Center Left Turn Lane. Widening Includes 8-Foot Shoulder, 3 Paved.
093	Centerville - Independence	7.87	\$5,000,000-\$5,999,999	2018	Resurf	Roadway Maintenance, Mill Existing Road And Overlay With New Blacktop.
093	Centerville - Independence	4.88	\$3,000,000-\$3,999,999	19-21	Resurf	Mill And Overlay The Existing Roadway With New Black Top.
093	Freight; Eleva – Eau Claire	0.02	\$1,000,000-\$1,999,999	2016	Brrpl	Replace Bridge B-61-35 On Sth 93 Over Adams Creek In Trempealeau County (Freight Mitigation).
093	Independence - Eleva	1.72	\$1,000,000-\$1,999,999	2018	Resurf	Mill And Overlay With New Black Top.

Wisconsin DOT Six Year Highway Improvement Program – September 20, 2015 Snapshot

Hwy	Project Title and Project Limits	Miles	Estimate (range)	Year	Work Type	Project Description
093	Independence - Eleva	16.03	\$11,000,000-\$11,999,999	19-21	Resurf	Mill And Resurfacing Existing Roadway.
094	Eau Claire - Osseo	0.12	\$12,000,000-\$12,999,999	19-21	Brrpl	Replacing Interstate Highway 94 East And West Bound C (B-61-0041 And 0042) And Buffalo River (B-61-0043 And 0044) Bridges.

Source: <http://wisconsindot.gov/Documents/projects/6yr-hwy-impr/proj-info/nwrlisting.pdf>

3.11 Transportation Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

The Town of Albion performs blade patching as needed and seal coats two to three miles per year to preserve the quality of its roads. Reconstruction and black topping of roads is done as needed and as funds allow. Albion has an active, ongoing policy of maintaining and replacing roads and applies for state and county matching grant funding at every opportunity.

Transportation Goals

1. Provide an integrated, efficient and economical road system that affords mobility, convenience and safety that meets the needs of our citizens.
2. Use PASER software to inventory and rate all local roads.
3. Widen and improve existing roads on a systematic, ongoing basis.
4. Consider and address safety issues including the prevalence of deer-auto collisions and user conflicts with agricultural vehicles.

Objectives

1. Support and maintain a safe and efficient town road system through an ongoing program of:
 - a. Proper road maintenance, repair and construction,
 - b. Regular brush cutting and ditch mowing, and
 - c. Prompt and thorough winter snowplowing.

Actions

1. Prepare and regularly update a five-year road improvement plan.
2. Work closely with Trempealeau County on projects affecting the Town of Albion.
3. Discourage land uses that generate heavy traffic volumes on local roads that have not been constructed or upgraded for such use.
4. Consider future road locations, extensions or connections when reviewing development plans and proposals.
5. Require appropriate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.
6. Maintain safe driveway ingress/egress on all new development.

UTILITIES & COMMUNITY FACILITIES ELEMENT

4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town of Albion. Utilities and community facilities include such things as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants, transmission lines, cemeteries, health care facilities, child care facilities, police protection, fire and rescue facilities, libraries, schools and other governmental facilities.

4.2 Existing Utilities and Community Facilities (See Appendix A - Map 2 Town of Albion Community Facilities)

Water Supply

The Town of does not provide municipal water service. Private wells maintained by the property owner are the source of water for Town residents. There are no plans to develop a public water system at this time. The State of Wisconsin has well regulations (NR 812, Wis. Adm. Code), administered by the Department of Natural Resources (DNR). Since 1987, 109 new wells have been constructed, 8 wells reconstructed, and 44 wells replaced in the town.

In February 2016 the Wisconsin Assembly passed a bill loosening restrictions on what can be done to a high capacity well. Assembly Bill 874 allows high-capacity wells to be transferred, repaired or reconstructed without a new permit, under the conditions of its original permit. A high-capacity well is a system of one or more wells, drillholes or mine shafts on a property that have a combined capacity of 70 or more gallons per minute, according to Wisconsin administrative code. High capacity wells are used by businesses (including the frac sand industry) and in the agricultural industry (ex. irrigation).

On-Site Waste Disposal Facilities

The disposal of commercial and domestic wastewater is controlled by septic systems in the Town. Wisconsin Department of Safety and Professional Services Chapter SPS 383 Private Onsite Wastewater Treatment Systems (POWTS) Administrative Code establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater system, (POWTS), so the system is safe and will protect public health and waters. The Department of Natural resources is responsible for establishing, administering and enforcing standards relative to domestic wastewater treatment systems which either disperse to the surface or to surface waters. Trempealeau County has a Sanitary and Private Sewage System Ordinance (adopted March 2001) in place to promote and protect the public health and safety through the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems. It is state law to have a sanitary permit for these sanitary systems and a licensed master plumber must acquire the permit. Some types of on-site disposal system designs include: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems.

Solid Waste Disposal and Recycling Facilities

Town of Albion residents are requested to drop off garbage at a site 2 miles west of Eleva (Saturdays 8:00 am – noon), at 320 Birch Street in the Village of Strum (Tuesdays 10:00 am – noon, Thursdays 4:00 pm to 7 pm, and Saturdays 9:00 am to 1:00 pm), and some residents also use private waste haulers. Recyclables are collected at the recycling site 2 miles west of Eleva (Saturdays 8:00 am – noon).

Stormwater Management

Federal, state, county, and local governments administer and regulate stormwater runoff. Trempealeau County adopted an Erosion Control and Stormwater Management Ordinance in September 2010.

Law Enforcement

The Town does not have a police department. The Trempealeau County Sheriff's Department serves as the primary law enforcement agency. The Sheriff's Department and facilities are located at the Trempealeau County Government Center in the City of Whitehall. The Town does not foresee having a law enforcement department in the near future.

Fire and Rescue

Fire protection is provided by the Eleva Fire Department and Strum-Unity Volunteer Fire Departments

Libraries

The Town of Albion does not have a library within the Town but in the neighboring Town of Unity, the Village of Strum has a library located at 114 Fifth Avenue.

Town Hall/Garage

The town hall is located at N50005 County Road Y, Eleva, Wisconsin.

Cemeteries

The Town of Albion has three cemeteries located in the town. The cemeteries are Eleva Lutheran Cemetery, Cleg Rock Cemetery, Hamlin Cemetery.

Communications Facilities

Two cellular towers in the Town with heights ranging from 78.3 feet to 250 feet above ground. There is one tower being built, to provide Internet access, at a height of 295 feet. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone and internet communications are provided by Tri-County Communications Cooperative Inc.

Electric & Gas Utilities

Riverland Energy Cooperative and Xcel Energy are the electrical providers for the Town.

Power Plants, Substations, and Transmission Lines

There are no plants, substations or transmission lines located in the Town.

4.3 Medical/Health Care and Other Facilities

There are no medical facilities located in the Town. Nearby clinics include Mayo Health System – Oakridge in Osseo, Mayo Health System – Oakridge in Mondovi or Gundersen Health System Clinics in Independence and Whitehall. Hospitals where residents may attain care include Mayo Health System-Oakridge Hospital and Clinics-Osseo, Gundersen Tri-County Hospital and Clinics-Whitehall, Mayo Health System in Eau Claire, Sacred Heart Hospital in Eau Claire, and Marshfield Clinic Eau Claire Center.

Senior Care Facilities

There are no services for senior care in the Town. There is a Community Based Residential Facility in Strum called Family Circle. In Mondovi there is American Lutheran Communities, an assisted living and nursing home, and the Homeplace, an assisted living facility. Dove Healthcare, a licensed nursing home and rehabilitation facility, is also located in the City of Osseo.

Child Care Facilities

There are no child care facilities located in the Town. The elementary school in Strum, Wisconsin does offer 4K Kindergarten.

4.4 Educational Facilities

Most children of school age attend the Eleva-Strum District. The 2015-2016 school enrollment for the Eleva-Strum School District was 636. Since 2010-2011 school enrollment in the Eleva-Strum school district has increased by 3%. The closest private school is SS. Peter & Paul Catholic School located in the City of Independence.

Located in the City of Independence is a post-secondary school, Western Technical College (WTC).

4.5 Recreational Facilities

Parks

The Village of Eleva has two parks available to Town Residents. One park is located adjacent to the Eleva Pond on Highway 93. The park has a playground area, horseshoe pits, volleyball courts, softball field, charcoal pits and sheltered picnic areas. Eleva Pond, an 8-acre lake, with a maximum depth of about 9 feet offers fishing opportunities including Largemouth Bass and Trout. The Village of Eleva also offers a park off of W. Stebbins St. that includes a picnic shelter and new playground equipment.

Camping is available in nearby Strum at the Crystal Lake Campground. The campground has 42 sites, on-site dump station, a boat landing, playground, basketball hoop, and volleyball court.

County Residents also have access to Joe Pietrek Jr. Memorial Park, a county park, that is open 6 a.m. - 10 p.m. daily from the 15th of April until the 30th of November. The park is located on off Highway 93 between the cities of Arcadia and Independence and offers two shelters available for rent, tent camping and RV camping, nine-hole disc golf course, volleyball, basketball, playground, fishing, horse arena, swimming beach, canoeing and tubing, hiking, bird watching, and an observation deck.

Town residents can also enjoy the Viking Recreational Golf Course located in the Village of Strum.

Trails

The Buffalo River State Trail connects the towns of Fairchild and Mondovi along US 10 traveling 36.4 miles through the communities of Eleva, Strum and Osseo. The trail is open to All-terrain vehicles, Utility-terrain vehicles (UTV), horseback riding, mountain biking, snowmobiling, walking and cross country skiing. The entire trail is 36.4 miles in length with a ballast, crushed stone surface.

Snowmobile Trails: There are snowmobile trails that run through the town on privately owned land and the Buffalo River State Trail is also open to snowmobiles.

Horse Trails: The Buffalo River State Trail is open to horseback riding.

Bike Trails: The Buffalo River State Trail running east to west through Trempealeau County is open to mountain bikes. The surface is ballast-crushed stone surface. There are 18 bike loops designated in Trempealeau County as offering road biking opportunities. Several of these loops travel through the Town, <http://www.tourdetremp.com/loops/>.

4.6 Utilities and Community Facilities Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Utilities and Community Facilities Goals

1. Provide adequate infrastructure and public services to meet existing and future market demand for a harmonious mix of residential and commercial uses.
2. Protect the quality and availability of groundwater in every part of the Town of Albion.
3. Ensure quality public services, such as schools, libraries, law enforcement, fire and emergency management services, to all the citizens of the Town of Albion.

Objectives

1. Direct more intensive residential and commercial development to areas designated near the Village of Eleva
2. Monitor and control the effects of high-volume wells, private on-site waste disposal systems, and solid waste disposal on the quality and quantity of groundwater in the Town of Albion.
3. Provide for law enforcement, ambulance, volunteer fire and first responder services to residents, whether by Trempealeau County or by other local units of government.
4. Support high quality educational opportunities for all residents.

Actions

1. Assure public health and groundwater quality when permitting and monitoring private onsite wastewater and wells
2. Encourage recycling by residents.
3. Ensure that schools, public safety, health care, and other community facilities are of the highest quality without placing undue financial burdens on town taxpayers.

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT

5.1 Introduction

This element looks at the natural, agricultural and cultural resources in the Town of Albion such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Albion has an abundance of natural resources such as forests, streams, and agricultural land. Public input throughout the planning process stressed the importance of these resources to the quality of life Town residents enjoy. Maintaining the natural resource base is critical to the town's future. The natural resource base affects everyday life, including farming. The natural areas also affect the development of housing. Maintaining the resource quality will keep a strong future for land use activities.

5.2 Natural Resources

Background

The Town of Albion is approximately 22, 628 acres. Albion is located in the northern part of Trempealeau County. The Beef River Valley area was settled in 1856 by William Moon, Burden Cross, David Chase and A. U. Gibson. Members of the Sioux and Winnebago tribes camped nearby in the Norden area. Albion later became a town on June 20, 1870. Albion is an ancient name of England.

The first settlement in Albion was located two miles southeast of Eleva (now the intersection of County Road V and Missell Road) and called Hamlin. First called "Twelve-Mile Station," Hamlin was the Tomah-Hudson stagecoach shop located about halfway between Whitehall and Eau Claire. There was a large inn, a blacksmith, and a drying house. The first cemetery in the territory was set aside on a picturesque location one-eighth of a mile from the Hamlin School on a hill overlooking the area. Hamlin Cemetery is still in use today.

During the late 1870s, Eleva went through a rapid period of development with a large flour mill, stores, and a church. A post office followed in 1885 and the railroad missed Hamlin by half of a mile when stations were set up in Eleva and Strum. Hamlin soon went from being an active settlement in to the pages of history thereafter.

Topography

Albion's terrain consists mostly of rolling hills with scenic views. Eau Claire County borders the Town on the north and Buffalo County borders the Town on the west. Its landscape is primarily farmland with scattered single family homes. The Town is in the unglaciated (driftless) region of Wisconsin. Narrow tree-covered and broad, rolling valleys are characteristic landscape features.

Slopes

Steep slopes are common in Trempealeau County. The majority of slopes 30% or greater are located in the southern half of the town. The County's current Zoning Ordinance provides that construction on slopes of 20% to 30% shall require a conditional use permit and construction on slopes greater than 30% is prohibited. (See Appendix A - Map 3 Town of Albion Contours/Slope Map).

Soils

A soil evaluation for the Town of Albion was prepared for the 1981 Trempealeau County Farmland Preservation Plan. The soil evaluation follows (Trempealeau County Comprehensive Plan). (See Appendix A - Map 4 Town of Albion Soils Map):

“The upland soils of the Town of Albion consist of the Fayette-LaFarge-Eleva association. These soils are well drained soils that have a subsoil of sandy loam to silty clay loam; moderately deep to deep over sandstone. The stream and river terraces are of the Billet-Sparta-Gotham association. These soils are well drained to excessively drained soils that have a subsoil of sandy loam sand to loamy sand over sand. The upland areas of Albion Township has scattered pockets of soils, which are listed by the Soil Conservation Service, as having moderate limitations for on-site septic disposal systems. These same soils, however, have a high to very high rating for crop productivity which would make these soils best suited for continued agricultural production. The soils bound on the Buffalo River terraces have, according to the Soil Conservation Service, slight to moderate limitations for on-site septic disposal systems. These same soils have a low to very low soil productivity rating which would make these soils suitable for urban type land use.”

Forest Resources

Table 5.1: Statement of Assessments – Forest and Ag Forest Acres - 2015

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Albion	2,372	11.8	493	2.4	2,865	14.2

Source: Wis. Dept. of Revenue, 2015 Statement of Assessments

County-Owned Forest Lands

There is no county-owned forested land in the Town.

State-Owned Forest Lands

The only acreage of State owned forest land in the Town of Albion are the Buffalo River Trail Prairies. There are four high quality remnants located on the stretch between Eleva and Osseo. One is located west of Eleva, two east of Strum and the largest --a five-mile stretch east of Osseo. The prairies contain numerous species of grasses including big and little blue-stem and Indian grass.

Federally-Owned Forest Lands

There are no federally owned acres in the Town.

Mineral Resources

There are currently no active mineral mining operations in the Town. There has been a dramatic increase in the number of mining proposals in Trempealeau County due to a surge in hydrofracking, a technique used by the petroleum industry to extract natural gas and/or crude oil from rock formations. The Town of Albion passed in Ordinance in 2014 related to nonmetallic mine operator's licenses. This may be found in Appendix C.

Surface Water Resources

Trempealeau County's boundaries are formed by three rivers: the Mississippi River on the south, the Trempealeau River on the West, and the Black River on the Southeast. Within the County are three major drainage basins, the Buffalo River drains the northern part of the County, the Black River drains the southeastern part of the County, and the Trempealeau River drains the remainder of the county. All three rivers drain to the Mississippi River. Most of the Town of Albion is located in the Upper Buffalo River watershed.

Nonpoint source pollution Priority Watershed Project implementation has occurred in the Elk Creek, Beaver Creek, Lower Black River/Hardies Creek, Middle Trempealeau and Upper Trempealeau River Watersheds. The surface water quality assessments within all of these plans were remarkably similar. DNR maintains surface water quality assessments and updates them as needed. A compilation of all of the surface water quality assessments contained within these plans, as well as, the Black - Buffalo-Trempealeau River Basin Plans form the basis for this county wide surface water quality assessment.

Nonpoint source pollutants are the primary cause of surface water quality problems in the county. Pollutants such as sediment, bacteria, organic material, and animal wastes contribute to the existing surface water quality problems associated with all of the surface water resources of the county. In addition to the pollutants that flow into surface water resources, degradation and erosion of stream banks is a major source of sedimentation to the streambeds as well as the impoundments located at the downstream end of many of the county watersheds.

Erosion and instability of stream banks is a common problem throughout the county which results in increased sedimentation and removal of important habitat for aquatic life, especially trout. Sedimentation of pools and filling in of spawning substrate in riffle areas are results of both upland erosion (Ag and Non-Ag) and stream bank erosion. The filling in of riffle areas reduces reproduction success of trout by reducing oxygen levels in streams and destroying spawning habitat. Sedimentation of stream bottoms also reduces the abundance of invertebrates that constitute a valuable fish food resource.

Agriculture and to a lesser extent, urban land disturbing activities are the primary sources of pollutants to the county's surface water resources. Sources of surface water pollutants include: barnyard runoff, nutrient and sediment runoff from cropped fields, manure runoff from improperly stacked/stored animal waste, concentrated flow erosion from cropped fields and logging trails, ephemeral erosion from cropped fields, and runoff from construction projects. *Trempealeau County Land and Water Resource Management Plan, 2016.*

Erosion control is one of the most overlooked management practices at construction sites in Trempealeau County. County ordinances require that an erosion control plan be prepared and submitted to the Department of Land Management prior to doing any construction or excavating. The County also has an erosion control and stormwater management ordinance in place as well as an animal waste ordinance and a Livestock facilities/Feedlot ordinance.

Water Quality

Surface water resources are evaluated by the Wisconsin Department of Natural Resources on water quality, wildlife, fish, and aesthetic values. In Chapter NR 102 of the Wisconsin Administrative Code water bodies were assigned as Outstanding Resource Waters (ORW) or Exceptional Resource Waters (ERW). ORW's rate higher for the values listed above while the ERW's have a high rating but not as high as ORW's. The ORW's are protected under NR 102. Trempealeau County only has ERW's. Below is a list of those with names; however there are many that are assigned ERW's that are not named or listed below.

Table 5.2: Trempealeau County Exceptional Resource Waters

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
Bear Creek	Bear Creek	/ERW	0	4.9	4.9	Trempealeau
Buffalo River	Buffalo River	/ERW	57.06	70.13	13.07	Trempealeau
Dutch Creek	Dutch Creek	/ERW	0	4.11	4.11	Trempealeau
Joe Coulee Creek	Joe Coulee Creek	/ERW	0	3.08	3.08	Trempealeau
Johnson Valley Creek	Johnson Valley Creek	/ERW	0	5.2	5.2	Trempealeau
South Fork Buffalo River	Buffalo River - South Fork	/ERW	5.42	16.63	11.21	Jackson, Trempealeau
Unnamed	Creek 15-4	/ERW	0	2	2	Trempealeau
Unnamed	Creek 11-4	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-3b	/ERW	0	0.9	0.9	Trempealeau
Unnamed	Unnamed Creek 25-13	/ERW	0	2.03	2.03	Jackson, Trempealeau
Unnamed	Creek 8-9	/ERW	0	1.6	1.6	Trempealeau
Unnamed	Creek 7-4	/ERW	0	1.49	1.49	Trempealeau
Unnamed	Creek 34-15	/ERW	0	1.39	1.39	Trempealeau
Unnamed	Creek 15-13	/ERW	0	2.57	2.57	Trempealeau
Unnamed	Creek 5-6	/ERW	0	1.06	1.06	Trempealeau
Unnamed	Abraham Coulee Creek	/ERW	1.93	3.65	1.72	Trempealeau
Unnamed	Linderud Coulee Creek	/ERW	1.64	3.82	2.18	Trempealeau
Unnamed	Unnamed Creek 2-12	/ERW	0	2.3	2.3	Trempealeau
Unnamed	Creek 14-13	/ERW	0	1.66	1.66	Trempealeau
Unnamed	Creek 13-15	/ERW	0	0.6	0.6	Trempealeau
Unnamed	Creek 24-4	/ERW	0	3.67	3.67	Trempealeau
Unnamed	Creek 11-7 T20n R7w	/ERW	0	0.97	0.97	Trempealeau
Unnamed	Creek 13-3a T20n R7w	/ERW	0	1.91	1.91	Jackson, Trempealeau
Unnamed	Creek 8-14 T20N R7W	/ERW	0	2.42	2.42	Trempealeau
Vosse Coulee Creek	Vosse Coulee Creek	/ERW	0	6.26	6.26	Jackson, Trempealeau
Washington Coulee Creek	Washington Coulee Creek	/ERW	0	3.74	3.74	Jackson, Trempealeau
Total Miles					83.7	

Source: Wisconsin DNR, March 1, 2016

Every two years Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters ("303(d) list"). A water is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use (fish and aquatic life, recreation, public health and welfare, and wildlife) that is described in Wisconsin Administrative Code is not achieved. Table 5.3 lists impaired waters in Trempealeau County.

Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Buffalo River	RIVER	0	42.38	42.38	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 2) Buffalo-Whitewater - Chippewa River to LD 6 (lower Pool 4 to Pool 6)	RIVER	714.2	763.4	49.2	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PFOs	303d Listed	Low	TMDL Needed (5A)
Timber Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Black River	RIVER	0	24.44	24.44	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	57.06	70.13	13.07	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	44.94	57.06	12.12	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Elk Creek	RIVER	0	21.51	21.51	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Hawkinson Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Irvin Creek	RIVER	0	5.31	5.31	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Marinuka Lake	LAKE			116.56	ACRES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Meyers Valley Creek	RIVER	2.14	5.88	3.74	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
North Fork Of Beaver Creek	RIVER	0	11.59	11.59	MILES	Total Phosphorus	Proposed for List	Medium	TMDL Needed (5A)
Pigeon Creek	RIVER	0	7.93	7.93	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Tamarack Creek	RIVER	0	6.31	6.31	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	RIVER	0	31.28	31.28	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
Trempealeau River	RIVER	0	31.28	31.28	MILES	Total Phosphorus	303d Listed	Medium	TMDL Needed (5A)
Trout Run Creek	RIVER	0	3.8	3.8	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Trout Run Creek	RIVER	3.8	6.05	2.25	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)

Table 5.3: Trempealeau County Impaired Waters List (Impaired w/o TMDL and Impaired with TMDL)

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Trout Run Creek	RIVER	0	3.8	3.8	MILES	Unknown Pollutant	303d Listed	Low	TMDL Needed (5A)
Turton Creek (American Valley Creek)	RIVER	0	3.6	3.6	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 3) LaCrosse-Pine - LD 6 to Root River (Pool 7 to upper Pool 8)	RIVER	693.7	714.2	20.5	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	693.7	714.2	20.5	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
Black River	RIVER	0	24.44	24.44	MILES	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
Marinuka Lake	LAKE			116.56	ACRES	Mercury	303d Listed	Low	Mercury Atm. Dep. (5B)
" "	RIVER	714.2	763.4	49.2	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Black River	RIVER	0	24.44	24.44	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
" "	RIVER	693.7	714.2	20.5	MILES	Total Phosphorus	303d Listed	Low	Phosphorus Listed (5P)
Irvin Creek	RIVER	0	5.31	5.31	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
North Creek	RIVER	0	7.59	7.59	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Tappen Coulee Creek	RIVER	0	5.06	5.06	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Newcomb Valley Creek	RIVER	0	5.76	5.76	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Welch Coulee Creek	RIVER	0	5.37	5.37	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2003 (4A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2004 (4A)
Hardies Creek	RIVER	1.64	3.54	1.9	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2008 (4A)
Hardies Creek	RIVER	0	1.64	1.64	MILES	Sediment/Total Suspended Solids	TMDL Approved	Not Applicable	TMDL approved by EPA in 2008 (4A)

Source: Wisconsin DNR, March 1, 2016 (Draft List 2016)

Watersheds

A watershed is a land area that drains to a particular body of water. There are three watersheds located in the Town of Albion: Upper Buffalo River, Lower Buffalo River, and Elk Creek. The majority of the town is in the Upper Buffalo River Watershed.

Town of Albion Lakes and Streams

Eleva Pond, an 8-acre lake is located by the Village of Eleva. Eleva Pond has a maximum depth of 9 feet. The Buffalo River flows east west through the Town of Albion. There are numerous creeks flowing through the town including Adams Creek, Lindsay Creek, Rossman Creek, Trout Creek and Big Creek. A complete inventory of trout streams in the Town can be found at <http://dnr.wi.gov/topic/fishing/trout/streammaps.html>.

There are two kinds of streams; perennial and intermittent. Perennial streams have water flowing through them most of the year. The intermittent streams are dry most of the year but have water flowing during snowmelt or after rainstorms. Even though intermittent streams do not have water flowing through them constantly there is a need to protect them because they flow into the perennial streams.

Floodplains

Floodplains are lands adjacent to rivers or streams that are naturally subject to flooding. Development in these areas is strongly discouraged because of the flood damage potential. Leaving these areas in their natural state preserves flood water storage basins helping to protect other areas from flooding. In September 2015, a flash flood warning was declared for Trempealeau County due to a reported dam breach on the Buffalo River near Strum. People living along the Buffalo River, including the Village of Eleva, were urged to find higher ground and avoid driving across roads covered with water. There was \$1.955 million in damage estimated to homes and businesses in Osseo, Strum and Eleva.

Flood Hazard Assessment

The Federal Emergency Management Agency (FEMA) has provided maps of flood areas to Trempealeau County. The maps are required to be utilized for flood determination purposes.

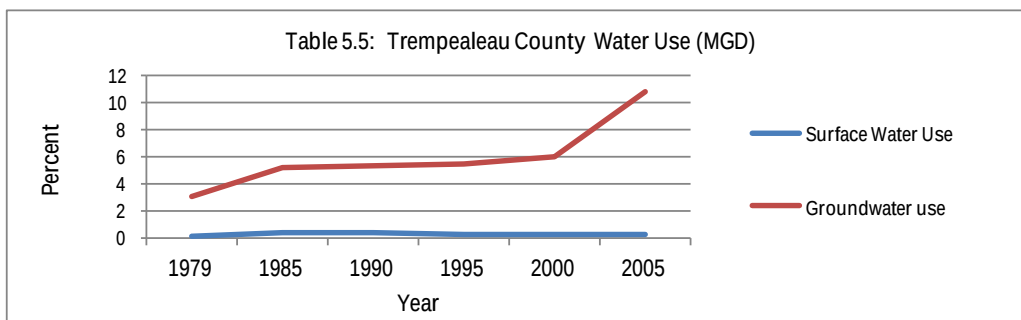
Groundwater

Water, especially groundwater, is an important resource for residents in Trempealeau County. According to the Wisconsin Department of Natural Resources, 70 percent of Wisconsin's residents and 97 percent of Wisconsin communities rely on groundwater for their drinking and other water needs. The quantity of groundwater depends on the recharging, (precipitation), and the discharging of the water. The quality of groundwater is directly related to the activities of the land. The spreading of fertilizers and chemicals either for residential homes or agricultural fields can affect the quality of groundwater. Table 5.4 shows water use in Trempealeau County from 1979 through 2005. Surface water use increased by 115% since 1979 and groundwater use increased by 255% during that same period. Groundwater use increased in all use categories and incurred a significant increase in irrigation use. Figure 5.5 illustrates a significant increase in groundwater use between 2000 and 2005.

Table 5.4 Trempealeau County Water Use by Year (Millions of gallons per day)

	1979	1985	1990	1995	2000	2005	% Chg 1979-90	% Chg 1990-00	% Chg 2000-05	% Chg 1979-05
Surface Water Use	0.13	0.38	0.35	0.22	0.21	0.28	169.2	-40	33.3	115.4
Groundwater use	3.06	5.16	5.38	5.4	5.94	10.87	75.8	10.4	83	255.2
Total Water Use	4.19	5.54	5.73	5.62	6.15	11.15	36.8	7.3	81.3	166.1

Source: Water use data from USGS Water Use in Wis. Reports, 1979, 1985, 1990, 1995, 2005, 2005



Environmentally Sensitive Areas

In 2006 the Wisconsin Department of Natural Resources published the *Wisconsin Land Legacy Report, an Inventory of Places to Meet Future Conservation and Recreation Needs*. The report listed 229 legacy places in 16 ecological landscapes in the State of Wisconsin. Trempealeau County and the Town of Albion are located in the Western Coulee and Ridges ecological landscape. This landscape is characterized by highly eroded, unglaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming, are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape.¹ The Buffalo River extends through the Town of Albion, Table 5.6.

Table 5.6 Legacy Places

Name	Size	Description
Black River	100 miles in length	The Black River originates in the northern forests of central Taylor County and meanders south for more than 100 miles to its confluence with the Mississippi River. Biological diversity along the corridor is high due to its north-south orientation, association with four ecological landscapes, and the presence of pronounced, intact, wet-to-dry environmental gradients along the length of the river. Due to its relatively undeveloped and outstanding scenic qualities, the lower stretch of the Black River was once considered for national Wild and Scenic River status. It presently offers "wilderness-like" canoeing opportunities. The river corridor provides important nesting and migratory habitat for a variety of songbirds and waterfowl, and serves as an important north-south dispersal corridor for bear, wolves and fisher.
Buffalo River		This corridor, running from Jackson County to the Mississippi River, contains a diverse mixture of high quality habitats ranging from broad wetlands to large forest blocks to oak savanna. The lower end of the Buffalo River provides valuable nesting and migratory habitat for many species of birds in the Mississippi River Valley and serves as an important staging area for migrating tundra swans. The flat, meandering floodplain lies in stark contrast to the adjacent steep bluffs. Narrow, sharp-crested ridges and broad valleys characterize the upper watershed.
Thompson Valley Savanna	Small in size	This largely rural area presently consists of a mosaic of farms and large wooded tracts and represents one of the best opportunities in the state to restore a large oak savanna.
Trempealeau River	Medium	The Trempealeau River arises from cold water trout streams located in deeply incised valleys. As it flows southwest, the river gradually becomes larger and warmer and in its lower reach supports a good quality warm water fishery. Abundant nutrients and frequent flooding in the lower stretch nourish extensive high quality wetlands that provide significant habitat for reptiles, amphibians, waterfowl, wading birds, and mammals.

¹ Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, Wisconsin DNR 2006

Table 5.6 Legacy Places

Name	Size	Description
Upper Mississippi River National Wildlife and Fish Refuge	284 miles in length	Extending 284 miles from Wabasha, Minnesota to Rock Island, Illinois, this 194,000-acre refuge encompasses most of the floodplain associated with the Mississippi River. Numerous side channels, backwater sloughs, marshes, and extensive tracts of floodplain forest, contribute to the outstanding fish and wildlife habitat provided by the refuge. The refuge also plays host to significant waterfowl migrations, including some of the continent's largest concentrations of migrating tundra swans and canvasback ducks. Boating, fishing and waterfowl hunting are popular recreation pursuits.

Source: Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, 2006

Wetlands

A wetland is a low-lying area of land that is saturated with moisture. Examples of wetlands are bogs, swamps, and marsh lands. The Town of Albion has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 1,150 acres of emergent wetlands, 230 acres of scrub/shrub, and 1,180 acres of forested.

5.3 Agricultural Lands

Productive Agricultural Lands

Agricultural lands are very important for Trempealeau County. Dairy farming is an important agricultural industry in the county. The most productive land can be classified by soils Class I and Class II. Classes III and IV are classified as productive and the Classes V - VIII are non-productive.

County Agricultural History

Trempealeau County's main agricultural crop was wheat in the 1860's and 1870's. In the 1880's wheat production drastically declined. As of the 2012 Agricultural Census the number one agricultural product was corn (from grain) followed by hay and alfalfa. The census also showed that from 1992-2012 poultry production increased by 123% while milk cows declined by 28%. Beef cattle production also rose by 30%.

The County saw a 7% decline in total farm acres from 1992 through 2012. The number of farms increased by 1% during this same time period. Corn and Soybean acres increased also, while harvested cropland and hay-alfalfa decreased. The Land Use Element has further detail on this issue.

Prime Farmland

Trempealeau County has implemented Farmland Preservation policies under Wisconsin State Statute 91. The Farmland Preservation program was established in 1977, while in 1989 the Farmland Tax Relief Credit was created. Trempealeau County updated the County's Farmland Preservation Plan in 2016 which creates the opportunity for landowners to receive tax credits provided an Agricultural Enterprise Zone is created.

5.4 Cultural Resources

Introduction

Cultural resources help define a community and are shown in a variety of ways such as the people, festivals, buildings, or gatherings. Every year on the weekend after Memorial Day the Village of Eleva holds the Eleva Broiler Fest. The weekend long event has an ice cream social, pancake breakfast, queen coronation, kickball tournament, live music, a walk/run, garden tractor pull, truck/tractor pull, parade and demolition derby.

Archaeological Sites Inventory

The town is not aware of any designated or protected archaeological sites in the town. The State Archaeology and Maritime Preservation have information on sites in the County. Research shows that Archaic period tribes were in Perrot State Park in Trempealeau County as early as 7,000 years ago. Remnants of these cultures remain in the form of mounds found throughout the park. The Mississippi River and surrounding lands were important travel and trade routes for many different native cultures including Archaic, Early Woodland, Hopewell and Effigy Mound groups. Time and humans have disturbed and destroyed many mound sites.

Wisconsin Architecture and History Inventory

The Wisconsin Architecture and History Inventory listed 6 sites in the Town of Albion as of March 2016. The sites include a farm, bridge and houses, etc. The inventory is found at Wisconsin Historical Society website at:

<http://www.wisconsinhistory.org/ahi/>.

5.5 Agriculture, Natural and Cultural Resources Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Agricultural, Natural, and Cultural Resources Goals

1. Maintain and preserve the integrity of farmland by keeping commercial, industrial, intensive residential or other potentially disruptive uses separate from agricultural activities where necessary in order to preserve the towns agricultural economic base.
2. Support, encourage, protect and conserve specific indigenous resources that may or may not be renewable.
3. Enforce noxious weed control ordinances.
4. Support tree preservation and sustainable forestry practices.
5. Maintain proper separation distances between urban and rural land uses to avoid conflict.
6. Maintain adequate and available farming infrastructure.
7. Preserve the peaceful and tranquil nature of the rural atmosphere.
8. Encourage support for family farming and organic farming.

Objectives

1. Protection of wildlife habitat.
2. Preservation of farmland.
3. Management of forest resources.
4. Protection of stream banks from harmful land uses.
5. Protection of surface and groundwater.
6. Preservation of family farms.
7. Preservation of organic and sustainable agricultural practices.

Actions

1. Maintain densities not greater than one unit per 35 acres for designated agricultural areas.

2. Address the relationship between the development and agricultural transition areas by allowing flexibility for transitional areas to other appropriate uses.
3. Follow the land use plan.
4. Bring septic systems to code over time.
5. Support best management programs.
6. Maintain shoreland buffers.
7. Support incentives to conduct sustainable agriculture and protect wetlands, grasslands and forests.
8. Treat organically farmed agricultural lands sensitively with respect to the location and pressures of surrounding developments.

ECONOMIC DEVELOPMENT ELEMENT

6.1 Introduction

The primary purpose of this element is to present background information about the local economy and its relationship to the region. This element also takes into consideration the residents' attitudes toward economic development and identifies actions to enhance economic development in the Town.

6.2 Labor Force

Unemployment Statistics are only available at the County Level. From 2000 through 2014 Trempealeau County's labor force increased by 6.6% and the number employed increased by 5.9%. The number of unemployed in the County increased by 22.5% and the unemployment rate ranged from a low of 4.1% in 2000 to a high of 7.6% in 2009, Table 6.1.

Table 6.1: Trempealeau County Civilian Labor Force

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Chge 2008-2014	% Chge 2000-2014
Labor Force	15,369	15,715	15,816	15,885	15,806	15,752	16,183	16,308	16,183	16,315	15,984	16,195	16,363	16,446	16,387	1.3	6.6
Employed	14,739	14,906	14,942	14,960	15,044	15,063	15,484	15,577	15,441	15,081	14,777	15,126	15,434	15,525	15,615	1.1	5.9
Unemployed	630	809	874	925	762	689	699	731	742	1,234	1,207	1,069	929	921	772	4.0	22.5
Unemp Rate	4.1	5.1	5.5	5.8	4.8	4.4	4.3	4.5	4.6	7.6	7.6	6.6	5.7	5.6	4.7	2.2	-

Wis. Dept. of Workforce Development, Bureau of Workforce Training - Labor Market Information, August 21, 2015

6.3 Economic Base

The 2012 Trempealeau County workforce profile projected that 43.11% of the County's employment was (Manufacturing) and another 18.48% was (Education and Health Services). Manufacturing and Trade, Transportation & Utilities had the highest average wage by industry, Tables 6.2 and 6.3.

Table 6.2 Industry Employment (as a share of total employment) in 2012

	Manufacturing	Trade, Transportation & Utilities	Leisure & Hospitality	Public Administration	Professional & business services	Education & health services
Trempealeau County	43.11%	15.24%	5.31%	4.09%	3.13%	18.48%

Source: Trempealeau County Workforce Profile 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

Table 6.3 Average Wages by Industry in 2012

	Manufacturing	Trade, Transportation & Utilities	Public Administration	Leisure & hospitality	Professional & business services	Education & health services
Trempealeau County	\$41,761	\$32,455	\$27,264	\$10,017	\$27,724	\$30,820

Source: Trempealeau County Workforce Profile 2013, Wisconsin Department of Workforce Development, Office of Economic Advisers

Over the last seven years manufacturing has been a key industry sector in Trempealeau County providing over 30 percent of the jobs, Table 6.4.

Table 6.4: Total full-time and part-time employment by NAICS industry in Trempealeau County 2007-2013

Description	2007		2008		2009		2010		2011		2012		2013	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total employment	17,429		17,207		16,965		17,251		17,569		17,919		18,083	
Farm employment	1,912	11.0	1,918	11.1	1,885	11.1	1,885	10.9	1,906	10.8	1,795	10.0	1,860	10.3
Nonfarm employment	15,517	89.0	15,289	88.9	15,080	88.9	15,366	89.1	15,663	89.2	16,124	90.0	16,223	89.7
Private nonfarm employment	13,200	75.7	12,912	75.0	12,677	74.7	12,968	75.2	13,315	75.8	13,766	76.8	13,851	76.6
Forestry, fishing, and related activities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Mining	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Utilities	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Construction	590	3.4	539	3.1	501	3.0	508	2.9	531	3.0	572	3.2	563	3.1
Manufacturing	5,519	31.7	5,666	32.9	5,338	31.5	5,520	32.0	5,887	33.5	6,213	34.7	6,271	34.7
Wholesale trade	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Retail trade	1,205	6.9	1,240	7.2	1,195	7.0	1,204	7.0	1,232	7.0	1,239	6.9	1,264	7.0
Transportation and warehousing	724	4.2	678	3.9	648	3.8	657	3.8	689	3.9	722	4.0	731	4.0
Information	144	0.8	152	0.9	142	0.8	143	0.8	134	0.8	127	0.7	122	0.7
Finance and insurance	421	2.4	417	2.4	441	2.6	465	2.7	477	2.7	465	2.6	448	2.5
Real estate and rental and leasing	240	1.4	218	1.3	190	1.1	198	1.1	186	1.1	187	1.0	189	1.0
Professional, scientific, & tech. services	(D)	NA	252	1.5	254	1.5	247	1.4	261	1.5	281	1.6	286	1.6
Mgt of companies and enterprises	(D)	NA	21	0.1	23	0.1	28	0.2	36	0.2	41	0.2	40	0.2
Admin. and waste mgt services	265	1.5	267	1.6	276	1.6	286	1.7	325	1.8	340	1.9	349	1.9
Educational services	54	0.3	54	0.3	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Health care and social assistance	1,323	7.6	1,333	7.7	(D)	NA	(D)	NA	(D)	NA	(D)	NA	(D)	NA
Arts, entertainment, and recreation	(D)	NA	131	0.8	137	0.8	134	0.8	137	0.8	147	0.8	163	0.9
Accommodation and food services	(D)	NA	747	4.3	731	4.3	764	4.4	767	4.4	741	4.1	765	4.2
Other services, except public admin.	566	3.2	546	3.2	547	3.2	551	3.2	576	3.3	583	3.3	588	3.3
Government and government enterprises	2,317	13.3	2,377	13.8	2,403	14.2	2,398	13.9	2,348	13.4	2,358	13.2	2,372	13.1

Source: U.S. Department of Commerce, Bureau of Economic Analysis, REIS

6.4 Current Business Inventory

The Town of Albion is located in the northwestern part of the county. State Highway 93 travels north to south through the Town connecting the Town with the City of Eau Claire to the north and the Cities of Independence and Arcadia to the south. USH 10 travels east west through the town connecting the Town to the City of Mondovi to the west in Buffalo County and the Village of Strum and City of Osseo to the east in Trempealeau County. These highways systems make an easy commute to employment opportunities located in these communities. The Town of Albion completely surrounds the Village of Eleva. Major employers in Trempealeau County, both public and private are listed below in Table 6.5. Farming operations are predominant in the Town.

Table 6.5: Major Employers (Public And Private)

Employer	Employment	Industry
Ashley Furniture Industries Inc	1000+	Nonupholstered Wood Household Furniture Manufacturing
Pilgrim's Pride	250 - 499	Poultry Processing
Ashley Distribution Services Ltd	250 - 499	General Freight Trucking, Long-Distance, Truckload (NAICS
Associated Milk Producers	100-249	Dairy Product (Except dried or canned) Merchant Wholesalers
School District of Arcadia	100 - 249	Elementary and Secondary Schools
Global Finishing Solutions LLC	100 - 249	Sheet Metal Work Manufacturing
Nelson Global Products	100 - 249	Other Motor Vehicle Parts Manufacturing
E-Bay Enterprise	100 - 249	Electronic Shopping
Gundersen Tri-County Hospital	100 - 249	General Medical and Surgical Hospitals
GEA Farm Technologies Inc.	100-249	Farm Machinery and Equipment Manufacturing
Osseo Fairchild Schools	100-249	Elementary and Secondary Schools
Trempealeau County	100-249	Legislative Bodies
Trempealeau County Health Care	100-249	Psychiatric and Substance Abuse Hospitals
Whitehall School District	100-249	Elementary and Secondary Schools
Whitehall Specialties	100-249	All Other Specialty Food Stores
Blair-Taylor School District	50 - 99	Elementary and Secondary Schools
Gale-Ettrick-Trempealeau Schools	50 - 99	Elementary and Secondary Schools
Marinuka Manor Nursing Home	50 - 99	Other Social Advocacy Organizations
Pehler & Sons Inc	50 - 99	General Freight Trucking, Local
Sourcecut Industries	50 - 99	All Other Miscellaneous Store Retailers
TRW Automotive	50 - 99	Other Motor Vehicle Parts Manufacturing
Western Dairyland Community	50 - 99	Child Day Care Services

Source: Wis. Dept. of Workforce Development - Wis. Large Employer Search (March 2016)

6.5 Attracting and Retaining Business and Industry

There are many advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highways 93 and USH 10. The town is within driving distance to La Crosse, Winona, and Eau Claire and within 2 hours driving time of Minneapolis, MN. The Town offers a rural lifestyle.

The Town of Albion does not have a municipal water supply or sewer treatment facility which does limit the type and size of business that could locate in the Town.

6.6 Program Assistance

There are many other programs that assist in economic development of communities at the federal and state level. The State of Wisconsin has recently made available to rural towns the ability to establish Tax Increment Finance Districts. This is a useful tool in helping to provide financial incentives to locating businesses. Other programs available to local governments include: Brownfield Grants, Brownfield Site Assessment Grants, Capacity Building Grants, Community Development Block Grant Programs (CDBG), CDBG Grant – Public Facilities Economic Development (CDBG-PFED), CDBG – Public Facilities (CDBG-PF), and CDBG – Planning Grants. More information on these programs and more can be found on the Wisconsin Economic Development Corporation website at WEDC.org.

6.7 Economic Development Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Economic Development Goals

1. Protect the integrity of the agricultural base of the Town of Albion and the unique character of the town as production agricultural area.

Objectives

2. Strengthen rules and development guidelines through ordinance adoption and enforcement.
3. Encourage compliance with adopted ordinances related to plan objectives.
4. Coordinate with local municipal and county authorities and departments in siting and development of non-agricultural business in the area.

Actions

1. Conduct a regular review of current ordinances in an effort to advance plan goals and promote awareness
2. Maintain consistent compliance of existing development guidelines and ordinances. Seek appropriate Trempealeau County Zoning Department assistance where necessary and applicable.
3. Seek to concentrate business development near local urban centers and away from non-compatible uses as identified on future land use maps.
4. Seek to be proactive in educating the local population and elected municipal and civic leaders on the importance of limiting urban sprawl into intensely managed production agricultural areas.

INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

7.1 Introduction

Coordination and cooperation among units of government at all levels is very important. There are instances where the actions of one governmental unit can negatively affect another unit of government (some annexations, etc.). In such instances, it is important for the various units of government to continue to communicate to ensure issues are addressed. Continued cooperation between local units of government can often provide more or services at a lower cost to taxpayers.

7.2 Governmental Units and Relationships

Adjoining Towns and Cities

Towns and cities adjoining the Town of Albion are: the Town of Naples, Buffalo County; Town of Pleasant Valley, Eau Claire County, Town of Unity and Town of Chimney Rock in Trempealeau County. The town cooperates on road maintenance with the Villages of Eleva, Strum, and adjoining towns. The Eleva Fire Department and Strum-Unity Fire Department work together to provide fire protection. Other agreements are with the County for police protection through the County Sheriff's office.

Trempealeau County

The town works closely with the County on zoning, planning, and land conservation issues. The County provides funding for the town to revise their comprehensive plan every 5-10 years. The Town currently uses transportation facility engineering services the county provides for an annual fee. The Town also works with the County on road maintenance.

School Districts

Eleva-Strum school district serves the town.

Relationship to the Mississippi River Regional Planning Commission

The Mississippi River Regional Planning Commission (MRRPC) is a Commission of nine counties located along the Mississippi River in Western Wisconsin. The Commission was organized in 1964 under Wisconsin State Statutes to plan for the physical, social and economic development of the Region. Other authorized functions include providing advisory services on regional issues to local governments and other public and private agencies, acting as a coordinating agency for programs and activities and contracting with local units of government to make studies and offer advice on land use, thoroughfares, community facilities, public improvements, and encouragement of economic and other developments.

The MRRPC provides services to 9 counties in the area. Commission activities are directed by a Board of 27 commissioners appointed by the County Boards and Governor.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) was officially established in 1967 by combining formerly independent agencies and the Department of Motor Vehicles (which included the State Highway Commission, State Aeronautics Commission and State Patrol). WisDOT is geographically organized into 5 district offices throughout the state. Trempealeau County is in the Northwest region with offices in Eau Claire and Superior.

WisDOT supports all forms of transportation. The department is responsible for planning, building and maintaining Wisconsin's network of state highways and Interstate highway system. The department shares the costs of building and operating county

and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (DNR) is organized into 5 geographic regions. Trempealeau County is located in the West Central Region, along with 19 other counties.

7.3 Existing and Proposed Local, County and Regional Plans

Adjacent Units of Government

Adjacent governments to the Town of Albion are the Town of Unity and the Town of Chimney Rock in Trempealeau County. The Town of Naples, Buffalo County and Town of Pleasant Valley, Eau Claire County are other adjacent governments. The Towns located in Trempealeau County have all participated in the comprehensive planning process and completed plans.

Trempealeau County Comprehensive Plan

Trempealeau County adopted their "Smart Growth" Comprehensive Plan in November 2009. The county worked with the towns first on their comprehensive plans and incorporated ideas from those plans into the overall county plan.

Regional Plan

The Mississippi River Regional Planning Commission prepared a regional comprehensive plan that was completed in 2015.

7.4 State and County Agency Plans

Trempealeau County Revised Comprehensive Zoning Ordinance (2000)

The zoning ordinance consists of land use regulations for unincorporated areas of the county. The Town of Albion adopted this ordinance in 2001.

Trempealeau County Outdoor Recreation Plan (February, 2017)

The Trempealeau County Outdoor Recreation Plan was updated and readopted in February, 2017. This plan reviews the needs/actions for the outdoor recreation facilities needed throughout the county.

Trempealeau County Land and Water Resource Management Plan (December, 2016)

The *Trempealeau County Land and Water Resource Management Plan (2016)* plan assesses the counties natural resources and identifies actions to best to manage the resources. The Land and Water Resource Management Plan does not have town specific information or recommendations.

Trempealeau County Solid Waste Management Plan

Trempealeau County does not have a Solid Waste Management Plan.

Trempealeau County Farmland Preservation Plan (December, 2016)

In Wisconsin, the state has enacted a Farmland Preservation Act (Chapter 91, Wisconsin Statutes) aimed at preserving farmland. Trempealeau County has been involved in the Farmland Preservation process since September 1, 1978. Landowners within Trempealeau County have the option of signing Farmland Preservation contracts. At one time, Trempealeau County had the highest number of agreements of all the counties in Wisconsin.

The State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in an area designated as an "Agriculture Enterprise Zone" or areas designated in agricultural zoning districts certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016.

Wisconsin State Highway Improvement Plan

The state maintains a 6-Year Highway Improvement Plan that identifies road projects for 2015-2021. The plan was discussed in the Transportation Element of this document.

7.5 Existing Relationships, Shared Services, and Agreements

The Town of Albion maintains a limited number of informal intergovernmental cooperation agreements.

7.6 Intergovernmental Cooperation Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Intergovernmental Goals

1. Encourage coordination and cooperation among units of government.
2. Coordinate activities across jurisdictional boundaries to improve the quality and efficiency of services.

Objectives

1. Promote communication with other units of government, including adjoining towns, the county, the region, and the state and federal governments.
2. Work together with other units of government, and others, to provide services in a cost-effective manner where feasible.
3. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder intergovernmental cooperation.
4. Coordinate the planning effort of the Town of Albion with Trempealeau County, adjacent or nearby towns and villages where applicable, Wisconsin Department of Transportation, Wisconsin Department of Natural Resources, and any other governmental unit that can facilitate the planning process.

Actions

1. Pursue dialogue with and between the towns, villages and cities in the county to seek areas of cooperation.
2. Meet periodically with adjoining units of government to discuss issues of mutual concern. This is done primarily through attendance at the quarterly Trempealeau County Unit of Wisconsin Towns Association meetings and attendance at the annual Wisconsin Towns Association District Meeting.
3. Periodically review existing shared service agreements and explore additional agreements as appropriate.
4. Encourage cooperative agreements regarding annexation, expansion of public sewer and water services, growth management and boundary agreements between the adjacent towns and the Village of Eleva. The Town of Albion specifically discourages annexation to the Village of Eleva.
5. Explore additional joint service agreements with neighboring municipalities where consolidating and coordinating services will result in better services or cost savings.

LAND USE ELEMENT

8.1 Introduction

The Land Use Element is the most important component of the Town's Comprehensive Plan. How land in the Town of Albion is used directly impacts all the other planning elements. It is vital to the success of the plan that the land use element directly reflects input gathered from landowners and residents during the planning process. The element contains background information on land use, a land use map and goals and strategies pertaining to future land uses.

8.2 Agricultural Use and Productivity

Agricultural statistics are not available at the town level. The statistics evaluated are based on county level data.

Table 8.1 indicates that the number of farms in Trempealeau County has increased slightly by approximately 1% between 1992 and 2012. The total farm acres decreased by 7.3% during this period. From 1992-2012 the number of smaller farms (1-179 acres) increased by 35.8% while medium sized farms (180-499 acres) decreased by 38.1% and farms larger than 500 acres decreased by 4.2%. A possible explanation for this is that a number of mid-sized farms have been sold and subdivided into smaller more recreational oriented properties. The types of farms have also changed over the 15 year period. The number of beef livestock operations has increased by 3.7%. The number of dairy and hog farms has decreased by 67.9% and 79.4% respectively. The number of chicken farms has increased by 123.5%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of dairy farms decreased by 67.9% while the actual number of milk cows decreased by only 27.5%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

Table 8.1 Trempealeau County Agricultural Data

Farms	1992	1997	2002	2007	2012	% Chge 1992-2002	% Chge 2002-2012	% Chge 1992-2012
Number of Farms	1,424	1,408	1,744	1,721	1,436	22.5	-17.7	0.8
Total Acres	348,602	340,536	367,830	341,370	323,157	5.5	-12.1	-7.3
Average Size Acres	245	242	211	198	225	-13.9	6.6	-8.2
Farm Size								
1-179 Acres	685	723	1,098	1,154	930	60.3	-15.3	35.8
180-499 Acres	596	552	503	440	369	-15.6	-26.6	-38.1
500 Plus Acres	143	133	143	127	137	0.0	-4.2	-4.2
Livestock & Poultry Farms								
Beef Cows	268	290	275	314	278	2.6	1.1	3.7
Milk Cows	608	434	310	257	195	-49.0	-37.1	-67.9
Hogs and Pigs	155	78	44	52	32	-71.6	-27.3	-79.4
Sheep and Lambs	37	33	42	55	25	13.5	-40.5	-32.4
Broilers and other meat type chickens sold	34	46	58	68	76	70.6	31.0	123.5
Livestock & Poultry								
Beef Cows	4,961	5,418	5,086	5,566	6,466	2.5	27.1	30.3

Town of Albion Comprehensive Plan

Milk Cows	29,485	25,699	22,046	21,811	21,373	-25.2	-3.1	-27.5
Hogs and Pigs	16,008	9,813	6,100	7,443	4,032	-61.9	-33.9	-74.8
Sheep and Lambs	1,534	1,198	1,279	1,863	924	-16.6	-27.8	-39.8
Chickens (Broilers)	10,667,093	17,241,247	19,126,486	23,547,301	23,779,098	79.3	24.3	122.9
Selected Crops								
Harvested Cropland	169,922	159,536	162,850	149,821	175,392	-4.2	7.7	3.2
Corn for grain (acres)	60,089	62,501	59,953	66,061	82,920	-0.2	38.3	38.0
Soybeans (acres)	13,371	16,103	31,249	22,182	32,118	133.7	2.8	140.2
Hay-Alfalfa (acres)	81,604	69,206	59,428	47,930	42,756	-27.2	-28.1	-47.6

Source: USDA Census of Agriculture - 1992, 1997, 2002, 2007, 2012

Evaluation of the selected crop information indicates that there is more cash cropping taking place in Trempealeau County. The typical cash crops in the county are corn and soybeans and the number of acres harvested has increased in the twenty year period, while the number of acres harvested of hay-alfalfa (traditionally soil conserving food crops for livestock) has decreased. This trend is consistent with the decrease in the number of livestock in the county.

Table 8.2 from the 2007 and 2012 Census of Agriculture gives a breakdown of the farms by North America Industrial Classification in Trempealeau County. In 2012 the largest group was grain farming (31.3%) followed by hay farming (25.8%) and beef cattle farming (14.4%) and dairy cattle and milk production (11.6%).

Table 8.2 Trempealeau County Farms by North America Industrial Classification

NAICS Classifications	2007		2012		% Chge
	No. of Farms	% Farms in NAICS	No. of Farms	% Farms in NAICS	2007-2012
Total Farms	1,721		1,436		-16.6
Oilseed and grain farming (1111)	271	15.7	450	31.3	66.1
Vegetable and melon farming (1112)	13	0.8	6	0.4	-53.8
Fruit and tree nut farming (1113)	15	0.9	20	1.4	33.3
Greenhouse, nursery, and floriculture production (1114)	18	1	13	0.9	-27.8
Sugarcane farming, hay farming, and all other crop farming (11193, 11194, 11199)	668	38.8	370	25.8	-44.6
Beef cattle ranching and farming (112111)	243	14.1	207	14.4	-14.8
Cattle feedlots (112112)	43	2.5	20	1.4	-53.5
Dairy cattle and milk production (11212)	233	13.5	167	11.6	-28.3
Hog and pig farming (1122)	15	0.9	7	0.5	-53.3
Poultry and egg production (1123)	89	5.2	77	5.4	-13.5
Sheep and goat farming (1124)	20	1.2	21	1.5	5.0
Animal aquaculture and other animal production (1125, 1129)	93	5.4	78	5.4	-16.1

Source: USDA Census of Agriculture - 2007 and 2012

8.3 Existing Land Use and Zoning

The Town of Albion is a rural town located in the northern portion of Trempealeau County. The terrain consists of rolling hills and large valley bottoms. The Village of Eleva is the only incorporated area located within the town. The landscape is primarily made up of farmland with scattered single family homes. There are a few industrial and commercial businesses located within the town.

Table 8.3 Land Use Property Assessment Inventory

Land Type	Acres	Percent of Land Use
Real Estate Classes – T. Albion 2015		
Residential	460	2.29
Commercial	93	0.46
Manufacturing	0	0.00
Agricultural	14,519	71.13
Undeveloped/Other	1,932	9.59
Forest/Ag Forest	2,865	14.23
Other (public land, etc.)	260	1.29
Total	20,037	100.00

Source: Wis. Dept. of Revenue, Statement of Assessment, 2015

Wisconsin Department of Revenue – 2015
Statement of Assessments indicate that agricultural acres comprised 71.13% of the Town. Forest/Ag Forest was the second largest real estate class comprising 14.23% of the Town's acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2001. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is zoned Exclusive Agriculture-2 except for scattered properties zoned for industrial or business uses. The minimum lot size in the Town of Albion is two acres.

8.4 Land Use Projections

Housing Units and Housing Unit Projections

Housing unit data and housing unit projections have been prepared and are illustrated in Table 8.4 and 8.5. Housing unit projections were established based on the number of housing starts in the Town of Albion over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Albion (2.3 housing starts per year) will remain constant through 2040.

Table 8.4: Housing Starts in Town of Albion

Town	2007	2008	2009	2010	2011	2012	2013	2014	New Resid 2007-2014	8 Yr Avg	Town Est. Hsg. 2015*	Prj New Hsg 202	Prj New Hsg 2025	Prj New Hsg 2030	Prj New Hsg 2035	Prj New Hsg 2040
T. of Albion	4	3	3	2	0	2	1	3	18	2.3	8	12	12	12	12	12

Source: Trempealeau County Land Management Department, MRRPC

*2015 estimate based on actual housing starts 2011-2014 with the 8 year average used to calculate 2015.

Table 8.5: Housing Projections Through 2040

Town	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
T. Albion	260	227	259	267	279	291	303	315	327

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Albion Housing Unit Projections

As of the 2010 Census there were 259 housing units in the Town of Albion. The straight line projection method utilized forecasts that there will be 279 housing units in the Town of Albion in the year 2020 and 327 housing units by the year 2040.

Population Projections, Density and Distribution

Population data and population projections for the Town of Albion are illustrated in Table 8.6. The population projections to 2040 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Albion 2.4 people reside in each housing unit (653 people/259 housing units = 2.5 people per housing unit). The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 2.4 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.4 people in the town.

Table 8.6: Population Projections through 2040

Town	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
Town of Albion	696	595	653	641	670	698	727	756	785

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) Town of Albion Population Projections

The projection method utilized forecasts that there will be 785 people residing in the Town of Albion in the year 2040. This is compared to 653 town residents in 2010

Land Use Projections

Residential land use acreage projections for the Town of Albion (Table 8.7) have been prepared. The projections were created by using housing unit projections from Table 8.4 and 8.5 representing eight years of housing start information (2007-2014) from the Trempealeau County Land Management Department. The number of projected housing units were multiplied by 1.5 acres to come up with projected residential land use acreage. The calculation assumes that on average residential development in the Town of Albion will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Albion's 2015 ratio of commercial/industrial acres to 2015 residential development acres. Acreages from the Wisconsin Department of Revenue "2015 Statement of Assessments" were used in the calculations and projections. The method assumes that for every 5 acres of residential development 1 acre of land will be needed for commercial/industrial development.

Agricultural/open space land use acreage projections were derived by adding the projected residential development acreage to the projected Industrial/commercial acreage and subtracting that number from the total acreage. The sum of residential and commercial/industrial land is assumed to decrease the amount of agricultural/open space. The method assumes that future residential, commercial, and industrial uses will use existing agriculture/open space when developed.

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. The projections represent an aggressive development scenario (most case). It is important to point out that factors

such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Also, projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

TABLE 8.7 Land Use Projections for the Town of Albion (in Acres)

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	2	4	4	4	4	4	22
Residential	12	18	18	18	18	18	102
Agriculture/Open	-14	-22	-22	-22	-22	-22	-124

Source: MRRPC 2016

The land use projections in Table 8.7 for the Town illustrate the potential impacts of future development on agriculture, forests and open space. Limited acreage for commercial and industrial uses is projected (22 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 102 acres of land will be used for residential development in the Town.

Existing and Potential Land Use Conflicts

Wisconsin's Comprehensive Planning Law requires that existing and potential land use conflicts be identified as part of the planning process. Land use conflicts identified by the Town of Albion during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- Development pressure around the Village of Eleva (annexation, etc.)

The Town of Albion believes that existing and potential land use conflicts listed can be managed through the comprehensive planning process and continued open communication with affected parties. It is understood that there are no easy solutions and never will all parties be satisfied, but with continued communication and information/education to affected parties a better understanding of the issues will be achieved and the possibility of amicable solutions.

8.5 Development Impacts

Based on projections in tables 8.5 and 8.6, limited development impacts will be experienced. The population of the town will increase by 144 people and the number of housing units will increase by 60 units from 2015-2040. The 60 new housing units will generate an additional 600 vehicle trips per day on Town, County, State and U.S. roadways. This is based on the multiplier of 10 vehicle trips per day per household.

There are numerous other factors previously mentioned: location, the economy, highway improvements, and social issues that will influence the town's future that are difficult to account for in projections. Therefore, it is important that projections are reviewed and updated every 3 years. It is of equal importance that policy decisions based off projections are dynamic and are reviewed with the same frequency.

8.6 Land Use Element Goals and Actions

The Town of Albion developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Land Use Goals

1. Preserve agricultural land.
2. Preserve the natural habitat (wildlife, wetlands and woodlands).
3. Manage residential development.
4. Preserve and enhance the environmental quality of the township.
5. Preserve the rural atmosphere of the township.
6. Manage commercial and industrial development.

Objectives

1. The land use plan recommends preserving agricultural land utilizing agricultural land use districts. The districts will preserve agricultural land by limiting the density of housing permitted in such areas. Properties in the Farmland Preservation Program are recommended to be designated as exclusive agricultural properties so that the property owners can receive the full tax credit benefits of the preservation program. This goal attempts to preserve agricultural land as well as animal agriculture.
2. The plan recommends limiting the density of development in the Town of Albion. This will manage the number of non-farm developments and in turn preserve the natural habitat.
3. The land use plan requires a two-acre minimum lot size for the Town of Albion. Future residential developments are recommended to be located near the Village of Elewa and existing public services (sewer & water). Higher density housing developments located near the Village of Elewa will reduce future costs for public services. Focusing growth around the Village of Elewa and managing the non-farm housing density in the remainder of the town will reduce land use conflicts.
4. The required 2-acre lot size will provide an adequate area for private sanitary systems. The plan recommends that adequate erosion control regulations are developed and implemented for residential and agriculture uses.
5. This goal can be accomplished by creating a growth area around the Village of Elewa that will accommodate the majority of future residential and commercial development. Limiting scattered housing developments throughout the town will assist in keeping the Town of Albion rural in appearance.
6. The land use plan recommends that existing industrial and commercial properties retain their existing land use classification. The plan does not designate specific areas for future commercial or industrial uses. The plan recommends that criteria be developed that future commercial or industrial uses must meet if they propose locating in the Town of Albion.

Action

1. The above goals and objectives will be achieved by strictly following the Land Use Plan and the County's Revised Comprehensive Ordinance.

8.7 Land Use Districts

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempt to meet the goals of the plan yet allow enough flexibility to meet the needs of the property owners. The districts illustrated are representative of the available land use districts. The Town of Albion may not wish to utilize all districts at this time.

The Exclusive Agriculture and Exclusive Agriculture-2 districts were developed primarily to serve the purpose of preserving agricultural land and the rural atmosphere in the town. It is intended that areas designated in the agricultural districts are properties with better soils, topography favorable for agriculture and/or consist of contiguous farm areas. The agricultural

districts will be limited to agricultural uses/structures or uses/structures consistent with agricultural uses. In addition these districts will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

The land use classification system developed is based on the number of dwelling units permitted per every 40 acres. This type of density classification system requires that the county track land divisions. In order for the county to track land divisions, it will be necessary to require Certified Survey Maps (CSM) for all land divisions that create a parcel of less than 20 acres in size that are not classified as subdivisions under State Statute Chapter 236.

In order to implement the districts developed by the Advisory Planning Committee with respect to land use regulation in the town and to restrict the density of development in the manner indicated above will require the adoption of ordinances by Trempealeau County and/or the town. More specifically, to be effective to govern, guide and regulate land use in the town the referenced Districts would have to be incorporated in either an amendment to the existing Trempealeau County Zoning Code or in comprehensive revision of the same. In order for the amendment or revision to be enforceable, it would have to be ratified according §59.69(5), Wis. Stats. For purposes of implementing the density recommendations, either the town, Trempealeau County or both, would have to adopt subdivision control ordinances according to §236.45, Wis. Stats.

Exclusive Agriculture (EA). This district preserves class I, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Albion. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. Minimum lot sizes of 35 acres are recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

Exclusive Agriculture 2 (EA 2). This district preserves class I, II, III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Albion. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. A maximum residential density of 1 dwelling unit per 35 acres and a minimum lot size of 2 acres is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

Primary Agriculture (PA). This district preserves agricultural land and the rural appearance of the town yet allows for some residential development. A maximum residential density of 2 dwelling units per 40 acres is recommended unless clustered.

Rural Residential (RR). This district provides locations for low density residential developments. The district can be utilized as a transition area between exclusive and primary agriculture uses and higher density land use districts. A maximum residential density of 4 dwelling units per 40 acres is recommended unless clustered.

Residential- 8 (R-8). This district has been established to provide areas for residential development within the town. A maximum residential density of 8 dwelling units per 40 acres is recommended unless clustered.

Residential - 20 (R-20). This district provides locations for higher density residential developments. These locations should primarily be located near existing developed areas or on soils not suitable for agricultural operations. A maximum residential density of 20 dwelling units per 40 acres is recommended.

Commercial (C). This district provides locations for commercial development. Retail, office and service establishments are examples of uses permitted under this classification.

Industrial (IN). This district provides suitable locations for industrial development. Manufacturing, warehousing and storage uses would be examples of uses permitted under this classification. It is recommended that future industrial uses be located near areas in which public utilities are or will be available.

Environmental Significance (ES). This district designates areas of environmental significance such as wetlands, floodplains, lakes, streams, etc... Development of these areas should be discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the areas.

Institutional (INST). This district provides locations for institutional uses such as schools, churches and government buildings.

Land Use Districts

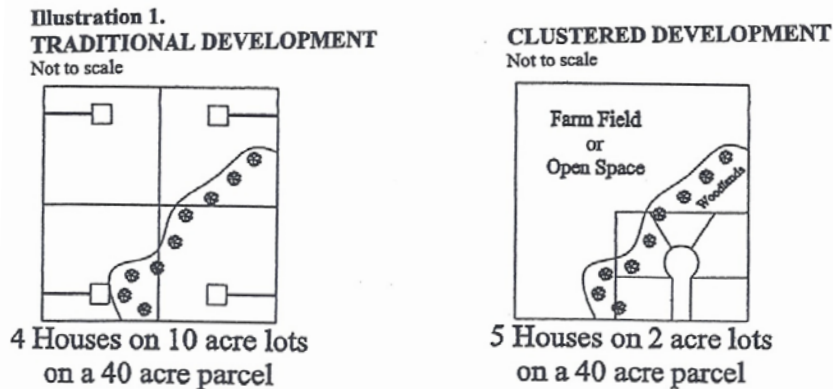
Land Use Districts	Residential Density	Minimum Lot Size	Clustering: Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 Acres	No	N/A
Exclusive Agriculture 2	1 house per 35 acres	2 Acres	No	N/A
Primary Agriculture	2 houses per 40 acres	2 Acres	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	2 Acres	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	2 Acres	Yes	10 houses per 40 acres
Residential - 20	20 houses per 40 acres	2 Acres	N/A	N/A
Commercial	NA	2 Acres	N/A	NA
Industrial	NA	2 Acres	N/A	N/A
Environmental	NA	2 Acres	N/A	N/A
Institutional	NA	2 Acres	N/A	N/A

A detailed description of permitted uses, conditional uses, and prohibited uses will be developed in the future. Maximum lot size when clustered is 2 acres.

8.8 Cluster Development

The Advisory Planning Committee determined that a clustered housing component to the land use plan would be beneficial to the future development of the Town of Albion. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing a clustering bonus is recommended if a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Land Use Districts Chart on page 8-8). As illustrated below a traditional development with four 10-acre lots on a forty-acre parcel would preserve little or no land for farming or open space uses. However, a clustered housing development would preserve thirty-acres for farming or open space uses (see illustration 1.).



8.9 Land Use Map

A land use map (See Appendix A - Map 5 Town of Albion Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Albion. The land use districts utilized best allow the Town to meet the collective goals expressed in the Comprehensive Plan. It must be understood that the land use map is a planning device only. It will not be deemed effective to guide, regulate or control land uses in the town unless the components have been incorporated in an amendment to the existing Trempealeau County Zoning Code or in a comprehensive revision of the ordinance ratified according to §59.69(5), Wis. Stats. To the extent that the land use map differs from the zoning map, it is because the purpose for this map is to recognize future land use needs in the town.

In the development of the land use map, concerns expressed by residents through public meetings and questionnaire results were utilized. In addition soil types, existing land uses and topography of the town were taken into consideration in the development of the land use map. In general, the land use map recognizes the topography of the town and existing development patterns and provides for low density residential development opportunities throughout the town.

The land use map preserves agricultural land, the rural atmosphere of the town and protects the environment by designating a growth area around the Village of Eleva for higher density development. The remainder of the town is designated as Exclusive Agriculture - 2.

Town of Albion Growth Area

The land use map establishes a growth area that concentrates higher density residential development adjacent to the Village of Eleva. Locating higher density residential development near the village reduces the potential for agriculture/residential land use conflicts. Future developments located near the village would then be near existing public services. This will reduce future costs associated with the expansion of public services. Existing commercial and industrial uses within the town will retain their existing land use classification.

Farmland Preservation

Properties currently enrolled in the Farmland Preservation Program as well as the properties outside the growth area were designated as Exclusive Agriculture-2 properties. It is required by State Statute that if a property owner is to receive farmland preservation tax credits the property must be designated in the Exclusive Agriculture district.

Commercial and Industrial Uses

The land use map does not designate specific areas for commercial or industrial uses. It was determined that commercial and industrial uses shall be considered on a case by case basis. The land use plan is not opposed to future commercial or industrial growth in the township. The purpose of developing criteria for commercial or industrial uses in the Town of Albion is to provide town and county officials with a framework to make decisions. In addition, the criteria will ensure that such uses are located in the proper areas of the town.

1. The proposed use must be consistent with the goals established by the Land Use Plan.
2. The proposed use must not negatively impact its neighbors.
 - Noise, vibration, visual appearance, odor, surface and ground water, etc...
 - An adequate buffer from existing non-compatible uses must be provided. An adequate buffer could be a visual screen (vegetation, fence, etc..) or a distance. The reviewing committees will have the final determination.
3. The proposed use must not place an undue burden on existing or proposed town roads.
 - Substantial increases in traffic volume.
 - Road maintenance.
 - Proposed roads must be constructed to the specifications of the Town of Albion at the expense of the developer.
 - Driveway access must meet township and county requirements.
4. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Albion.
5. The proposed use must demonstrate that there is adequate area to expand the proposed operation yet meet all the criteria listed.
6. Input from neighbors and town residents shall be taken into consideration.

The Town Board, County Zoning Committee and County Board will consider the criteria when considering applications for rezoning of land in the Town of Albion for commercial or industrial uses.

Working Lands Initiative

As previously discussed, the State of Wisconsin is transitioning from the Farmland Preservation Program to the Working Lands Initiative. The transition requires counties to update their existing Farmland Preservation Plans and the updated plans must be consistent with comprehensive plans. In the future, land owners that wish to enter into farmland preservation contracts must be located in areas designated as an "Agriculture Enterprise Zone" or areas designated in an agricultural zoning district certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in 2016. It is important to note that for landowner's in the Town of Albion to be eligible to receive Farmland Preservation tax credits after existing contracts have expired an Agriculture Enterprise Zone would have to be established in the Town.

Non-metallic Mining

The mining of non-metallic mining minerals was a concern expressed by residents during the planning process. Current mining regulations require that prior to any mining or exploration for non-metallic minerals, a conditional use permit is necessary which requires a public hearing. In addition the reviewing committees may require specific conditions to ensure the health, safety and welfare of town residents.

Non-metallic mining of industrial silica sand over the last several years has become a significant land use issue that towns and counties in the State of Wisconsin are attempting to manage. The Town of Albion recognizes it is imperative to the well-being of the Town that non-metallic mining as it relates to frac sand mining also be specifically addressed in the Town's Comprehensive Plan.

To assist Towns in addressing industrial scale silica sand mining in the County, the County Department of Land Management proposed a non-metallic mining overlay district in 2016 for Towns to consider. The Albion Town Board discussed this suggestion but subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Town of Albion comprehensive plan. Town of Albion determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. The Town adopted a resolution stating their desire not to be designated in a non-metallic mining overlay district. This decision was based on resident input as well as the Town's concerns over the environment (water quantity/quality, light, wildlife, reclamation, erosion, noise, etc.), public infrastructure (roads, traffic, trucks, etc.) and potential health issues associated with industrial scale silica sand mining.

IMPLEMENTATION ELEMENT

9.1 Introduction

This element of the plan will address the implementation of the Town of Albion comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan.

9.2 Plan Updates and Revisions

The Comprehensive Plan will be updated at five year intervals. Wisconsin State Statutes requires plans to be updated every 10 years at a minimum. The Town of Albion will update and revise the plan as needed with the help of Trempealeau County's Department of Land Management staff. Once the plan update has been complete the Town will conduct a public hearing as required by State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes and formally adopt the revised Comprehensive Plan. The Comprehensive Plan will then be forwarded to Trempealeau County to be included in the Trempealeau County Comprehensive Plan through public hearing and plan adoption requirements consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes.

9.3 Responsibilities

The responsibility of the implementation plan will lie with the Albion Town Board. The board will discuss and make suggestions for changes to Trempealeau County when making final decisions.

9.4 Plan Recommendations

The Town of Albion will publicize the plan at the annual town meeting and other special events. The Town will cooperate with Trempealeau County to amend zoning ordinances, policies, and plans to address the recommendations detailed in the Town of Albion Comprehensive Plan.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Albion Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been listed. General policies that will guide the future development of the Town of Albion are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

9.6 Plan Implementation Policies

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Albion has been under county zoning since 1972 and adopted the a revised county zoning ordinance in May of 2000.

The Town of Albion Comprehensive Plan provides a framework to guide the future of the town. Throughout the planning process Advisory Planning Committee meetings open to the public were held. The Advisory Planning Committee's decisions are based on information compiled during the planning process and from public input. In addition, the committee and local officials realize that the plan must be dynamic and have the ability to change over time. To that end, local officials are committed to reviewing the plan every five years from the date of its adoption.

Actions to be Implemented During the Planning Period

Housing Goals

2. Preserve the rural/agricultural characteristics of the town.
3. Discourage residential development in unsuitable areas.
4. Allow adequate affordable housing for individuals consistent with the rural character of the community.
5. Prohibit spot zoning of commercial/industrial development.
6. Preserve the natural scenic beauty as part of the driftless area of the Upper Mississippi River Basin.

Objectives

1. Locate multi-family dwellings and subdivision facilities to coincide with major thoroughways.
2. Retain single-family residences as the preferred type of housing supply in rural areas.
3. Encourage local land use controls and permitting procedures.

Actions

1. Restrict the location of new development in areas shown to be unsuitable for specific uses due to septic limitations, flood hazard, groundwater pollution, and highway access problems.
2. Direct new agricultural development away from existing residential and commercial buildings.
3. Steer more intensive residential development such as two-family, multi-family and senior housing to the Village of Eleva or Village of Strum where the utilities and services exist to accommodate the development.
4. Direct residential development away from existing agricultural uses and buildings to avoid conflicts.
5. Prohibit spot zoning of commercial/industrial use.

Transportation Goals

1. Provide an integrated, efficient and economical road system that affords mobility, convenience and safety that meets the needs of our citizens.
2. Use PASER software to inventory and rate all local roads.
3. Widen and improve existing roads on a systematic, ongoing basis.
4. Consider and address safety issues including the prevalence of deer-auto collisions and user conflicts with agricultural vehicles.

Objectives

1. Support and maintain a safe and efficient town road system through an ongoing program of:
 - a. Proper road maintenance, repair and construction,
 - b. Regular brush cutting and ditch mowing, and
 - c. Prompt and thorough winter snowplowing.

Actions

1. Prepare and regularly update a five-year road improvement plan.
2. Work closely with Trempealeau County on projects affecting the Town of Albion.
3. Discourage land uses that generate heavy traffic volumes on local roads that have not been constructed or upgraded for such use.
4. Consider future road locations, extensions or connections when reviewing development plans and proposals.
5. Require appropriate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.
6. Maintain safe driveway ingress/egress on all new development.

Utilities and Community Facilities Goals

1. Provide adequate infrastructure and public services to meet existing and future market demand for a harmonious mix of residential and commercial uses.
2. Protect the quality and availability of groundwater in every part of the Town of Albion.
3. Ensure quality public services, such as schools, libraries, law enforcement, fire and emergency management services, to all the citizens of the Town of Albion.

Objectives

1. Direct more intensive residential and commercial development to areas designated near the Village of Elewa
2. Monitor and control the effects of high-volume wells, private on-site waste disposal systems, and solid waste disposal on the quality and quantity of groundwater in the Town of Albion.
3. Provide for law enforcement, ambulance, volunteer fire and first responder services to residents, whether by Trempealeau County or by other local units of government.
4. Support high quality educational opportunities for all residents.

Actions

1. Assure public health and groundwater quality when permitting and monitoring private onsite wastewater and wells
2. Encourage recycling by residents.
3. Ensure that schools, public safety, health care, and other community facilities are of the highest quality without placing undue financial burdens on town taxpayers.

Agricultural, Natural, and Cultural Resources Goals

1. Maintain and preserve the integrity of farmland by keeping commercial, industrial, intensive residential or other potentially disruptive uses separate from agricultural activities where necessary in order to preserve the towns agricultural economic base.
2. Support, encourage, protect and conserve specific indigenous resources that may or may not be renewable.
3. Enforce noxious weed control ordinances.
4. Support tree preservation and sustainable forestry practices.
5. Maintain proper separation distances between urban and rural land uses to avoid conflict.
6. Maintain adequate and available farming infrastructure.
7. Preserve the peaceful and tranquil nature of the rural atmosphere.
8. Encourage support for family farming and organic farming.

Objectives

1. Protection of wildlife habitat.
2. Preservation of farmland.
3. Management of forest resources.
4. Protection of stream banks from harmful land uses.
5. Protection of surface and groundwater.
6. Preservation of family farms.
7. Preservation of organic and sustainable agricultural practices.

Actions

1. Maintain densities not greater than one unit per 35 acres for designated agricultural areas.
2. Address the relationship between the development and agricultural transition areas by allowing flexibility for transitional areas to other appropriate uses.
3. Follow the land use plan.
4. Bring septic systems to code over time.
5. Support best management programs.
6. Maintain shoreland buffers.
7. Support incentives to conduct sustainable agriculture and protect wetlands, grasslands and forests.
8. Treat organically farmed agricultural lands sensitively with respect to the location and pressures of surrounding developments.

Economic Development Goals

1. Protect the integrity of the agricultural base of the Town of Albion and the unique character of the town as production agricultural area.

Objectives

2. Strengthen rules and development guidelines through ordinance adoption and enforcement.
3. Encourage compliance with adopted ordinances related to plan objectives.

4. Coordinate with local municipal and county authorities and departments in siting and development of non-agricultural business in the area.

Actions

1. Conduct a regular review of current ordinances in an effort to advance plan goals and promote awareness
2. Maintain consistent compliance of existing development guidelines and ordinances. Seek appropriate Trempealeau County Zoning Department assistance where necessary and applicable.
3. Seek to concentrate business development near local urban centers and away from non-compatible uses as identified on future land use maps.
4. Seek to be proactive in educating the local population and elected municipal and civic leaders on the importance of limiting urban sprawl into intensely managed production agricultural areas.

Intergovernmental Goals

1. Encourage coordination and cooperation among units of government.
2. Coordinate activities across jurisdictional boundaries to improve the quality and efficiency of services.

Objectives

1. Promote communication with other units of government, including adjoining towns, the county, the region, and the state and federal governments.
2. Work together with other units of government, and others, to provide services in a cost-effective manner where feasible.
3. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder intergovernmental cooperation.
4. Coordinate the planning effort of the Town of Albion with Trempealeau County, adjacent or nearby towns and villages where applicable, Wisconsin Department of Transportation, Wisconsin Department of Natural Resources, and any other governmental unit that can facilitate the planning process.

Actions

1. Pursue dialogue with and between the towns, villages and cities in the county to seek areas of cooperation.
2. Meet periodically with adjoining units of government to discuss issues of mutual concern. This is done primarily through attendance at the quarterly Trempealeau County Unit of Wisconsin Towns Association meetings and attendance at the annual Wisconsin Towns Association District Meeting.
3. Periodically review existing shared service agreements and explore additional agreements as appropriate.
4. Encourage cooperative agreements regarding annexation, expansion of public sewer and water services, growth management and boundary agreements between the adjacent towns and the Village of Eleva. The Town of Albion specifically discourages annexation to the Village of Eleva.
5. Explore additional joint service agreements with neighboring municipalities where consolidating and coordinating services will result in better services or cost savings.

Land Use Goals

1. Preserve agricultural land.
2. Preserve the natural habitat (wildlife, wetlands and woodlands).
3. Manage residential development.
4. Preserve and enhance the environmental quality of the township.
5. Preserve the rural atmosphere of the township.
6. Manage commercial and industrial development.

Objectives

1. The land use plan requires preserving agricultural land utilizing agricultural land use districts. The districts will preserve agricultural land by limiting the density of housing permitted in such areas. Properties in the Farmland Preservation Program are recommended to be designated as exclusive agricultural properties so that the property owners can receive the full tax credit benefits of the preservation program. This goal attempts to preserve agricultural land as well as animal agriculture.
2. The plan recommends limiting the density of development in Town of Albion. This will manage the number of non-farm developments and in turn preserve the natural habitat.

3. The land use plan requires a two-acre minimum lot size for the Town of Albion. Future residential developments are recommended to be located near the Village of Eleva and existing public services (sewer & water). Higher density housing developments located near the Village of Eleva will reduce future costs for public services. Focusing growth around the Village of Eleva and managing the non-farm housing density in the remainder of the town will reduce land use conflicts.
4. The required 2-acre lot size will provide an adequate area for private sanitary systems. The plan recommends that adequate erosion control regulations are developed and implemented for residential and agriculture uses.
5. This goal can be accomplished by creating a growth area around the Village of Eleva that will accommodate the majority of future residential and commercial development. Limiting scattered housing developments throughout the town will assist in keeping the Town of Albion rural in appearance.
6. The land use plan recommends that existing industrial and commercial properties retain their existing land use classification. The plan does not designate specific areas for future commercial or industrial uses. The plan recommends that criteria be developed that future commercial or industrial uses must meet if they propose locating in the Town of Albion.

Action

1. The above goals and objectives will be achieved by strictly following the Land Use Plan and the County's Revised Comprehensive Ordinance.

APPENDIX A – MAPS

Map 1 - Town of Albion Transportation System Map

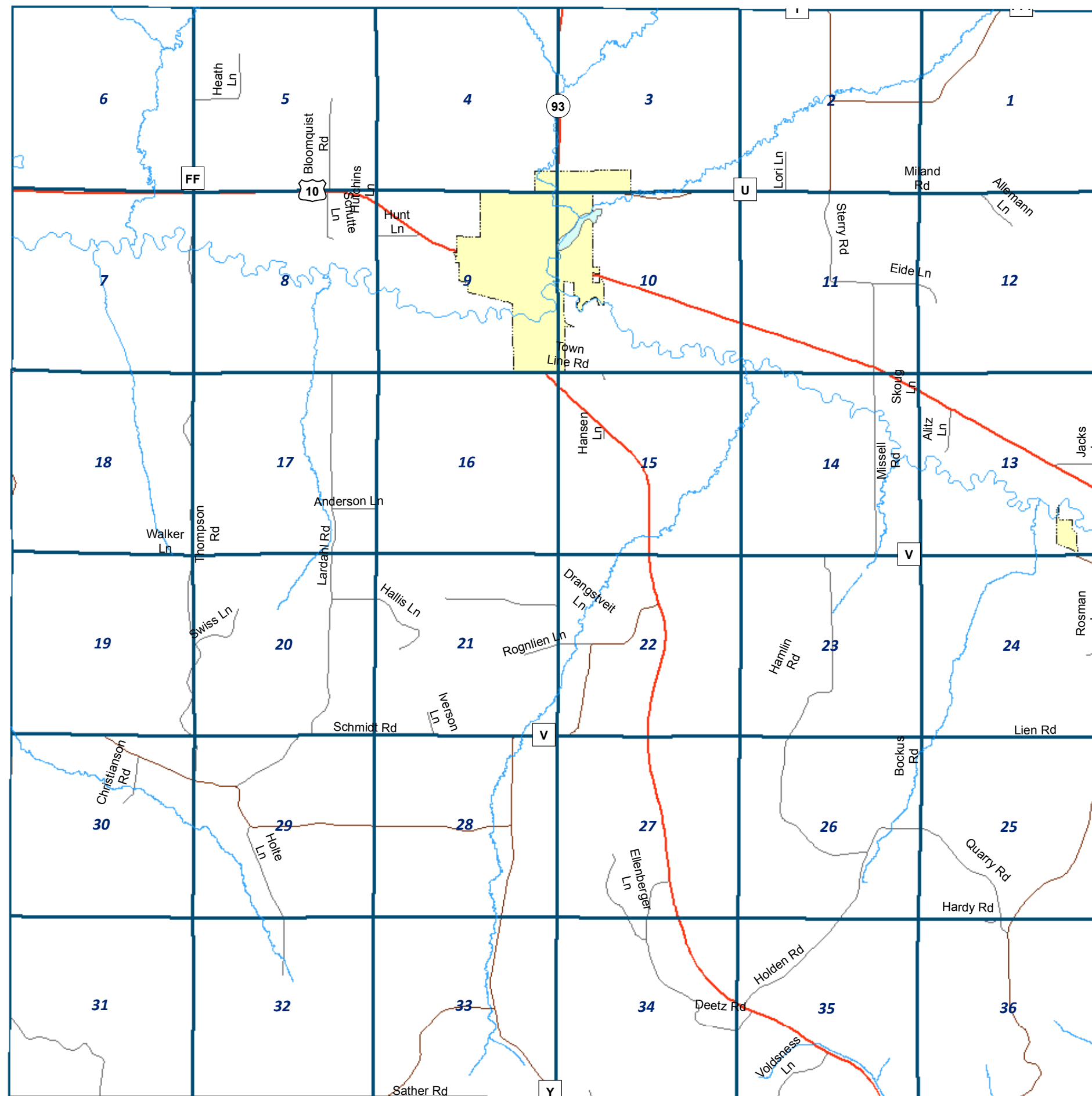
Map 2 - Town of Albion Community Facilities Map

Map 3 - Town of Albion Contour/Slope Map

Map 4 - Town of Albion Soils Map

Map 5 - Town of Albion Land Use Map

Map 1 Town of Albion Transportation System Map



Legend

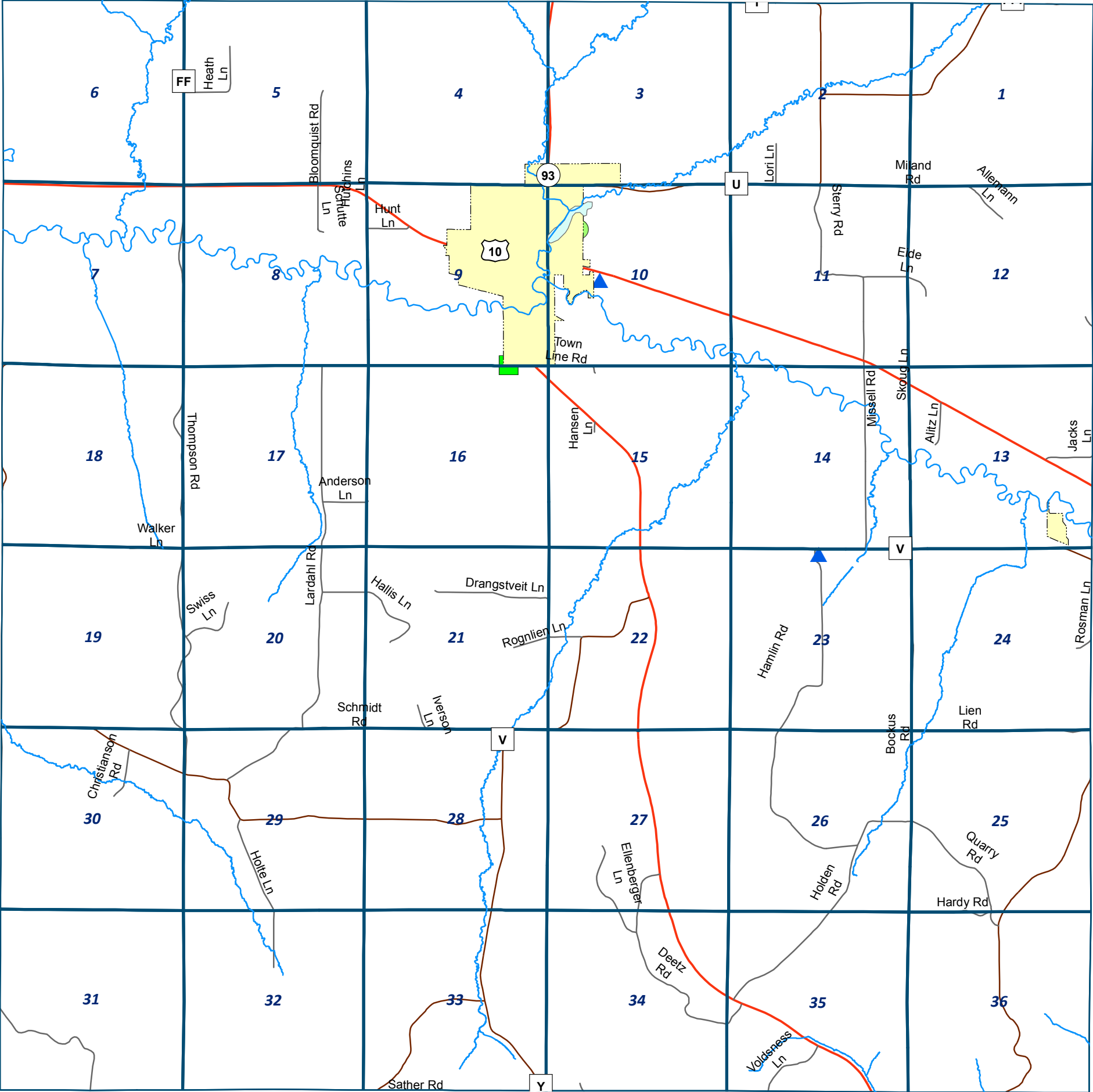
- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

1 inch = 0.61 miles

Map 2
Town of Albion
Sites



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits
- CEMETERY
- GOVERNMENT
- PARK

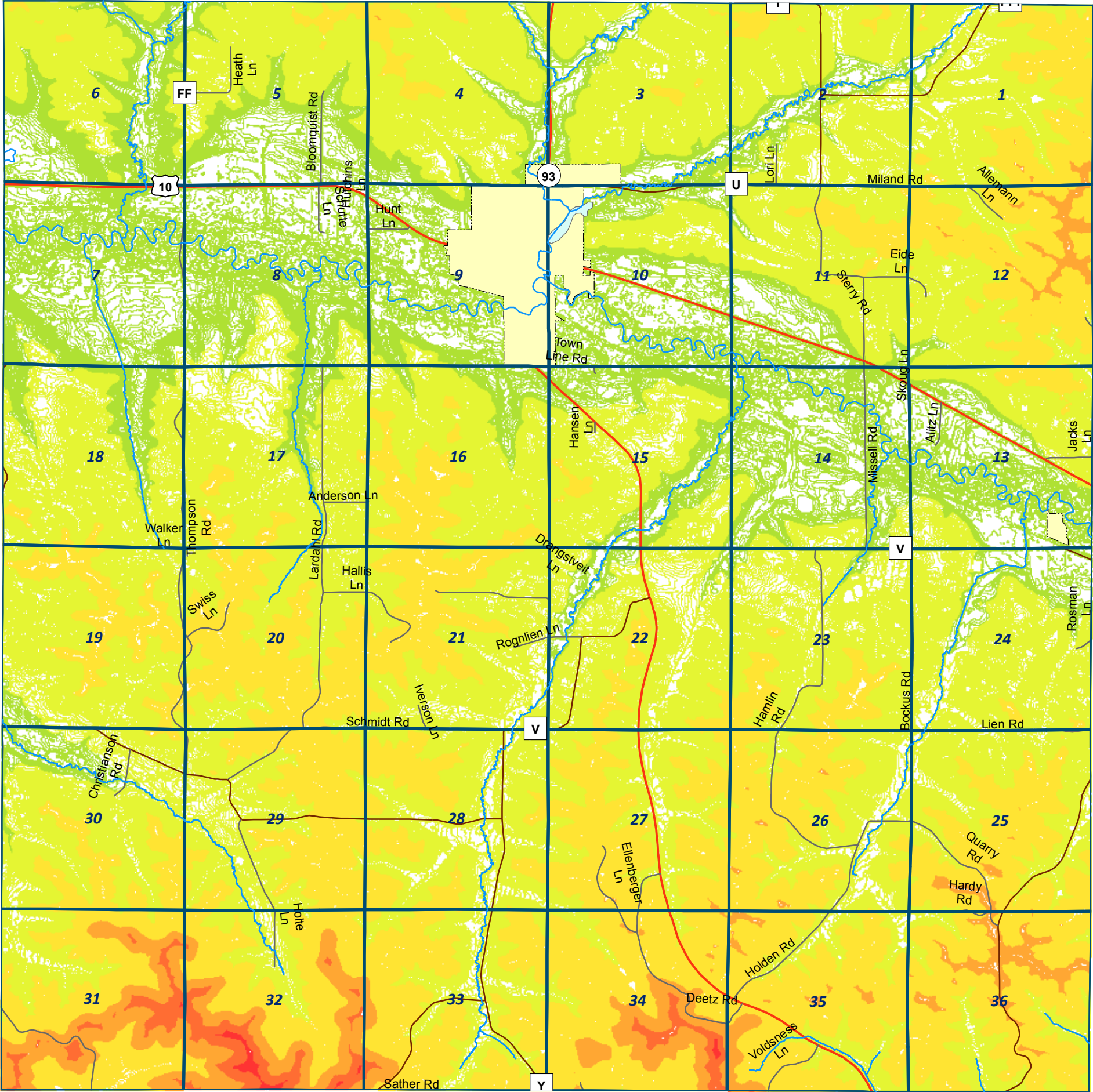
Roads

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.61 miles

Map 3 Town of Albion Contours



- Legend**

 - Water_Line
 - Water_Region
 - County_Sections
 - Corp_Limits

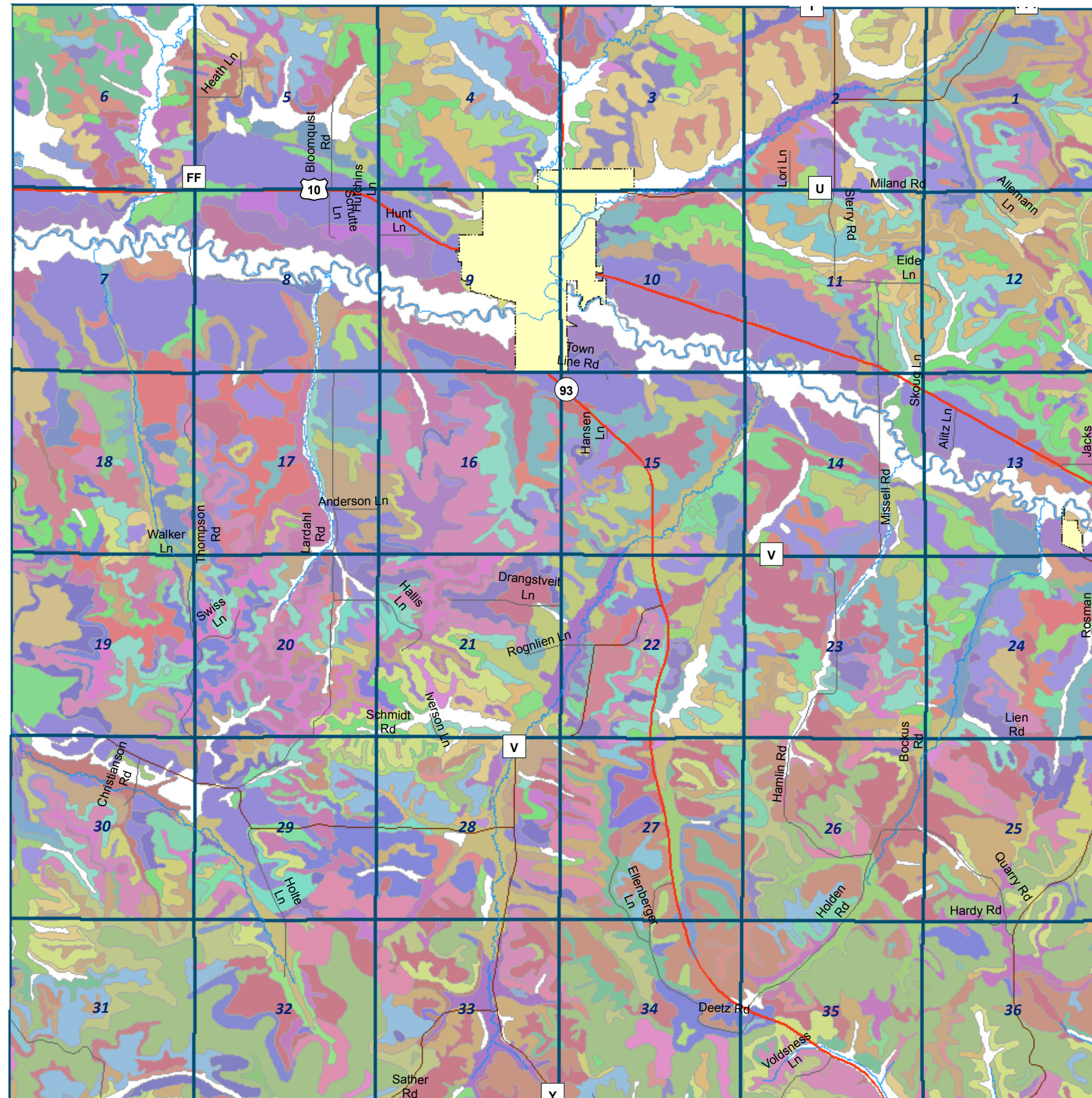
Roads

 - Interstate
 - US Hwy
 - State Rd
 - County Rd
 - Town Rd



1 inch = 0.61 miles

Map 4 Town of Albion Soils Map



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

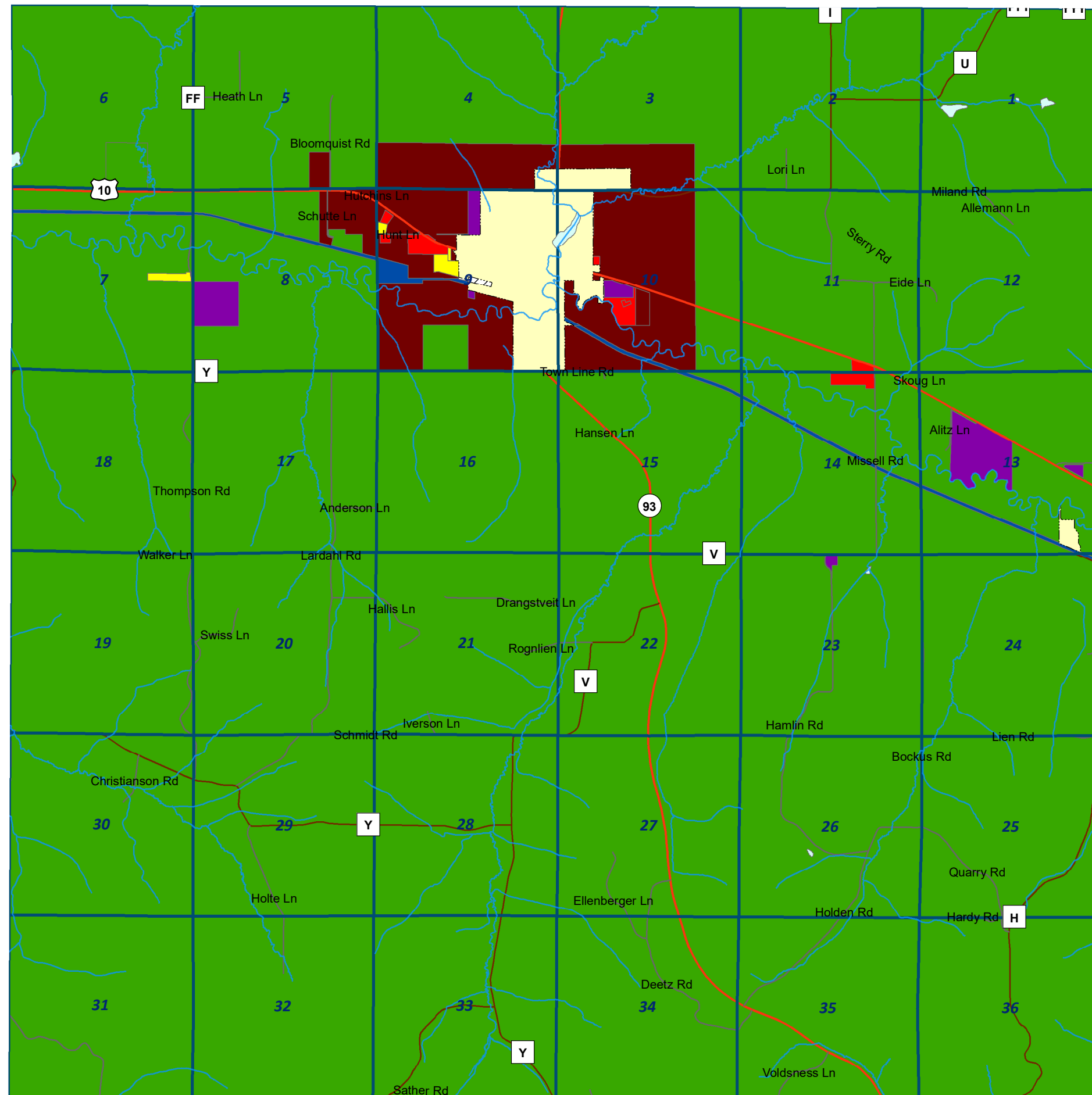
Roads

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.61 miles

Map 5 Town of Albion Land Use Map



Legend

- Interstate
 - US Hwy
 - State Rd
 - County Rd
 - Town Rd
 - Water_Line
 - Water_Region
 - County_Sections
- ### LandUsePlanningDistricts
- District**
- Exclusive Agriculture (EA)
 - Exclusive Agriculture 2 (EA 2)
 - Primary Agriculture (PA)
 - Rural Residential (RR)
 - Residential – 8 (R-8)
 - Residential – 20 (R-20)
 - Commercial (C)
 - Industrial (IND)
 - Commercial/Industrial (C/I)
 - Institutional (INST)
 - Transitional Agriculture (TA)
 - Environmental Significance (ES)
 - Right of Way (ROW)
 - Residential Public Utilities (RPU)
 - (Incorporated)
 - NULL
 - Existing Business



Appendix B –

Resolution in Opposition to the Creation of a Mining Overlay District in the Township of Albion, Wisconsin

RESOLUTION 2016-1

OPPOSITION TO THE CREATION OF A MINING OVERLAY DISTRICT IN THE TOWNSHIP OF ALBION, WISCONSIN

WHEREAS, the Town of Albion Advisory Planning Committee and Town Board reviewed their existing Land Use Plan in June-October 2016, in accordance with meeting Wisconsin's Comprehensive Planning and Smart Growth Laws,

WHEREAS, while in the process of reviewing the existing Plan, the Town of Albion was invited by Trempealeau County's Department of Land Management to develop a Mining Overlay District in the Town,

WHEREAS, the said district would define areas within the township in which mining would be admissible and exclude mining from the areas not included in said district,

WHEREAS, the Albion Town Board has come to the conclusion that due to the desire to preserve prime farmland, preserve the natural wildlife habitat, maintain the environmental quality of the township, preserve the rural atmosphere of the township, and because transportation options are not conducive for mining enterprise, it is inappropriate for the Town of Albion to adopt a Mining Overlay District, and

THEREFORE, BE IT RESOLVED, that the Albion Town Board hereby opposes the creation of a Mining Overlay District within the Town of Albion and further resolves to oppose any state or local legislation that would limit local governments' ability to permit or deny new mining applications.

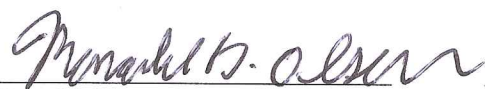
Dated at the Town of Albion, Trempealeau County, Wisconsin this 11th day of October, 2016.

Respectfully submitted,

Town of Albion Board:


Verle Deetz, Chairman


Eric Gullicksrud, Supervisor 1


Ronald Olson, Supervisor 2

Approved by the Town of Albion Board this 11th day of October, 2016.


Sheree Nelson, Clerk

Appendix C –

Town of Albion Ordinance 2014-1 Nonmetallic Mine Operator's License

TOWN OF ALBION

Ordinance 2014-1

NONMETALLIC MINE OPERATOR'S LICENSE

Section 1: Finding, Purpose and Authority

- A. Findings. Nonmetallic mining operations, while a vital component of our state and local economy, can have both direct and indirect adverse impacts. Studies have documented that nonmetallic mining operations can have adverse impacts on groundwater and surface water, and can generate harmful levels of dust and noise particularly if blasting and crushing operations are undertaken. Nonmetallic mining sites can have negative impacts on the landscape and aesthetics if not properly screened, and can present safety concerns to members of the public if not properly secured. Truck traffic from such operations can also generate off-site impacts including safety concerns to children and other residents. While certain aspects of mining operations are subject to state or federal regulation, there is no comprehensive state or federal regulation of nonmetallic mining operations. Many aspects of nonmetallic mining operations are left unregulated with potential adverse impacts to the public health, safety and welfare of the residents of the Town of Albion.
- B. Purpose. The purpose of this Ordinance is to provide minimum standards for all nonmetallic mining operations in the Town, and to require licenses for nonmetallic mining operators in order to protect public health and safety, to preserve the scenic beauty of the Town's landscapes and environment, to protect the public from damage to both the quantity and quality of ground and surface waters, to minimize or prevent adverse impacts from on-site and off-site operations, and to promote the general welfare of the people within the Town of Albion.
- C. Authority. This Ordinance is adopted by the powers granted to the Town by the Town's adoption of Village powers under Wis. Stat. §§60.10 and 61.34, its authority under §66.0415, and other authority under the statutes. Any amendment, repeal or recreation of the statutes relating to this Ordinance made after the effective date of this Ordinance is incorporated into this Ordinance by reference on the effective date of the amendment, repeal or recreation.

Section 2: Applicability and Scope

- A. This Ordinance shall apply to all nonmetallic mining operations and mine sites within the Town except as set for in Subsection 2 B.
- B. This Ordinance shall not apply to the following nonmetallic mining operations:
 - 1. Excavations or grading by a person solely for domestic or farm use at that person's residence or farm.
 - 2. Excavations or grading conducted for the construction, reconstruction, maintenance or repair of a highway, railroad, or any other transportation facility where the

TOWN OF ALBION

Ordinance 2014-1

excavation or grading is entirely within the property boundaries of the highway, railroad or other transportation facility.

3. Grading conducted for preparing a construction site or restoring land following a flood or natural disaster.
4. Excavations for building construction purposes conducted on the building site.
5. Nonmetallic mining at nonmetallic mining sites where less than one (1) acre of total affected acreage occurs over the life of the mine.
6. Removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic minerals, such as commercial sod, agricultural crops, ornamental or garden plants, forest products, Christmas trees or plant nursery stock.

Section 3: Definitions

- A. "Nonmetallic minerals" means a product, commodity or material consisting principally of naturally occurring, organic, inorganic, nonmetallic, non-renewable material. Nonmetallic minerals include but are not limited to stone, rock, sand, gravel, asbestos, beryl, diamond, clay, coal, feldspar, peat and talc.
- B. "Nonmetallic mining" means any or all of the following:
 1. Extraction from the earth of mineral aggregates or nonmetallic minerals for off-site use or sale, including drilling and blasting as well as associated activities such as excavation, grading and dredging of such materials.
 2. Manufacturing or processing operations that may involve the use of equipment for the crushing, screening, separation, washing, or blending of the mineral aggregates or nonmetallic minerals obtained by extraction from the mining site or with materials transferred from off-site.
 3. Manufacturing processes aimed at producing nonmetallic products for sale or use by the operator.
 4. Stockpiling of nonmetallic products for sale or use off-site and stockpiling of waste materials.
 5. Transport of the extracted nonmetallic materials, finished products or waste materials to or from the extraction site.

TOWN OF ALBION

Ordinance 2014-1

6. Disposal of waste materials.
 7. Reclamation of the extraction site.
- C. "Waste material" means the nonmarketable by-product that results directly from or is displaced by extraction or that is a by-product of a manufacturing process that is scheduled for disposal at the extraction site or some other site as part of a reclamation plan.
- D. A "mine site" or "site" means land from which mineral aggregates or nonmetallic minerals will be extracted for sale or use by the operator, including all land on which is or will be located any structures, equipment, storage facilities, stockpiles, crushing, or screening facilities, private roads or haulage ways associated with nonmetallic mining operation, and all lands contiguous to the nonmetallic mining operation under common ownership or control of the owner or operator.
- E. "Landowner" means every person who has title to land in fee simple or who is a purchaser in a land contract for the land.
- F. "Adjoining landowner," means any property within two (2) miles of the proposed mine site regardless of whether there is a residence or structure the property.
- G. "Town" means the Town of Albion.
- H. "Board" means the Town of Albion Board.
- I. "Clerk" means the Town of Albion Clerk
- J. "Operator" means any person who is engaged in, or who has applied for a license to engage in nonmetallic mining, whether individually, jointly or through subsidiaries, agents, employees, contractors, or subcontractors.
- K. "Operator's license" or "license" means the license required of mining operators in this Ordinance to undertake nonmetallic mining in the Town.
- L. "Mining operation" means operations or activities for the extraction from the earth of mineral aggregates and nonmetallic minerals and related operations or activities, including, but not limited to, excavation, grading, or dredging if the purpose of those operations or activities is the extraction of mineral aggregates and nonmetallic minerals and related processes including, but not limited to, stockpiling, crushing, screening, scalping, dewatering, and blending. It does not include removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic mining minerals such as commercial sod, agricultural crops, ornamental or garden plants, forest products, Christmas trees or plant nursery stock.

TOWN OF ALBION

Ordinance 2014-1

Section 4: License Required

A. License Requirement.

1. No person shall operate a nonmetallic mine within the Town without first obtaining an operator's license from the Board.
2. No person shall transport mined nonmetallic material on Town roads, whether or not mined in the Town, without first obtaining a Road Use Agreement from the Board.

B. License Term.

1. Except for the first year of operation under this Ordinance, an operator's license shall be granted for a period of one (1) year commencing on July 1 and ending on June 30 of the following calendar year. For the first year of operation under this Ordinance, the operator's license will extend from the date of issuance until the second June 30 after issuance of the initial license.
2. License Renewal. An operator's license may be renewed as set forth in Section 8 (B), except that a temporary operator's license may not be renewed.
3. License Amendment. If the Town has issued an operator's license, the operator may request an amendment to that license during the license term, using the same process as the original license application.
4. License Transfer. An operator's license may not be transferred. Any proposed successor in interest to a licensee must apply for its own license.
5. License Revocation. An operator's license may be revoked under the procedures in Section 9.

Section 5: Procedures for Applying for a License to Mine

A. Application Form. The Application Form for a license to mine in the Town shall be available from the Clerk.

B. Application Submittal.

1. The applicant shall submit five (5) copies of the Application Form and all required documentation required under Section 6 to the Clerk accompanied by the payment of both the application fee and the base administrative fee established for the administration of this Ordinance in amounts set forth in the Town's Schedule of Fees and Forfeitures.

TOWN OF ALBION

Ordinance 2014-1

2. The fees shall be paid to "Treasurer, Town of Albion."
 3. The Application Form shall be signed by the operator and by the landowner.
 4. At all times, the application, any additional or supplemental material, and any retained expert reports shall be public records as described in §§ 19.35 (1) (a) and (am), Wisconsin Statutes.
- C. Initial Review by the Board.
1. Preliminary Review. The Clerk shall forward the application to the Board for initial review to determine if additional information or expertise is necessary to properly evaluate the application. If no additional information or expertise is deemed necessary the Board shall schedule the application for a hearing under Subsection C. D. 1.
 2. Additional Information. If the Board determines that application is incomplete, it may request the applicant to submit additional information.
 3. Additional Fees.
 - a. If the Board determines that additional expertise is required, the Board shall authorize retaining the services of an engineering firm or other qualified person or persons with appropriate expertise to advise the Board.
 - b. The Board may determine that the retained expert's fees shall be charged to the applicant as an administrative fee.
 - c. Retained expert fees for general advice or for education of the Board shall not be part of the administrative fee, and any services specific to an application shall be charged to that applicant.
 - d. The Clerk shall give written notice to the applicant of the additional administrative fee to be charged to cover the cost of the services of any such retained expert.
 - e. The additional fee shall be paid before review of the additional information is undertaken.
 5. Expert Opinion. Once the applicant has submitted any additional information and has paid the additional administrative fee in the amount charged, the retained expert shall advise the Board whether the application meets the requirements of this Ordinance.

TOWN OF ALBION

Ordinance 2014-1

D. Decision by the Board.

1. Notice and Hearing.

- a. Once the application is complete and any report by a retained expert has been completed and filed with the Clerk, the Clerk shall place a public hearing on the application on the agenda for the next regular meeting of the Board which is more than 30 days after the application was deemed complete.
- b. If the applicant requests a special meeting of the Board, the applicant shall pay the costs incurred for the special meeting.
- c. The Clerk shall post public notice of the hearing, shall publish notice of the hearing in the Tri-County News and shall mail notice of the hearing to all owners of land abutting or within 2,500 feet of the proposed site property lines and all landowners on proposed trucking routes as shown on the most recent tax roll, at least 15 days prior to the date scheduled for the hearing.
- d. At the public hearing, the Board shall take information from the applicant and the retained expert and shall hear public comment on the proposed operators license.

2. Board Decision.

- a. Following the public hearing, the Board may take immediate action or set a date within 45 days for the meeting at which time they shall make a final decision on the operator's license.
- b. If the applicant requests a special meeting, the applicant shall pay the costs incurred for the special meeting.
- c. The Board shall review the complete application, the retained expert's report, and public comments made at the public hearing.
- d. The Board shall grant the license if it determines that the operation of the mine will be consistent with the minimum standards and the purposes of this Ordinance. If the Board denies the license, the applicant may request a hearing under the provisions of Section 9 D.

E. Special Exception Procedure.

1. Any special exception requested by the applicant in the initial application shall be processed with the application as set forth in this Section 5.

TOWN OF ALBION

Ordinance 2014-1

2. If, at some later date, a licensed operator requests a special exception, it shall apply for the same in writing, with sufficient information concerning the reasons for the request and the anticipated effects of granting the special exception. The procedure set forth in Section 5 D. shall be followed to process the application.
- F. **Operator Agreement.** Either in conjunction with the application process or at some later time, the Town and an Operator may enter into an agreement which will permit operation of the mine in a manner which is consistent with all provisions of this ordinance. Before such an agreement can be executed, the procedure set forth in Section 5 D. shall be followed and the Board must determine that the agreement will limit the impact of the operation on the Town, its residents, and neighbors of the site at least as much as strict enforcement of this ordinance will limit that impact.

Section 6: License Application

All applicants for a mining license shall submit the following information:

A. Ownership Information

1. The name, address, phone number(s), and e-mail address of the operator of the nonmetallic mining operation. If the applicant is a business organization, the requested information shall be provided about the home office of the organization, about the corporate officer responsible for oversight of the operation, and about a local responsible contact person.
2. The name, address, phone number(s), and e-mail address(es) of all owners, vendors, and lessors of the land on which the mining operation is proposed.
3. If the operation is proposed to be on leased land, a copy of a fully executed lease between the landowner and the operator who will engage in mining operations on the proposed site.

B. Site Information and Maps.

1. A survey map of the site prepared and certified by a Registered Land Surveyor, which also shows all parcel identification numbers of land within the site.
2. An aerial photo of the proposed site at a scale of 1 inch equals 660 feet signed by both the operator and the landowner.
3. A topographic map of the site extending one (1) mile beyond the site boundaries at contour intervals no greater than 10 feet showing the boundaries of the site, the location and total acreage of the site, and the name of all roads shown on the map.

TOWN OF ALBION

Ordinance 2014-1

4. A map showing the location within the site of all existing buildings and other structures, equipment, stockpiles, storage and parking areas.
5. A map on which all the residential, agricultural and municipal wells within two (2) miles of the boundaries of the site in all directions are marked and given a numerical identification of the location.
6. A map showing the location and name of all surface waters, including lakes, private or public ponds, streams (including intermittent streams and headwaters), drainage ditches wetlands, drainage patterns and other water features on the site and within one (1) mile of the site boundary.
7. A map showing the distribution, depth and type of topsoil on the site as well as the geological composition and the dimensions of the nonmetallic deposit to be extracted.
8. Provided all legends on the map remain clear and visible, required mapping information may be combined on one or more maps.

C. Operation Plan

1. Dates of the planned commencement and cessation of the operation.
2. Description of mining methods, machinery and equipment to be used for extraction of the extracted material, and the sequence of operations.
3. Estimated volume of material to be extracted over the life of the mine and for the next calendar year.
4. A map showing the location of road access points and the proposed location within the site of all buildings and other structures, equipment, stockpiles, storage and parking areas.
5. Identification of all proposed off-site trucking routes, together with the frequency of traffic and the common schedule of travel to be used for transporting extracted materials or products to or from the site.
6. A water budget, including an estimate of the amount of daily water use, water sources, and methods for disposing of water including methods used for infiltration and control of runoff.
7. A listing of any hazardous materials, including fuel supplies that will be stored on site and a description of measures to be used for securing and storing these materials.

TOWN OF ALBION

Ordinance 2014-1

8. A listing of all chemicals used in the mining operations or in controlling dust.
- D. Information Demonstrating Compliance with Minimum Standards.
1. The operator shall provide the information necessary to demonstrate that the mining operation will comply with the minimum standards in Section 7.
 2. For mining operations commencing after the effective date of this Ordinance, the operator shall also provide information establishing baseline conditions at the site before mining operations commence, including the groundwater elevation across the site, groundwater quality at the site for lead, arsenic and any other toxic substance that may reasonably be believed to be present in the area or in the type of deposit from which the extraction will be made, and the base flow of surface water within two (2) miles of the site.
 3. For mining operations commenced after the effective date of this Ordinance, the operator shall also provide information establishing baseline air quality conditions along the perimeter of the site before mining operations commence.
- E. Special Exceptions. The applicant can request a special exception from the application requirements of this section if it can demonstrate that the information required can be provided by alternative means or is not necessary for an evaluation of the particular mining operation, and that the public health, safety and welfare will not be adversely affected thereby.

Section 7: Minimum Standards of Operation

The Board may grant a license to mine if the applicant can demonstrate that the following minimum standards of operation will be met:

- A. General Standards.
1. The operator shall stake or otherwise mark the borders of the entire site and shall secure the site by fencing or other equally effective measure.
 2. The operator shall apply for and be granted such driveway permits as shall be used for access to the site.
 3. The operator shall demonstrate compliance with all of the other provisions of this Ordinance.
 4. The operator shall have obtained a blasting permit from the County for any blasting operations.
 5. The operator shall demonstrate that all other applicable federal, state and local

TOWN OF ALBION

Ordinance 2014-1

permits and approvals required for the nonmetallic mining operation have been or will be obtained prior to commencement of operation.

6. The operator shall provide notice to the Town of any notices of violation, citations, or other enforcement actions taken by any other governmental body against the mining operation within the Town.

B. Standards Regarding Off-Site Impacts.

1. The operator shall undertake all measures necessary for the control of surface water runoff from nonmetallic mining operations in order to prevent pollution and erosion of sediment onto neighboring properties, surface water and groundwater, and shall also comply with the standards for erosion control under Wisconsin Administrative Code chapters NR 216 and NR 151 as applicable.
2. In the event that the mine site contains areas adjacent to the nonmetallic mining operations that are being used for agricultural, commercial or residential purposes, the operator shall undertake all measures necessary to control surface water runoff from those areas from entering mining operations or otherwise causing contamination of surface water and groundwater.
3. The operator shall provide a wooded or natural buffer area of a minimum of 75 feet wide and 12 feet in height along bordering property lines and any public road right-of-way.
4. The operator shall screen the mining operations from public view to the maximum extent practicable through the use of berms, vegetation, additional setbacks or other effective measures.
5. The minimum setback for mining operations is one fourth (1/4) mile from a residence.
6. The operator shall limit normal hours of operations to 10 hours a day Monday through Friday during daylight hours, and not later than 6:00 p.m. to minimize off-site impacts to residents.
7. Equipment maintenance may take place Monday through Friday until 8:00 p.m.
8. The operator may submit a plan for extended hours as a special exception, if it can demonstrate that additional hours are necessary for the mining operation and it would be consistent with public health, safety and welfare.
9. The operator shall ensure that trucks from the mining site shall not interfere with the safety of children being taken to or returned from school, or the safety of residents

TOWN OF ALBION

Ordinance 2014-1

and commuters at times when traffic volume from commuters going to and from work is highest.

10. The Board shall limit trucking times to accommodate school buses and commuter safety on Town roads and haul routes.
 11. Operator or operator's contractors shall not stage trucks on Town roads.
 12. Engine braking (exhaust or jake brakes) shall only be used in the event of emergency.
 13. All mining and transportation equipment shall be equipped with low-tone backup alarms.
 14. The operator shall limit night lighting on site to that which is minimally necessary for security and it shall be shielded from illuminating off-site areas. There shall be no illumination of required buffer areas. Every effort consistent with legal requirements for aerial safety shall be made to minimize illumination of the night sky.
 15. The operator shall control off-site noise levels to the maximum extent practicable. Noise generated by mining operations shall not cause the average noise level for any one-half hour between the hours of 8:00 a.m. and 6:00 p.m. to exceed 55 dbA or to exceed 45 dbA between 6:00 p.m. and 8:00 a.m. as measured at the property line nor shall it cause noise that exceeds 60 dbA at the site's property lines.
 16. Intermittent or impact noise caused by operation of the mine, including blasting, that is deemed by the Trempealeau County Health Department to be creating a public nuisance to area residents, shall be abated.
- C. Standards Regarding Groundwater and Surface Water.
1. Impacts on Groundwater Quality.
 - a. Mining operations shall not cause groundwater quality to fall below the standards in Wis. Admin. Code ch. NR 140.
 2. Impacts to Groundwater Quantity.
 - a. Mining operations shall not extract materials at a depth below any point that is 10 feet above the groundwater table.
 - b. Mining operations shall not cause a significant reduction in the quantity groundwater available for reasonable use by current users within two (2) miles of the mine site boundaries. A significant reduction is a drop in the water table that results in a substantial adverse impact on a private well

TOWN OF ALBION

Ordinance 2014-1

including but not limited to the inability of a well to provide water on a continuous basis.

- c. Impacts to Surface Water Base Flow. Mining operations shall not cause a lowering of the groundwater table that results in adverse effects on surface waters within one (1) mile of the mine site, including but not limited to, a reduction of water in streams and tributaries to or below base flows established prior to the beginning of mining operation.
- d. Impacts to Surface Water Use. Mining operations shall not cause the groundwater table to recede so that it results in adverse effects on surface waters that serve as a critical source of water for agricultural or municipal functions such as fire protection within one (1) mile of the mine site. Adverse effects include but are not limited to a reduction of water in streams and tributaries to or below base flows established prior to the beginning of mining operation.

D. Standards Regarding Air Quality.

- 1. The operator shall utilize all relevant dust control measures specified in Wis. Admin. Code §NR 415.075.
- 2. Air quality shall be monitored on all sides of the perimeter of the mine site at predetermined intervals acceptable to the Board based on the recommendations of a Board-approved air quality consultant.

E. Hazardous Materials.

- 1. All hazardous materials shall be stored, used and disposed of in accordance with applicable state and federal law.
- 2. The operator shall not dispose of waste materials containing any hazardous chemicals on the site or elsewhere in the Town except at a facility licensed to store or dispose of said materials.
- 3. The operator shall have a plan for responding to spills of any hazardous materials on the site. Said plan and any changes made to the plan shall be timely submitted to the Town.
- 4. Special Exceptions.
 - a. The operator can request a special exception from the minimum standards of this Section if it can demonstrate that the intent of this Ordinance can be

TOWN OF ALBION

Ordinance 2014-1

achieved through the use of alternative measures and that the public health, safety and welfare will not be adversely affected thereby.

- b. The Board can impose requirements in addition to or exceeding the minimum standards if it has evidence that the public health, safety and welfare will not be adequately protected without the imposition of additional measures.
5. On-going Water and Air Quality Testing.
- a. An on-going air and water quality test program shall be performed by companies selected and directed by the Town Board.
 - b. Operator is responsible for the cost of on-going air and water quality testing.
 - c. Operator is responsible for reimbursing the Town for the cost of retaining additional air and water quality consultants, if deemed necessary by the Board, to evaluate the on-going air and water quality test programs and to interpret and report on test data.

Section 8: Annual Report and License Renewal

A. Annual Report.

- 1. No later than March 1 of each calendar year, the operator shall submit an annual report to the Board for all active and intermittent mining sites for which the operator has a license in the Town.
- 2. The annual report shall include the following information:
 - a. An identification of the operator and location of the mining site.
 - b. A map or drawing accurately showing the area of excavation, the unclaimed area and any of the reclaimed area noting the number of acres for each type.
 - c. A description of activities and operations on the site for the previous calendar year.
 - d. A description of activities and operations on the site anticipated for the following calendar year.
 - e. A written report demonstrating how the operator has been in compliance with all terms and conditions of its license and this Ordinance. The report shall also include any groundwater, surface water, air quality and other monitoring results.

TOWN OF ALBION

Ordinance 2014-1

- f. A summary of all areas of noncompliance, and a plan for bringing noncompliant areas into compliance.

B. License Renewal.

1. The operator shall make a written request to the Clerk for a renewal of the license to operate the mine no later than March 1 of the year that the license will expire. The application shall be accompanied by the payment of both the renewal application fee and the base administrative fee established for the administration of this Ordinance in amounts set forth in the Town's Schedule of Fees and Forfeitures.
2. The written request for renewal shall include the annual report from the previous calendar year in accordance with the provisions of subsection 1.
3. The Clerk shall review the renewal application within 30 days of receipt to determine whether the application is complete and upon a determination that it is complete shall forward it to the Board.
4. The Board shall review the application to determine if additional information or expertise is necessary to properly evaluate the application.
 - a. The Town shall retain an engineer or other qualified person with appropriate expertise to inspect the mine site unless the site is reported as inactive during the past year, in which case the Board may be assigned to inspect the site.
 - b. If no additional information or expertise is deemed necessary the Board shall schedule the application for a decision under sub 6.
5. Additional Fees.
 - a. If the Board determines that additional expertise is required, the Board shall authorize hiring an engineer or other qualified person with appropriate expertise to advise the Town.
 - b. Written notice shall be given to the applicant of the additional administrative fee to be charged beyond the base administrative fee to cover the cost additional review by retained expert.
 - c. The additional fee shall be paid before the additional review is undertaken.
6. Once the applicant has submitted any additional information and has paid the additional administrative fee in the amount charged, the retained expert shall report to the Board on whether the renewal application meets the requirements of this

TOWN OF ALBION

Ordinance 2014-1

Ordinance. The Chair shall place the request on the agenda of the next regular meeting or a special meeting of the Board prior to the expiration of the license.

7. The Board may grant the request for renewal if it finds:
 - a. There have been no material violations of the Ordinance or the license which have not been appropriately remedied,
 - b. The operator has not received multiple or recurring citations or orders for violations of the operator's license of this Ordinance, violations of Trempealeau County approved Conditional Use requirements, or violations of any other government regulations related to the licensed mining operation.
 - c. All applicable fees have been paid and all financial responsibility requirements have been met.
8. If the Board denies the request for renewal, the Board shall notify the operator and provide the operator with an opportunity for a hearing.

Section 9: Inspection, Enforcement, Procedures and Penalties.

- A. Inspection. In addition to an annual inspection pursuant to Section 8 A., the Board or other authorized representative of the Town, may make inspections to determine the condition of nonmetallic mining sites in the Town in order to safeguard the health and safety of the public and determine compliance with the minimum standards under this Ordinance upon showing proper identification, and upon reasonable notice.
- B. Violations. The following are violations under this Ordinance:
 1. Engaging in nonmetallic mining without an operator's license granted by the Board.
 2. Failure to comply with the minimum standards and other requirements of this Ordinance.
 3. Making an incorrect or false statement in the information and documentation submitted during the licensing process or during inspection of the operation by the Town or its duly appointed representative.
 4. Failure to timely meet the annual operational report under Section 8 A.
 5. Failure to take appropriate action in response to a notice of violation, citation, request for additional financial assurance under Section 10 or other order issued by the Town.

TOWN OF ALBION

Ordinance 2014-1

C. Hearings.

1. Any person affected by a notice or order issued in connection with the enforcement of this Ordinance or upon denial of an application for a license or license renewal, may request and shall be granted a hearing on the matter before the Board; provided such person shall file with the Clerk, a written petition requesting the hearing and setting forth his name, address, telephone number and a brief statement of the grounds for the hearing or for the mitigation of the order.
2. Such petition shall be filed within 30 days of the date the notice and order are served or within 30 days upon denial of an application for a renewal.
3. Upon receipt of the petition, the Clerk shall set a time and place for a hearing before the Board and shall give the petitioner written notice thereof.
4. After the hearing, the Board by a majority vote, shall make findings as to whether the provisions of this Ordinance have been complied with, and shall sustain, modify or withdraw the notice, or grant or deny the license or license renewal, and the petitioner shall be notified within ten days in writing of such findings
3. The proceedings of the hearing, including detailed findings of fact and conclusions of law, and the decision of the Board shall be in writing and entered as a matter of public record in the office of the Clerk. Such record shall also include a copy of every notice and order issued in connection with the case. In addition, the Board may employ a person capable of producing a verbatim transcript of the proceeding.
4. Appeal.
 - a. A person aggrieved by any decision of the Board made under this Ordinance, may, within 30 days after the filing of the decision in the office of the Clerk, commence an action seeking the remedy available by certiorari.
 - b. The court shall not stay the decision appealed from, but may, with notice to the board, grant a restraining order. The Board shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof.
 - c. If necessary for the proper disposition of the matter, the court may take evidence, or appoint a referee to take evidence and report findings of fact and conclusions of law as it directs, which shall constitute a part of the proceedings upon which the determination of the court shall be made.
 - d. The court may reverse or affirm, wholly or partly, or may modify, the decision brought up for review.

TOWN OF ALBION

Ordinance 2014-1

- D. Remedies. The Board may take any appropriate action or proceeding against any person or company in violation of this Ordinance, including the following:
1. Issue a stop work order.
 2. Issue a notice of violation and order that specifies the action to be taken to remedy a situation.
 3. Issue a citation in accord with the Town's citation ordinance.
 4. Refer the matter to legal counsel for consideration and commencement of legal action including the assessment of penalties and injunctive relief.
 5. Suspend or revoke the operator's license.
 - a. License Suspension or Revocation. After giving notice and a hearing, the Town Board may suspend or revoke an operator's license for a violation under Section 9 B.
 4. Penalties.
 - a. Any person or entity that is adjudicated for a violation shall pay a forfeiture of \$500 to \$10,000 per violation and be subject to injunctive relief. Each day a violation exists is a separate violation.
 - b. Any person or entity adjudicated to be in violation of this Ordinance shall pay court costs and reasonable attorneys fees.
 - c. The remedies provided herein shall not be exclusive of other remedies.
 5. A failure by the Town to take action on any past violation(s) shall not constitute a waiver of the Town's right to take action on any present violation(s).

Section 10: Financial Assurance

- A. Financial assurance shall be provided to the Town as a condition of license approval in the amount necessary for the following:
1. Road repair. An amount necessary for the repair and maintenance of Town roads used for truck traffic transporting materials to or from the site.
 2. Water supply. An amount necessary to provide an alternative water supply to potentially affected residences or agricultural operations within two (2) miles of the property line or area demonstrated to be impacted by the operator's operations

TOWN OF ALBION

Ordinance 2014-1

- B. The form of financial assurance made to the Town shall be in the form of a performance bond or other measures prescribed by the Board. Said bond shall be secured by one of the following:
1. A surety bond issued by a bonding company licensed to do business in the State of Wisconsin, or
 2. The deposit of funds in a financial institution insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, which is assigned in such a way that the Town can receive the funds without action or further consent of the operator.
- C. In the event the Town determines that the amount of financial assurance must be increased to meet specific road repair or water supply needs, or the amount available has been utilized, the Town shall notify the operator of the additional amount needed and the basis for the request. The operator shall have 30 days to provide the increased amount.
- D. The operator shall provide to the Town proof that it has provided the financial assurance for reclamation required under Wisconsin law.

Section 11: Damages to Private Water Supply.

- A. A property owner within two (2) miles of the property line may seek remedies for any of the following damages to private water supply:
1. A preventive action limit or enforcement standard is exceeded in a private water supply well on the owner's property.
 2. A substantial adverse impact on the quantity of water from a private well on the owner's property occurs, including but not limited to the inability of any such well to provide water on a continuous basis.
 3. A lowering of surface waters which serve as a source of water for personal, agricultural or municipal functions on the owner's property to levels below base flow levels for more than five (5) days.
- B. Any property owner seeking a remedy under this Section shall simultaneously file a notice with the Town and the mine operator of the occurrence of the event explaining the nature and extent of the problem
- C. Within 24 hours of receipt of such notice the Town may use funds provided under Section 10 to provide an adequate interim water supply. The Town shall also use funds under Section 10 to indemnify the Town for any claims made under Wis. Stat. §281. 77(4). An interim

TOWN OF ALBION

Ordinance 2014-1

water supply shall continue until the Town has approved the report or plan under Subsection 11 D.

- D. Within 20 days of receipt of notice under Subsection C., the mine operator shall provide to the property owner and to the Town a report that demonstrates that the impact to the property owner was not attributable to the mining operation or to present a plan for a permanent alternative water supply to be paid by the operator.
- F. The Town shall, in consultation with the property owner, review the report or plan and approve or deny such plan. If the Town determines that the mine operator was not the cause of damage to the private water supply, the operator may elect to be reimbursed by the property owner for the costs of supplying water during a period not exceeding one year.
- G. A property owner located beyond two (2) miles of the mine may apply to the Town for use of funds under Section 10 to remedy damages to a private water supply identified in Subsection A. provided that the property owner can demonstrate to the Town that the damage to the private water supply was caused by the mine. If the Town determines that the mine caused the damage, the property owner can utilize the remedies in Subsections B. through E.
- H. Prior to commencing operations, all wells within two (2) miles of the site shall be tested to determine water quality and flow levels.
 - 1. All testing must be done by a laboratory approved by the State of Wisconsin and selected by the Town. Reasonable and reasonably related costs of such independent testing shall be the sole responsibility of the applicant.
 - 2. Failure to test a well constitutes a waiver of the right to assert in any proceeding before the Town Board that the water from the untested well was contaminated, unhealthy, or distasteful, or that the flow rates were inadequate, prior to the commencement of operations.
 - 3. A landowner who does not permit the operator to test his or her well or wells has waived his or her right to receive funds or other assistance administered under this section.
 - 4. Each well shall be tested prior to commencement of mining operations and annually prior to license renewal by a consultant, hired by the Town and paid for by the operator.
 - 5. This provision may be waived for any wells where the property owner executes a waiver or denies access for testing.

TOWN OF ALBION

Ordinance 2014-1

Section 12: Property Value Guaranty

- A. The purpose of this section is to protect the defined property owners from loss in real estate value because the Town has issued a license under this Ordinance.
- B. Prior to the initial issuance of a license under this ordinance, the assessed value and fair market value as of January 1 of the year of the issuance of the license of every quarter-quarter or smaller parcel of land, any part of which is one mile or less from any part of the mine site shall be determined and recorded.
- C. Determination of Fair Market Value.
 - 1. An owner desiring to sell any such property shall notify the Town of that fact not later than the 20th anniversary of the initial grant of a permit under this ordinance by the Town Board for the mine closest to that property.
 - 2. The owner and licensee shall then agree on an appraiser who is licensed as a real estate appraiser in Wisconsin.
 - 3. In the event licensee and the owner cannot agree on an appraiser, the owner shall select a bank or credit union in Trempealeau County, with whom the owner does not do business, to provide the name of an appraiser it regularly employs to do appraisals.
 - 4. The appraiser selected pursuant to subsection 2. or 3. above shall provide the applicant and the owner with an appraisal of the fair market value of the property assuming the nonmetallic mine did not exist.
 - 5. The licensee shall pay for the appraisal.
- D. Sale of Property.
 - 1. The owner shall then enter into a listing contract with a Wisconsin licensed real estate broker. The listing contract shall exclude the licensee as a potential buyer so that if the licensee purchases the property, no commission shall be due.
 - 2. Before accepting any offer of less than the Fair Market Value, the owner shall give three business days notice by personal delivery of a copy of the offer to licensee's agent named in the license application. If the licensee objects in writing within two (2) business days of receipt of the offer, the owner shall not accept such offer.
 - 3. If the owner sells the property for less than the Fair Market Value, licensee shall pay the owner the difference between the selling price and the Fair Market Value less the realtor's commission that would have been payable on that difference. The licensee

TOWN OF ALBION

Ordinance 2014-1

shall make the payment within 30 days of the recording of the conveyance of the property.

4. If the property is not sold within 180 days of the date of the listing contract, the licensee shall immediately purchase the property for the Fair Market Value less the realtor's commission that would have been paid if sold under the listing contract.

E. Applicability.

1. The Guaranty shall apply only once for any property.
2. Properties do not qualify for the Guaranty in the event the property owner wishes to sell or otherwise convey the property to a third party by a transaction which is not considered an arms length transaction (such as a sale or gift to a relative).

Section 13: Severability, Interpretation, and Abrogation

A. Severability.

1. Should any section, clause, provision or portion of this Ordinance be adjudged unconstitutional or invalid, unlawful, or unenforceable by a final order of a court of competent jurisdiction including all applicable appeals, the remainder of this Ordinance shall remain in full force and effect.
2. If any application of this Ordinance to a particular parcel of land is adjudged unconstitutional or invalid by a final order or a court of competent jurisdiction including all applicable appeals, such judgment shall not be applicable to any other parcel of land unless specifically included in said judgment.

B. Interpretation.

1. The provisions of this Ordinance shall be liberally construed in favor of the Town and shall not be construed to be a limitation or a repeal of any other power now possessed or granted to the Town.
2. This Ordinance is not intended to repeal, annul or interfere with any easements, covenants, deed restrictions or agreements created prior to the effective date of this Ordinance.

C. Abrogation.

1. All disputes related application or validity of this ordinance shall be adjudicated in the Courts of Trempealeau County Wisconsin under Wisconsin Law.

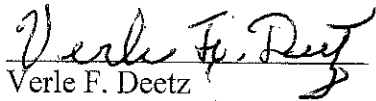
TOWN OF ALBION

Ordinance 2014-1

Section 13: Effective Date

Following passage by the Board, this Ordinance shall take effect the day after the date of publication or posting as provided by Wis. Stat. §60.80.

ADOPTED this 8th day of July, 2014.


Verle F. Deetz

Albion Town Board Chairman


Eric Gullicksrud

Albion Town Board Supervisor I


Ronald D. Olson

Albion Town Board Supervisor II

Posted this 8th day of July, 2014, publication pending.


Sheree Nelson

Albion Town Clerk

Any of the provisions of this Ordinance, including the license term, may be modified by agreement between the Town and the Operator if the Town Board determines that the agreement provides protections for the public at least equal to those of this Ordinance.

Unless further restricted by this ordinance all Federal, State and County regulations shall apply.