

TOWN OF CALEDONIA

Comprehensive Plan 2018-2038

Trempealeau County, Wisconsin

July 2018



Prepared by the Mississippi River Regional Planning
Commission under the direction of the Caledonia Town
Board and Town Planning Committee – March 2018

ABSTRACT

Title: Town of Caledonia Comprehensive Plan 2018-2038

Summary: The Town of Caledonia 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.

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PUBLIC HEARING NOTICE:

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

Please take notice that a Public Hearing will be held by the Town of Caledonia Board of Supervisors on the adoption of the amendments to the Town of Caledonia Comprehensive Plan. This hearing will be held on July 18, 2018 at 6:30pm in the Caledonia Town Hall, N14399 County Rd M, Galesville, WI 54630.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (608-865-0239) or online at http://trempeleaucounty.com/tchome/landmanagement/land_use_planning.aspx.

Written comments must be submitted prior to or at the public hearing on July 18, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Blaise Stegemeyer, Town of Caledonia Clerk, W19706 Saw Mill Rd, Galesville, WI 54630. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Blaise Stegemeyer, Clerk

ORDINANCE 2018-1

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

THE TOWN BOARD OF THE TOWN OF CALEDONIA, TREMPLEALEAU COUNTY,
WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1

Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Caledonia 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 Caledonia, 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 Caledonia held a public hearing on July 18, 2018, on this ordinance (Revised Comprehensive Plan), in compliance with the requirements of Section 66.1001 (4) (d) of the Wisconsin Statutes.

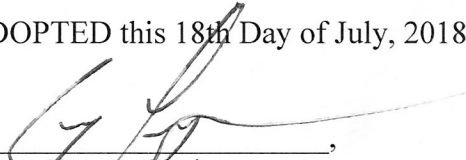
SECTION 4

The Town Board of the Town of Caledonia, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Caledonia 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 Caledonia and publication as required by law.

ADOPTED this 18th Day of July, 2018,



Corey Feyeh, Chairman
Town of Caledonia

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- Map 5 Town of Caledonia Land Use Map
- Map 6 Town of Caledonia Non-Metallic Mining District and Buffer

Appendix B – Excerpt from “2002-2020 Town of Caledonia Land Use Plan” - Narrative of Non-Metallic Mining Overlay District and Buffer Area

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 Caledonia 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 Caledonia will assist the Town and the County in addressing 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 Caledonia’s population has fluctuated up and down since 1960, Table 1.1. The 2010 census reported the highest population for the Town (920 residents). The Town’s population has been steadily increasing since the 1980 census.

Table 1.1: T. Caledonia, 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. Holland (La Crosse Co)	816	976	1,776	2,172	3,042	3,701	19.6	82.0	22.3	40.1	21.7
T. Caledonia	344	341	507	555	759	920	-0.9	48.7	9.5	36.8	21.2
T. Gale	1,257	1,255	1,553	1,563	1,426	1,695	-0.2	23.7	0.6	-8.8	18.9
T. Trempealeau	1,044	1,082	1,504	1,341	1,618	1,756	3.6	39.0	-10.8	20.7	8.5
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. Caledonia, Surrounding Municipalities, County, State and Nation Population Projections

	2020	2025	2030	2035	2040	% Chg.	% Chg.	% Chg.	% Chg.	% Chg.
						20-25	25-30	30-35	35-40	20-40
T. Holland (La Crosse Co.)	4,355	4,675	4,985	5,240	5,500	7.3	6.6	5.1	5.0	26.3
T. Caledonia	1,020	1,085	1,145	1,185	1,220	6.4	5.5	3.5	3.0	19.6
T. Gale	1,845	1,940	2,020	2,070	2,105	5.1	4.1	2.5	1.7	14.1
T. Trempealeau	1,935	2,030	2,125	2,180	2,230	4.9	4.7	2.6	2.3	15.2
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: WIS DOA Population Projections

Factors Affecting Population Change

There are 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 females as of the 2010 census than the County.

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

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Holland (La Crosse Co.)	1,920	51.9	1,781	48.1	3,701
T. Caledonia	457	49.7	463	50.3	920
T. Gale	866	51.1	829	48.9	1695
T. Trempealeau	913	52.0	843	48.0	1756
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

Age and Gender

Table 1.4 illustrates a breakdown of the Town's population by age and gender as of the 2010 census.

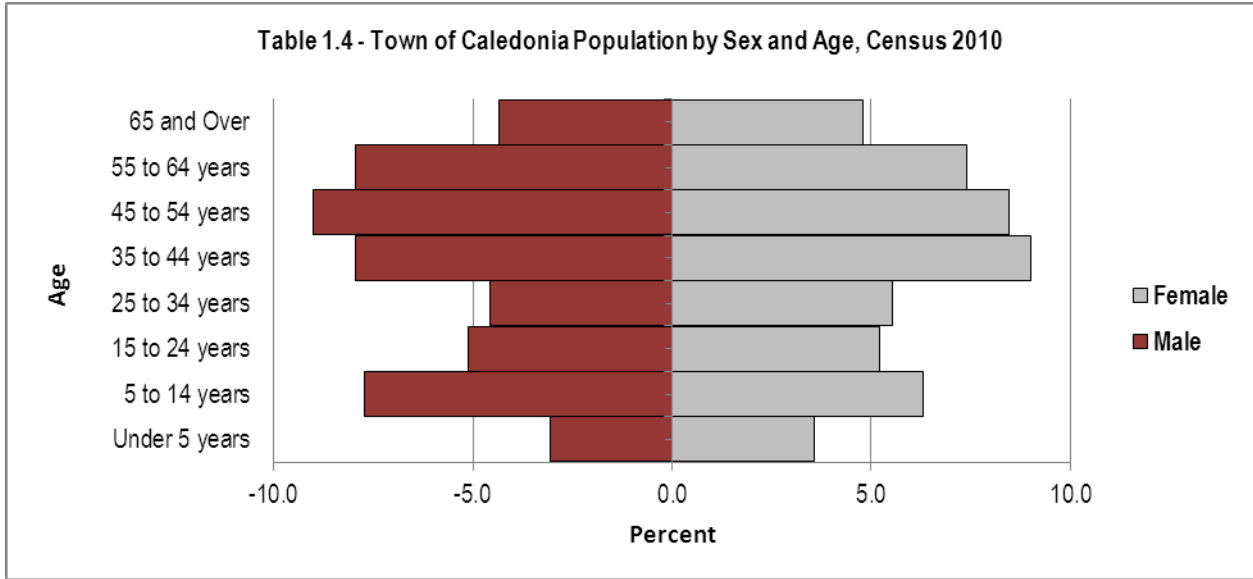
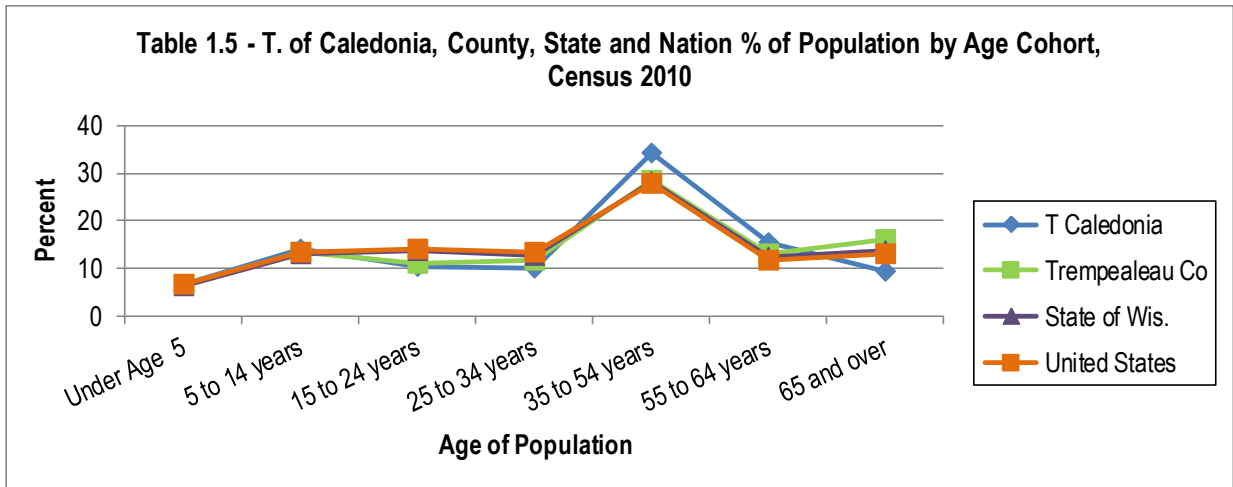


Table 1.5 compares the age of Town residents with the County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 5-14 age groups and less in the 25-34 age group than the County, State and Nation.



Town of Caledonia Comprehensive Plan

Race

As of the 2010 census 97.9% 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. Caledonia, 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. Holland (La Crosse Co)	3,701	3,531	17	12	116	2	1	22	95.4%	4.6%
T. Caledonia	920	901	0	4	8	0	1	6	97.9%	2.1%
T. Gale	1,695	1,656	3	4	6	0	19	7	97.7%	2.3%
T. Trempealeau	1,756	1,740	0	2	5	0	4	5	99.1%	0.9%
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 342 households; (76.6%) were family households and (23.4%) 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. Caledonia, 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 Holland (La Crosse Co)	1,302	82	72.8	4.2	5	18	12.1	41.9	16.8
T Caledonia	342	76.6	64	5.6	7	23.4	15.8	36.5	18.7
T Gale	648	75.8	65.3	6.5	4	24.2	18.1	32.4	26.4
T Trempealeau	689	76.1	67.6	4.5	3.9	23.9	19.9	30.9	24.1
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 is Manufacturing, Table 1.8. Other major employment sectors in the Town include Education Services, and Health Care and Social Assistance; and Retail Trade.

Table 1.8: T. of Caledonia and Trempealeau County Employment by Industry (2009-2013 ACS Estimates)

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 years and over	453	453	(X)	14,790	14,790	(X)	2,839,636	2,839,636	(X)
Agriculture, forestry, fishing & hunting, & mining	14	3.1%	+/-2.5	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	27	6.0%	+/-3.3	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	112	24.7%	+/-5.3	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	38	8.4%	+/-3.7	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	32	7.1%	+/-2.7	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	17	3.8%	+/-2.3	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	10	2.2%	+/-1.7	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & insurance, & real estate & rental & leasing	25	5.5%	+/-3.4	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, and mgt. and admin. and waste management services	24	5.3%	+/-2.8	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, & health care & social assist.	97	21.4%	+/-5.6	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, and recreation, and accommodation and food services	17	3.8%	+/-2.5	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public administration	23	5.1%	+/-2.6	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	17	3.8%	+/-2.9	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	2372	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.

Town of Caledonia Comprehensive Plan

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 are 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 Nonfarm 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	3,771	4,073	302	8.01%
	Government (Excluding US Postal, State and Local Education and Hospitals)	13,368	13,503	135	1.01%

Notes:

*Due to confidentiality, data is suppressed and may not add to totals.

Information is derived using annual 2012 QCEW unpublished data from the US Department 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 are employed in the Management Business, Science, and Arts occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

Table 1.12: T. of Caledonia and Trempealeau County Occupations (2009-2013 ACS Estimates)

	Town of Caledonia			Trempealeau County			State of Wisconsin		
	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error
Civilian employed population 16 years and over	453	100.0	+/-46	14,790	100.0	+/-204	2,839,636	100.0	+/-6,287
Mgt. business, science, and arts occupations	161	35.5	+/-34	4,433	30.0	+/-180	963,978	33.9	+/-6,343
Service occupations	62	13.7	+/-24	2,106	14.2	+/-137	482,179	17.0	+/-3,902
Sales and office occupations	107	23.6	+/-26	2,825	19.1	+/-133	676,268	23.8	+/-4,669
Natural resources, construction, & maint. occupations	25	5.5	+/-12	1,701	11.5	+/-149	242,773	8.5	+/-2,897
Prod., transportation, & material moving occupations	98	21.6	+/-24	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

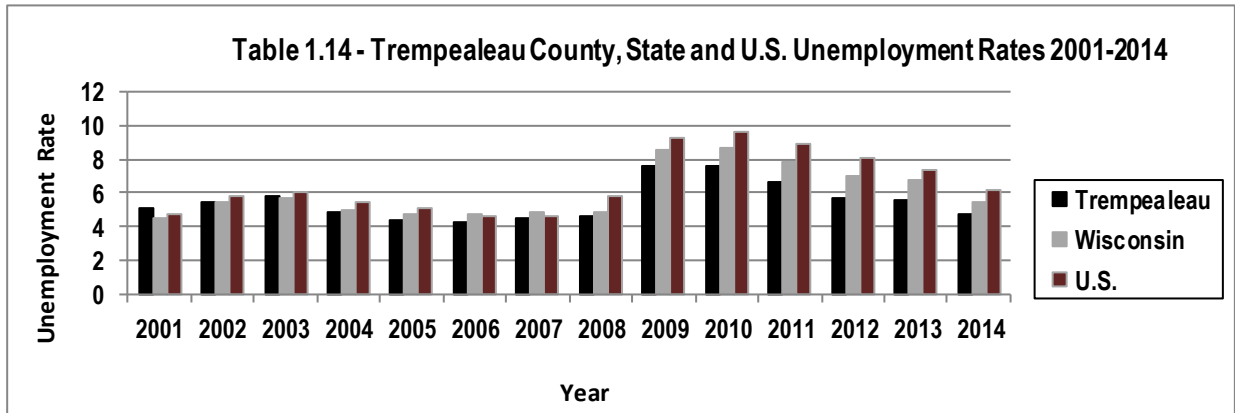
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 1.3% from 2008 to 2014 while the number employed increased by 1.1%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

Town of Caledonia Comprehensive Plan

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 22% of Town residents fell within the income range of \$100,000 - \$149,999. This was higher than the County and State.

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	329	329	(X)	11,745	11,745	(X)	2,288,332	2,288,332	(X)
Less than \$10,000	10	3.0%	+/-3.6	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	13	4.0%	+/-2.3	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	39	11.9%	+/-4.9	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	19	5.8%	+/-2.9	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	50	15.2%	+/-5.4	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	44	13.4%	+/-4.9	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	54	16.4%	+/-5.6	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to \$149,999	71	21.6%	+/-7.5	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to \$199,999	12	3.6%	+/-2.3	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	17	5.2%	+/-3.9	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household income (dollars)	69,107	(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 2000, however it has been growing at a faster rate than both the State and Nation, Table 1.16.

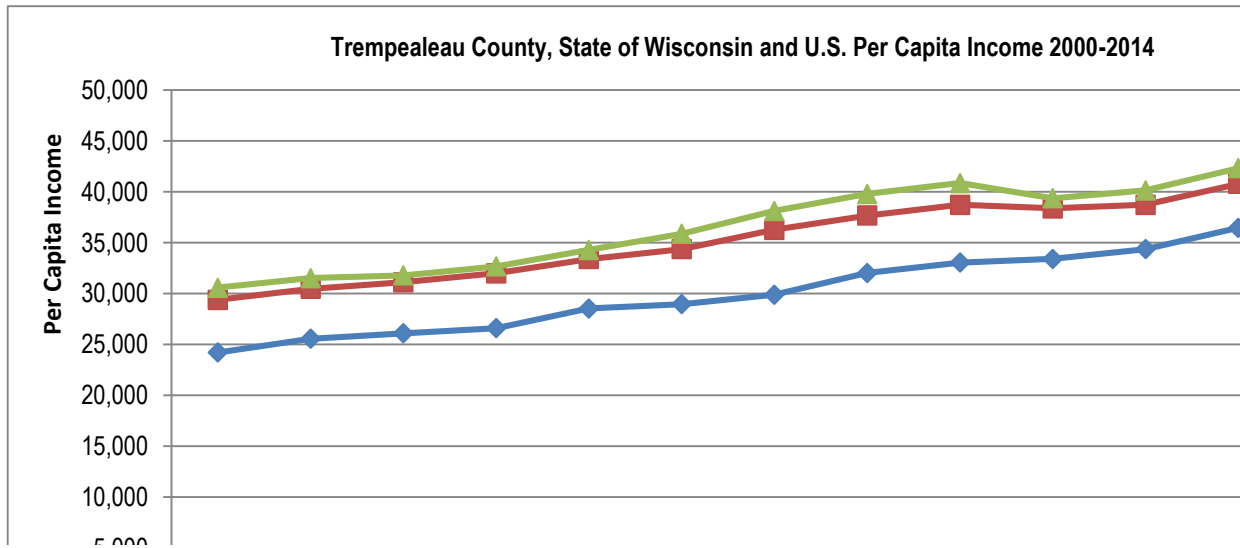
Table 1.16: Per Capita Income - Trempealeau County, State of Wisconsin and United States (2000-2014)

	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

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

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.

Note-- All \$ estimates are in current \$'s (not adj. for inflation). Last updated: November 20, 2014-- new estimates for 2013; revised estimates for 2001-2012.



Poverty Level

Poverty estimates indicate that Trempealeau County's poverty rate is lower than the State and the Nation per 2013 estimates.

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 92.2% of the Town's residents graduated from high school and about 22.5% have a bachelor's degree or higher, Table 1.18.

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

Subject	Town of Caledonia		Trempealeau County		State of Wis.	
	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error
Population 25 years and over	639	69	20,026	47	3,827,815	831
Less than 9th grade	3.40%	2.2	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	4.40%	2.3	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	37.40%	7	40.40%	1.2	32.80%	0.2
Some college, no degree	20.20%	5.1	19.20%	1	21.20%	0.1
Associate's degree	12.10%	3.7	10.40%	0.7	9.60%	0.1
Bachelor's degree	16.10%	3.8	11.30%	0.7	17.70%	0.1
Graduate or professional degree	6.40%	1.9	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	92.20%	3.4	87.60%	0.9	90.40%	0.1
Percent bachelor's degree or higher	22.50%	4.2	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 Caledonia's goal is to satisfy the needs of its constituency, to participate in the future growth of the Town, 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 Caledonia. 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 29.5% increase in housing units in the Town since the 2000 census. This exceeds increases in all surrounding municipalities, Trempealeau County, the State and Nation.

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

	TOTAL HOUSING UNITS					% Chg.	% Chg.	% Chg.	% Chg.
	1970	1980	1990	2000	2010	70-80	80-90	90-00	00-10
T. Holland (La Crosse Co.)	297	602	734	1,054	1,346	102.7	21.9	43.6	27.7
T. Caledonia	119	203	212	285	369	70.6	4.4	34.4	29.5
T. Gale	365	504	595	592	694	38.1	18.1	-0.5	17.2
T. Trempealeau	414	599	582	707	730	44.7	-2.8	21.5	3.3
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

Nine seasonal homes were reported in the Town of Caledonia in 2000. As of the 2010 census 27 units were listed as vacant housing units and about 30% of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 8 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. Caledonia, 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 Holland (La Crosse Co)	1,346	1,302	96.7	44	3.3
T Caledonia	369	342	92.7	27	7.3
T Gale	694	648	93.4	46	6.6
T Trempealeau	730	689	94.4	41	5.6
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. Caledonia, 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. Holland (La Crosse Co)	44	11.4	0	25	4.5	18.2	0	40.9
T. Caledonia	27	11.1	0	7.4	11.1	29.6	0	40.7
T. Gale	46	13	0	15.2	2.2	37	2.2	30.4
T. Trempealeau	41	7.3	0	17.1	2.4	43.9	0	29.3
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, 91.2% of housing units in the Town were owner occupied and 8.8% were renter occupied. This percentage exceeded the County, State and Nation owner occupancy rates of 74.3%, 68.1% and 65.1%. The Town had a higher number of owner occupied units with a mortgage or loan than the County, State or Nation.

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

	Owner occupied	Owner occupied	Owner occupied	Owner occupied	Owner occupied	Owner occupied	Renter occupied	Renter occupied
	Number	Percent	Owned with a mortgage or loan	Owned with a mortgage or loan	Owned free and clear	Owned free and clear	Number	Percent
T. Holland (La Crosse Co)	1232	94.6	957	73.5	275	21.1	70	5.4
T. Caledonia	312	91.2	230	67.3	82	24	30	8.8
T. Gale	550	84.9	392	60.5	158	24.4	98	15.1
T. Trempealeau	600	87.1	417	60.5	183	26.6	89	12.9
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 2.93, in 2000 it declined to 2.90, and in 2010 the average household size declined to 2.69. The 2010 census reported household sizes of 2.46 and 2.43 for Trempealeau County, and the State of Wisconsin.

Housing Unit Trends

From 1980 to 2010 Housing units in the Town of Caledonia increased by 166 units, an increase of 81.8%. As the larger urban areas expand many people are moving to the rural areas. These housing trends show a steady increase of housing units within the Town. Housing unit projections are presented in Section 8.6 of this plan.

Table 2.5: Town of Caledonia Housing Trends

	1980	1990	2000	2010	% Chg. 1980-1990	% Chg. 1990-2000	% Chg. 2000-2010	% Chg. 1980-2010
Total Housing Units	203	212	285	369	4.4	34.4	29.5	81.8
Total Occupied Housing Units (Households)	173	197	262	342	13.9	33.0	30.5	97.7
Owner Occupied Units	149	182	243	312	22.1	33.5	28.4	109.4
Renter Occupied Housing Units	24	15	19	30	-37.5	26.7	57.9	25.0
Seasonal Units	0	3	9	8	NA	200.0	-11.1	NA
Average Household Size	2.93	2.82	2.9	2.69				

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

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Caledonia over the last several years (Table 2.6). In 2008 and 2014 five new homes were constructed in the town which was the most over the time period. On average 3.9 new homes have been constructed each year in the Town of Caledonia time period.

Table 2.6: Housing Starts in the Town of Caledonia

2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg. Per Year
4	5	4	3	2	4	4	5	31	3.9

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.

Town of Caledonia Comprehensive Plan

Value of Owner Occupied Units

Table 2.7 compares the value of owner occupied units between the Town of Caledonia, Trempealeau County and the State. Most of the housing units in the Town were valued between \$150,000-\$199,999 and the estimated median housing value was \$184,700. That median housing value was higher than Trempealeau County and the State.

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

	Town of Caledonia			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Owner-occupied units	304			8,739			1,558,846		
Less than \$50,000	54	17.8	5.4	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	12	3.9	3.8	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	20	6.6	3.6	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	88	28.9	8.4	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	83	27.3	6.4	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	44	14.5	6	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	3	1.0	1.3	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	0	0.0		65	0.7	0.2	10,837	0.7	0.1
Median (dollars)	184,700			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

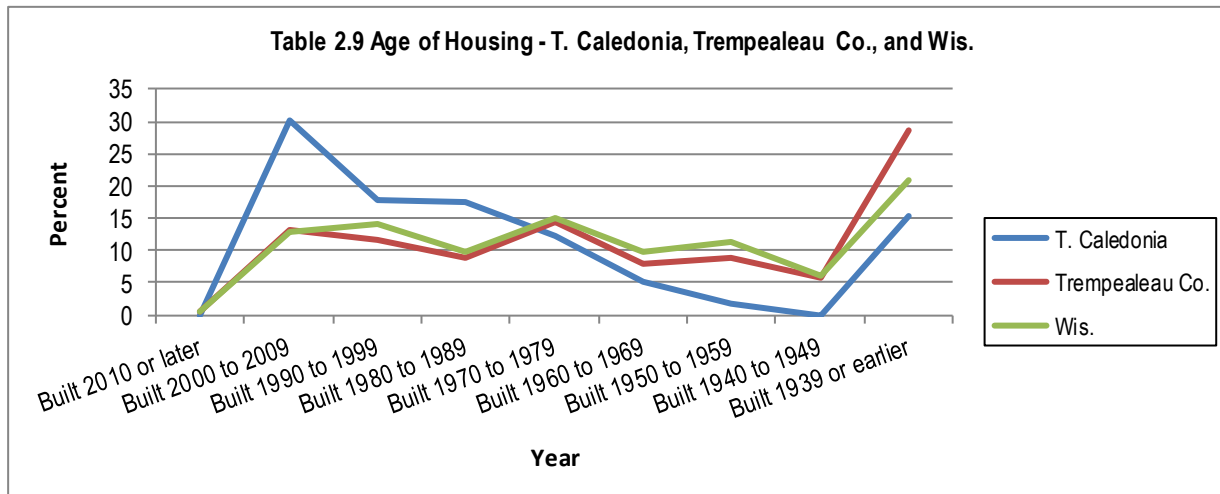
Estimates show that since 1980 the Town has had a higher percentage of new homes built than Trempealeau County or the State, Tables 2.8 and 2.9.

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total:	339			12,655			2,626,142		
Built 2010 or later	0	0	5.7	68	0.5	0.2	11,456	0.4	0.1
Built 2000 to 2009	102	30.1	7	1,666	13.2	1	337,755	12.9	0.1
Built 1990 to 1999	60	17.7	5.6	1,454	11.5	0.9	366,680	14	0.1
Built 1980 to 1989	59	17.4	5.7	1,141	9	1	257,794	9.8	0.1
Built 1970 to 1979	42	12.4	4.6	1,826	14.4	1.1	391,062	14.9	0.1
Built 1960 to 1969	18	5.3	3.4	1,002	7.9	0.8	257,050	9.8	0.1
Built 1950 to 1959	6	1.8	1.6	1,114	8.8	0.7	298,053	11.3	0.1
Built 1940 to 1949	0	0	5.7	741	5.9	0.6	158,568	6	0.1
Built 1939 or earlier	52	15.3	4.8	3,643	28.8	1.6	547,724	20.9	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)



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 75.5% of the Town’s housing units are one unit structures. It’s estimated mobile homes comprise 24.5% of the Town’s housing stock.

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total housing units	339			12,655			2,626,142		
1-unit, detached	256	75.5	5.9	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	0	0	5.7	279	2.2	0.5	115,196	4.4	0.1
2 units	0	0	5.7	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	0	0	5.7	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	5.7	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	5.7	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	5.7	155	1.2	0.5	177,097	6.7	0.1
Mobile home	83	24.5	5.9	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	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)

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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 Utility gas (63.5), Bottled, tank, or LP gas (16.1%) and Wood (10.9%).

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
Occupied housing units	329		+/-37	11,745		+/-135	2,288,332		+/-6,551
Utility gas	209	63.5	+/-32	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	53	16.1	+/-18	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	7	2.1	+/-8	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	24	7.3	+/-14	1,049	8.9	+/-97	76,014	3.3	+/-1,408
Coal or coke	0	0.0	+/-9	9	0.1	+/-11	317	0.0	+/-83
Wood	36	10.9	+/-15	1,344	11.4	+/-112	105,267	4.6	+/-1,436
Solar energy	0	0.0	+/-9	15	0.1	+/-10	566	0.0	+/-119
Other fuel	0	0.0	+/-9	99	0.8	+/-37	20,771	0.9	+/-690
No fuel used	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 of householders have moved into their present home since 2000.

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	329			11,745			2,288,332		
Moved in 2010 or later	29	8.8	4.2	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	155	47.1	7.2	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	66	20.1	5.9	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	47	14.3	5.2	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	14	4.3	2.4	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	18	5.5	3.5	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 23.1% of residents had costs of 35% or more if they had a mortgage and 7.3% had costs of 35% or more if there was no mortgage.

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

	Town of Caledonia			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	208			5,411			1,040,805		
Less than 20.0 percent	88	42.3%	+/-10.4	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	37	17.8%	+/-10.0	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	18	8.7%	+/-4.6	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	17	8.2%	+/-4.8	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	48	23.1%	+/-9.8	1,309	24.2%	+/-1.8	247,045	23.7%	+/-0.2
Not computed	0	(X)	(X)	1	(X)	(X)	3,157	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	96			3,284			510,114		
Less than 10.0 percent	37	38.5%	+/-11.7	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	14	14.6%	+/-10.2	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	10	10.4%	+/-7.5	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	20	20.8%	+/-12.2	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	4	4.2%	+/-4.6	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	4	4.2%	+/-5.1	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	7	7.3%	+/-6.0	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	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 25% of renters had costs of 35% or higher. This was a lower percentage than shown for Trempealeau County (30.7%) and the State (38.3%).

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

	Town of Caledonia			Trempealeau County			Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied units paying rent (excluding units where GRAPI cannot be computed)	15			2,634			686,858		
Less than 15.0 percent	1	25	42.3	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	1	25	40.2	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	1	25	48.7	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	0	0	100	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	0	0	100	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	1	25	46.8	688	26.1%	+/-3.5	273,599	39.8%	+/-0.4
Not computed	2	(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: (SMOCAPI) = 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 Caledonia has created goals and objectives for its Housing Element to guide the town to meet the needs of those living in the Town.

- Goal:** Housing which meets the needs of existing and future community residents, while maintaining a predominately rural atmosphere.
- Objective 1: Limit housing development according to the current Land Use Plan
Action: Use Land Use Plan and local ordinances to guide development.
- Objective 2: Encourage high quality construction standards for housing
*Action: Follow the Wisconsin Uniform Dwelling Code.
Action: Continue to support and enhance the duties of the Town Ordinance Administrator who educates residents, contractors, developers to proceed in compliance with Town of Caledonia ordinances pertaining to development and building in the Town.*
- Objective 3: Encourage siting of homes in areas that will not cause property or environmental damage or impair rural character or agricultural operations in the town.
Action: Follow current land use map in siting. Guide development to existing areas of R-8 and R-20 development and fill in existing vacant available housing sites.

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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 Caledonia’s roadway network is comprised of approximately 38 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 Caledonia 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.

Major collectors- provide service to moderate sized communities and links intra-areas traffic to nearby larger population centers. These are classified as State Highways.

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.

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 CALEDONIA

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
11th St	1.91		1.91						1.91
Ardes Ln	0.28		0.28						0.28
Cooper Rd	1.08		1.08						1.08
Cote Rd	0.51		0.51						0.51

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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 CALEDONIA

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Cox Rd	1.99		1.99						1.99
Coyote Ln	0.21		0.21						0.21
CTH K	3.04	3.04			3.04				
CTH M	4.02	4.02			4.02				
Engen Rd	1.20		1.20						1.20
Hess Rd	1.26		1.26						1.26
Hogden Rd	0.95		0.95						0.95
Hollow Ln	0.42		0.42						0.42
McDonah Ln	0.74		0.74						0.74
McGilvary Rd	2.53		2.53						2.53
McKeeth Dr	2.63		2.63						2.63
Meunier Rd	1.01		1.01						1.01
Prairie Wood Dr	0.44		0.44						0.44
Red Fox Ln	0.20		0.20						0.20
Saw Mill Rd	2.89		2.89						2.89
Scherr Rd	1.00		1.00						1.00
South St	1.69		1.69						1.69
Timberwolf Lane	0.31		0.31						0.31
TN RD 9	0.13		0.13						0.13
Wagner Rd	2.02		2.02						2.02
Wright Rd	1.18		1.18						1.18
Total Miles	33.64	7.06	26.58	0.00	7.06	0.00	0.00	0.00	26.58

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLER) - Last updated 4/29/2015

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 of Caledonia from 2004- 2015. The traffic count data available shows traffic sporadically slightly increased/decreased at various collection points over the eleven year period.

Table 3.2: T of Caledonia Annual Average Daily Traffic Counts 2004-2015

	2004	2006	2008	2009	2014	2015
CTH M South of CTH K, Caledonia Township	560	NA	NA	640	NA	NA
STH 35 E of CTH K E of Trempealeau, Trempealeau Township	3,700	NA	NA	5,100	NA	3,400
STH 35 W of CTH XX, Holland Township	NA	NA	3,900	NA	4,600	NA
CTH K, 2 miles NE of STH 93, Trempealeau Township	1,300	1,200	NA	1,200	NA	NA
CTH K South of STH 54-93, Gale Township	2,100	NA	NA	2,000	NA	NA

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

There are no public ATV trails in the Town. Trempealeau County does have an ATV club but the trails are private and users must be a member of the club to utilize the trails.

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. There are no long truck routes that extend through the Town. STH 35, travels through the town east to west; it is designated a 75' restricted truck route (53' trailer, no double bottoms).

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 in Trempealeau County has the only inter-modal system between Milwaukee and the Twin Cities.

3.9 Water Transportation

The Town of Caledonia 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. Two of these corridors, the *Trempealeau River Corridor – La Crosse to Eau Claire* and the *Mississippi River Corridor – Dubuque IA to Twin Cities MN* travels through the Town Caledonia.

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 no work to be done in the Town of Caledonia.

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 HMA, 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 and overly 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 deck, 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), pavement 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	Arcadia, STH 93	0.64	\$1,000,000-\$1,999,999	2016	RESURF	Safety improvement, 2 inch mill/overlay, restripe Blaschko Drive and STH 95 to a 2-lane with dedicated right and left turn lanes, 3-lan TWTL near McDonalds and chop island at Detloff Ct. Traffic Signal Wilson Ave.
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 (8-61-0054) Polymer Overlay.
093	Centerville – Independence	0.35	\$100,000-\$249,999	2018	RECOND	Widen roadway to the west to provide a new 12 foot southbound through lane and convert the existing southbound through lane to a dedicated 12-foot center left turn lane. Widening includes 8-foot shoulder, 3 saved.
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.

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	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.
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 I-94 east and west bound C "B-61-0041 and 0042) and Buffalo River (B-61-0043 and 0044) bridges.

3.11 Transportation Element Goals and Actions

The Town of Caledonia 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.

Goal: A safe and efficient transportation system that meets the needs of multiple users.

Objective 1: Continue to maintain and upgrade town roadways and signage.

Action: In accordance with State law use the PASER evaluation system to evaluate local roads and prioritize road improvements.

Action: Annually review road improvement priority list and submit a petition to the Trempealeau County Board for improvement aid funding on Co-Aid road projects.

Objective 2: Continue working relationship with Trempealeau County Highway Department in engineering and reconstruction of roadways in the Town.

Action: Meet annually with County Highway Committee and the Highway Commissioner to discuss upcoming road improvement projects and contract for necessary services as needed.

UTILITIES & COMMUNITY FACILITIES ELEMENT

4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town. 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 Caledonia Community Facilities)

Water Supply

The Town of Caledonia does not provide municipal water service. Private wells maintained by the property owner are the source of water for the residents of the Town. The town has no plans to develop a public water system at this time.

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 requiring a licensed master plumber to 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

The Town of Caledonia is a member of a seven municipality commission charged as the Responsible Unit for the seven municipalities' solid waste, recycling activities and programs. The Southern Trempealeau County Solid Waste Commission (STCSWC) maintains a drop off center at W21488 State Road 54/93, Galesville, WI. The STCSWC has been recognized by the Governor of the State of Wisconsin as an example of intergovernmental cooperation and efficiency in the handling of municipal solid waste and recycling for its member municipalities. Each member municipality has a representative to the STCSWC Board of Commissioners. Private sector solid waste pickup is also available within the Town. The STCSWC has a long term agreement with the La Crosse County Disposal System for the disposal and management of solid waste. No open landfills exist in the area or the Town. A closed landfill is owned by the City of Galesville and is located in the Town.

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.

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Fire and Rescue

Fire protection is provided by the Trempealeau and the Galesville Area Fire Departments.

Libraries

The Town of Caledonia does not have a library, but the residents can utilize the libraries in the Village of Trempealeau and the City of Galesville.

Town Hall/Garage

The town hall is located at N14399 County Road M, Galesville, Wisconsin.

Cemeteries

There are no cemeteries located in the Town of Caledonia.

Communications Facilities

Currently there are no cellular towers in the Town. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone communications are provided by CenturyLink and Tri-County Communications. Several companies offer internet services.

Electric & Gas Utilities

Riverland Energy Cooperative is the primary electrical provider for the Town. Midwest Gas is the primary natural gas provider for the Town.

Power Plants, Substations, and Transmission Lines

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

4.3 Medical/Health Care and Other Facilities

There are no medical facilities located in the Town. Nearby clinics include Gundersen Health System Clinics in Galesville and Blair. Hospitals where residents may attain care include Gundersen Health System in La Crosse, Mayo Health System in La Crosse and Winona Community Memorial Hospital in Winona, Minnesota.

Senior Care Facilities

There are no services for senior care in the Town. Below is a listing of senior care facilities nearby.

<u>Name of Facility and Address</u>	<u>Type of Facility</u>
Eden House, 19441 Eden Drive, Galesville	Residential Care Apartment Complex
Grand View Care Center, 620 Grand View Avenue, Blair	Licensed Nursing Home
Marinuka Manor, 208 19475 Silver Creek Road, Galesville	Licensed Nursing Home

Child Care Facilities

There are child care facilities located in the Town.

4.4 Educational Facilities

Most children of school age attend the Gale-Ettrick-Trempealeau and Holmen School Districts.

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

4.5 Recreational Facilities

Parks

There are no recreational parks located within the Town.

County Residents 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.

Trails

Snowmobile Trails: There are snowmobile trails that run through the town on privately owned land.

Bike Trails: There are 17 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 Caledonia 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.

Goal: Support improvement of existing utility service infrastructure and extension of utilities which contribute to overall improvement of service in community.

- Objective 1: Work with utility providers in siting of infrastructure improvements.
Action: Development and expand relationships with utility representatives to foster positive dialogue and cooperation in meeting Town planning objectives through regular invitations to attend Town Board meetings and meetings of the Trempealeau County Unity of the Wisconsin Towns Association.
Action: Have regular dialogue with Town employees on value of utility infrastructure within the Town and develop a plan of action to protect utility infrastructure in Town Road right-of-ways during mowing, snow plowing and road maintenance activities.

Goal: Continue to work to improve community facilities and amenities which contribute to quality of life within the rural setting of the Town.

- Objective 1: Improve or replace current Town Hall.
Action: Develop a plan and process to improve or replace the current Town Hall.

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- Objective 2: Develop a master plan and site map for future use of a parcel donated to the Town for future facility needs and park possibilities.
Action: List the necessities of the town.
- Objective 3: Provide public access to the Black River.
Action: Develop a plan and implementation process for public access to the Black River within the Town.

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT

5.1 Introduction

This element looks at the natural, agricultural and cultural resources in the Town of Caledonia such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Caledonia 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.

5.2 Natural Resources

Background

The Town of Caledonia was formed in 1854. A Scotsman named Alexander McGilvary operated a ferry across the Black River and named the town Caledonia after his Scottish homeland.

Topography

The Town of Caledonia is in the unglaciated (driftless) region of Wisconsin. The Town of Gale borders the town along its northern boundary; the Town of Trempealeau borders Caledonia to the west; La Crosse County forms the eastern and southern borders.

Slopes

Steep slopes are common in Trempealeau County. The Town of Caledonia has limited areas of significant slope in 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 Caledonia Contours/Slope Map).

Soils

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

"The soils of the Town of Caledonia are predominantly of the Dickinson-Lotham-Sparta association. These soils are excessively drained to well-drained soils that have a subsoil of loamy sand to fine sandy loam over fine coarse sand. South of Highway 93 to the La Crosse County border and along the Mississippi and Black River is found a wet alluvial land-marsh association. These soils are poorly drained soils under shallow water in places. This soil association is found on bottom lands and streams. With the exception of the flood plain soils, (bordering the Mississippi and Black Rivers), virtually all of the township of Caledonia has soils which, according to the Soil Conservation Service will support on-site septic disposal systems. These same soils, however, are listed by the Soil Conservation Service as having high to very high soil productivity rating which would make these soils best suited for continued agricultural production. There are, however, fairly large tracts of land, particularly in the center of the township, which have soils which have slight to moderate septic limitations which are also of a moderate to low productivity grouping. However, irrigation has become quite popular on these soils which has improved these soils productivity tremendously, making these soils too productive for consideration for any land use other than agriculture. "

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Forest Resources

The 1992 WISCLAND data indicates that 27% of Trempealeau County is covered by forest. According to the Wisconsin Department of Revenue, 2015 Statement of Assessments there are 1,713 acres of forested land in the Town of Caledonia (Table 5.1). The majority of forest land in the Town is privately owned.

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. Caledonia	896	7.2	817	6.5	1,713	13.7

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

There is no state owned forested land in the Town.

Federally-Owned Forest Lands

There are no federally owned acres in the Town of Caledonia.

Mineral Resources

There are currently five active mineral mining operations in the Town. Overall, six sand and gravel pits are located in the Town ranging in size of less than an acre to 40+ acres. A 120 acre inactive non-metallic mine has also been approved in the Town and it is anticipated to open in the next 10 years. 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.

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.

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

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Table 5.2: Trempealeau County Exceptional Resource Waters

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
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	Units	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	7.71	7.71	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)
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) La Crosse- Pine – LD 6 to Root River (Pool 7 to upper	RIVER	693.7	714.2	20.5	Miles	Mercury	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	Units	Pollutant	Status	TMDL Priority	Listing Detail
Pool 8)									
" "	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/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
North Creek	RIVER	0	7.59	7.59	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Tappen Coulee Creek	RIVER	0	5.06	5.06	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Newcomb Valley Creek	RIVER	0	5.76	5.76	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Welch Coulee Creek	RIVER	0	5.37	5.37	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Trump Coulee Creek	RIVER	0	7.71	7.71	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Hardies Creek	RIVER	1.64	3.54	1.9	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)
Hardies Creek	RIVER	0	1.64	1.64	Miles	Sediment/TSS	TMDL Approved	N/A	TMDL approved by EPA in 2003 (4A)

Source: Wisconsin DNR, March 1, 2016 (Draft List 2016) Impaired Waters List TSS = Total Suspended Solids, TMDL = Total Maximum Daily Loads

Watersheds

A watershed is a land area that drains to a particular body of water.

Town of Caledonia Lakes and Streams

There are a few small lakes or ponds adjacent to the Mississippi River back waters located in the Town. The Tank Creek flows through the Town of Caledonia. 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.

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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.

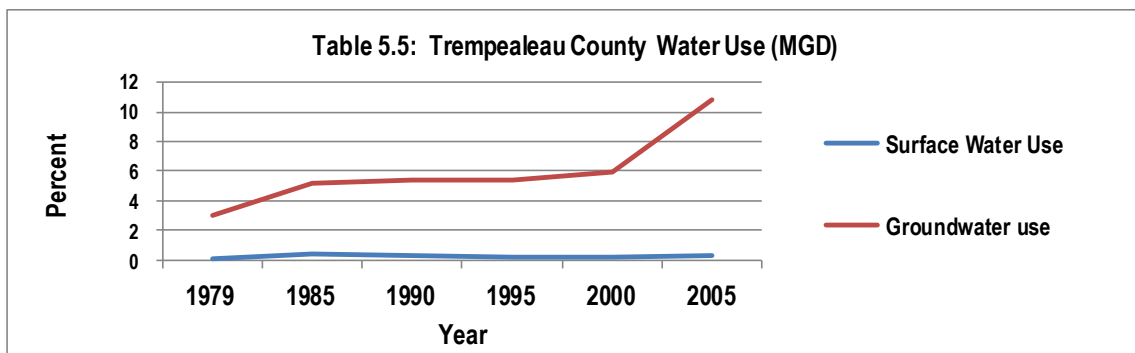
Groundwater

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	-40.0	33.3	115.4
Groundwater use	3.06	5.16	5.38	5.4	5.94	10.87	75.8	10.4	83.0	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 Caledonia 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 Two legacy places are located in the Town of Caledonia, Table 5.6

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
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.
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 Caledonia 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.

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%.

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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. A major festival in Trempealeau County is the Trempealeau County Fair held in July. The fair, located in Galesville has entertainment, music, a 5k run and walk, a demolition derby, 4H exhibits, truck and tractor pull, carnival rides, food and more. The Village of Trempealeau hosts Catfish Days the weekend after the 4th of July. Also every year on the weekend after Memorial Day the Village of Eleva holds the Eleva Broiler Fest, a weekend event with ice cream social, pancake breakfast, queen coronation, kickball tournament, live music, a walk/run, garden tractor pull, truck/tractor pull, parade and demolition derby. Other nearby festivals are the Beef and Dairy Days held in August in the City of Whitehall and Independence Days held the second weekend in June in the City of Independence.

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 Caledonia as of November 2016. The sites include a barn, school, churches, 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 Caledonia 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.

Natural Resources

Goal: Conserve, protect, manage, and enhance the Town's natural resources.

Objective 1: Protect stream banks from harmful land uses.

Action: Maintain shoreland buffers with the county and DNR.

Action: Continue support of County and State agencies in enforcement of shore land protection regulations in areas adjacent to the Black River in the Town.

Objective 2: Protect surface and groundwater quality.

Action: Promote programs and regulations that manage and reduce pollution potential to ground water and surface water.

Action: Support best management programs.

Objective 3: Protect and preserve wetlands, wildlife habitat and woodlands.

Action: Zone wetlands as environmentally significant.

Action: Support efforts of Wisconsin Department of Natural Resources and the U.S. Fish and Wildlife Service in meeting Objective 3.

Action: Support citizen involvement and the establishment of conservation easement agreements with the Nature Conservancy and the Mississippi Valley Conservancy in meeting Objective 3.

Agricultural Resources

Goal: Preservation of valuable and productive agricultural land for current and future agricultural activity.

Objective 1: Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming.

Action: Continue to work closely with the Trempealeau County Department of Land Management to maintain compliance with the current land use plan.

Objective 2: Continue to promote and support best use practices in nutrient management and soil practices.

Action: Support Federal, State and County Departments to maximize educational opportunities and incentives to use best use management practices.

Objective 3: Support continuation of state programs for farmland preservation.

Action: Try to keep effective programs in place.

Cultural and Historic Resources

Goal: Preserve and enhance the rural heritage, including historical sites, and natural landscapes.

Objective 1: Identify historical sites and areas of natural significance.

Action: Work to identify historical sites and areas of natural significance.

Action: Work to develop access to the Black River and State of Wisconsin wildlife areas bordering the Town.

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 of Caledonia.

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	% Chg. 2008- 2014	% Chg. 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 over 43% of the County's employment was (Manufacturing) and another 18.48% was (Education and Health Services). Manufacturing and Professional and Trade, transportation, and 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

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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 & rental & 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
Gov't 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 Caledonia is located in the southeastern part of the county. State Highway 35 divides the town and travels east to west through the Town connecting the Town with the Cities of Independence, Arcadia, and Galesville to the north and the City of La Crosse to the south. These highways systems make a commute easy to employment opportunities located in these communities. There are no incorporated communities in the Town of Caledonia. Major employers in Trempealeau County, both public and private are listed below in Table 6.5. Agricultural operations are predominant in the Town.

Table 6.5: Major Employers (Public and Private)

Employer	Employment	Industry
Trempealeau County Major Employers		
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
Grand View Care Center	100-249	Offices of Physical, Occupational and Speech Therapists, and Audiologists
Osseo Fairchild Schools	100-249	Elementary and Secondary Schools
Trempealeau County	100-249	Legislative Bodies
Triple 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-Etrick-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
Transportation Department	50 - 99	Regulation and Administration of Transportation Programs
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 advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highway 35. The town is within driving distance to La Crosse and Winona and within 2 hours driving time of Minneapolis, MN and Madison, WI. The Town offers a rural lifestyle.

The Town 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 Caledonia 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.

Goal: Protect the integrity of the agricultural base of the Town and the unique character of the Town as a production agricultural area.

Objective 1: Strengthen rules and development guidelines through ordinance adoption and enforcement.
Action: Conduct regular review of current ordinances in an effort to advance plan goals and promote awareness.

Objective 2: Encourage compliance with adopted ordinances related to plan objectives.
Action: Maintain consistent compliance of existing development guidelines and ordinances by retaining an Ordinance Administrator and a Uniform Dwelling Code Building Inspector. Seek appropriate County Zoning Department assistance.

Objective 3: Coordinate with local municipal and county authorities and departments in siting and development of non-agricultural business in the area.
Action: Seek to concentrate business and industrial development near local urban centers as identified on future land use maps away from non-compatible uses.
Action: 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.

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INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

7.1 Introduction

Coordination and cooperation among units of government at all levels is a 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 services or services at a lower cost to taxpayers.

7.2 Governmental Units and Relationships

Adjoining Towns and Cities

Towns adjoining the Town of Caledonia are: the Town of Holland, La Crosse County; and the Towns of Trempealeau and Gale in Trempealeau County. The town cooperates with the County for police protection through the County Sheriff's office. The Galesville and Trempealeau Fire Departments work together to provide fire protection.

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

One school district serves the town: the Gale-Ettrick-Trempealeau School District.

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

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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 are the Towns of Holland, La Crosse County; and the Towns of Trempealeau and Gale in Trempealeau County. 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 Caledonia adopted this ordinance in 2008.

Trempealeau County Outdoor Recreation Plan (February, 2017)

The Trempealeau County Outdoor Recreation Plan was adopted in April of 2008, and updated and re-adopted in February of 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 county's natural resources and identifies actions to best 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 Area" 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 2012-2017. The plan was discussed in the Transportation Element of this document.

7.5 Existing Relationships, Shared Services, and Agreements

The town cooperates with the County for police protection through the County Sheriff's office. The Galesville Fire Department and the Trempealeau Fire Department work together to provide fire protection. There are no intergovernmental agreements in place for road maintenance, ambulance etc.

7.6 Intergovernmental Cooperation Element Goals and Actions

The Town of Caledonia 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.

Goal: Develop and maintain necessary partnering and cooperative agreements to meet transportation infrastructure improvements and maintain transportation safety.

Objective 1: Maintain transportation safety and improvements in transportation.

Action: Continue to meet on a regular basis with the County Highway Committee and Highway Commissioner on transportation related issues concerning roads in the Town.

Goal: Continue to maintain cooperative working relationship with the Trempealeau County Department of Land Management.

Objective 1: Maintain regular contact with personnel of the Department of Land Management (DLM) and members of the zoning and planning staff in matters of planning and compliance.

Action: Contact DLM personnel monthly.

Goal: Continue to maintain cooperation and contact with neighboring municipalities in all matters where cooperation and coordination can reach economies of scale or improved levels of efficiency in delivery of fire protections, first responder service, solid waste and recycling and other areas of municipal cooperation.

Objective 1: Encourage working relationships with services and elected officials.

Action: Continue to provide liaison representation to the Trempealeau-Caledonia Fire Board and the Southern Trempealeau County Solid Waste Commission.

Action: Maintain regular contact with elected governing boards of local municipalities to facilitate any future efforts of partnering or cooperation in matters of mutual interest.

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 Caledonia 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 milk cow 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 milk 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 & 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
Milk Cows	29,485	25,699	22,046	21,811	21,373	-25.2	-3.1	-27.5

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Table 8.1 Trempealeau County Agricultural Data

Farms	1992	1997	2002	2007	2012	% Chge 1992-2002	% Chge 2002-2012	% Chge 1992-2012
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 ten 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, & 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 Caledonia is a rural town located in the southern portion of Trempealeau County. There are no incorporated areas located within the town. The landscape is primarily made up of farmland and minimal forest land 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. Caledonia 2015		
Residential	1,216	9.74
Commercial	53	0.42
Manufacturing	227	1.81
Agricultural	7,639	61.19
Undeveloped/Other	1,577	12.63
Forest/Ag Forest	1,713	13.72
Other (public land, etc.)	58	0.49
Total	12,483	100.00

Source: Wis. Dept. of Revenue, Bureau of Equalization, 2015

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 61.19% of the Town. Forest/Ag Forest was the second largest real estate class comprising 13.72% of the Town’s acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2000. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is Primary Agriculture except for scattered properties zoned for business uses or zoned Exclusive Agriculture for farmland preservation agreement purposes. The minimum lot size in the Town of Caledonia 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 Caledonia over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Caledonia (3.9 housing starts per year) will remain constant through 2040.

Table 8.4: Housing Starts Caledonia

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. Caledonia	4	5	4	3	2	4	4	5	31	3.9	19	20	20	20	20	20

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. Caledonia	212	285	369	388	408	428	448	468	488

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

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As of the 2010 Census there were 369 housing units in the Town of Caledonia. The straight line projection method utilized forecasts that there will be 388 housing units in the Town of Caledonia in the year 2015 and 488 housing units by the year 2040.

Population Projections, Density and Distribution

Population data and population projections for the Town of Caledonia are illustrated in Table 8.6. The population projections to 2030 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Caledonia 2.5 people reside in each housing unit (920 people/369 housing units = 2.5 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.5 people in the town. 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 Caledonia	555	759	920	931	979	1,027	1,075	1,123	1,171

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

The projection method utilized forecasts that there will be 1,171 people residing in the Town of Caledonia in the year 2040. This is compared to 920 town residents in 2010.

Land Use Projections

Residential land use acreage projections for the Town of Caledonia (Table 8.7) have been prepared. The projections were created by using housing unit projections from Table 8.4 and 8.5 representing 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 Caledonia will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Caledonia’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 4 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 Caledonia (in Acres)

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	7	7	7	7	7	7	42
Residential	29	30	30	30	30	30	179
Agriculture/Open	-36	-37	-37	-37	-37	-37	-221

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 (42 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 179 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 Caledonia during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- Frac sand mining operations

The Town of Caledonia 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 may be experienced. The population of the town will increase by 251 people and the number of housing units will increase by 119 units from 2010-2040. The 119 new housing units will generate an additional 1,190 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 Caledonia 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.

Goal: *Preserve the rural character of the town.*

Objective 1: Develop land use categories that manage development.

Action: Create cluster development guidelines as a development option for property owners.

Action: Develop an exclusive agriculture zoning category which is consistent with state standards.

Goal: Preserve farmland and the farm industry's ability to prosper in the town.

Objective 1: Preserve farmland in the town.

Action: Limit residential development on class I, II, and III soils.

Action: Preserve additional farmland not classified as class I, II and III soils.

Goal: Preserve and enhance the environmental quality of the town yet allow the agriculture industry to prosper.

Objective 1: Develop land use policies to guide future decisions of the Town of Caledonia.

Action: Promote forest management through the County Forester's Office.

Action: Limit industrial development within the town.

Action: Do not offer incentives for development.

Action: Develop criteria that the Town of Caledonia and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.

Goal: Control the location and density of future non-farm developments.

Objective 1: Develop a land use map for the town.

Action: Limit further residential development near existing sand pits.

Action: Identify locations suitable for residential development.

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 Caledonia 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 to §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 Caledonia. 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 Caledonia. 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

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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 acre	No	N/A
Primary Agriculture	2 houses per 40 acres	2 acre	Yes	3 houses per 40 acres
Rural Residential	4 houses per 40 acres	2 acre	Yes	5 houses per 40 acres
Residential - 8	8 houses per 40 acres	2 acre	Yes	10 houses per 40 acres
Residential - 20	20 houses per 40 acres	2 acre	N/A	N/A
Commercial	NA	2 acre	N/A	NA
Industrial	NA	2 acre	N/A	N/A
Environmental	NA	2 acre	N/A	N/A
Institutional	NA	2 acre	N/A	N/A

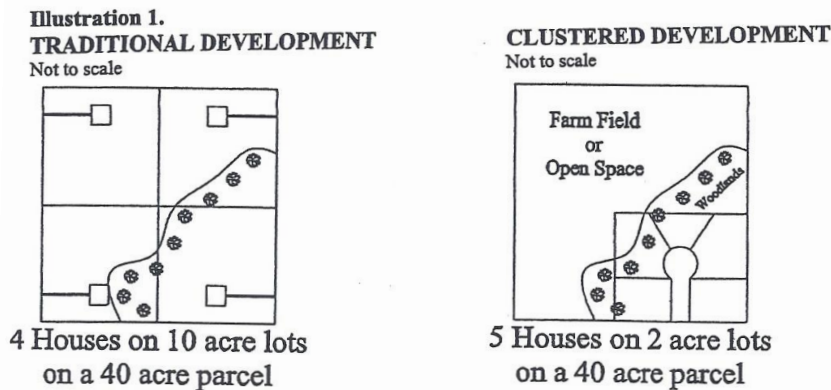
A detailed description of permitted uses, conditional uses, and prohibited uses will be developed in the future. Maximum lot size when clustered is 2 acres.

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 Caledonia. 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 Caledonia Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Caledonia. The land use districts utilized best allow the Town of Caledonia 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.

Agriculture Areas (Preservation Areas)

The land use map preserves farmland in the town by designating the majority of the Town as Primary Agriculture. The areas designated as Primary Agriculture are locations in which the soil types and topography are most suited for productive agriculture. Areas where residential growth has occurred or is likely to occur in the future has been designated as Residential-20 or Residential-8.

Town of Caledonia Criteria for Commercial Development

No area in the Town of Caledonia has been specifically designated for commercial development. Such development will be considered on a case by case basis. Existing commercial uses within the town will retain their existing land use classification.

Proposals for new commercial developments will be considered on the basis of the following factors:

- The developments propensity to negatively impact air, surface water and groundwater quality.
- The degree to which the development adversely impacts residents of the surrounding area by creating noise, visual appearance, vibrations, odors, congestion or other undesirable elements.
- The economic impact of commercial projects should result in positive net economic gains for the township when the costs of creating and/or maintaining public infrastructure and services needed to support the development are taken into consideration.

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-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. The primary concern is that such uses do not negatively impact existing uses or planned residential areas.

-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 Caledonia at the expense of the developer
- -Driveway access must meet town and county requirements

Land Use And Agricultural Preservation Policies

The following policies have been established to assist local officials in making future land use decisions. Town and county officials should take into consideration these policies when reviewing land use matters.

1. Promote forest management through the County Forester's Office.
During the planning process the importance of the existing woodlands in the town was stressed. Local officials should make every effort to inform property owners of the importance of forestry management.
2. Limit industrial development within the town.
Questionnaire results and public input indicate that Town of Caledonia residents like the town as it is and do not wish to see industrial developments in the town.
3. Do not offer incentives for development.
Questionnaire results indicate that Town of Caledonia residents feel the pace of development in the town is about right. Offering incentives for development would increase the pace of development and could potentially jeopardize the quality of life that existing property owner's enjoy.
4. Develop criteria that the Town of Caledonia and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.
The intent of this policy is not to provide a property owner with a guarantee of a land use change but to give local officials consistent standards in which to make informed decisions.

Criteria

- A. The request is consistent with the goals established in the Town of Caledonia Land Use Plan.
 - B. Development should be limited on class I, II and III soils.
 - C. Existing public roads must serve the proposed development.
 - D. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Caledonia.
 - E. The land proposed to be rezoned is suitable for development and will not jeopardize the environment (water quality, soil erosion, etc..)
 - F. Input from neighbors and town residents shall be taken into consideration.
5. Evaluate the impact of the proposed high school (Section 7) on the town.
Upon receiving building permit and rezoning applications for the high school public officials should analyze the impacts that such a use would have on the local residents and the town prior to considering the applications.

6. Protection of significant natural resources, open space, scenic, historic or architectural areas.
The plan recommends the continued implementation of the Comprehensive Zoning Ordinance, Floodplain and Shoreland/Wetland Ordinances which protect the natural resources, historically sensitive areas and open spaces in Trempealeau County.
7. Conserving soil and water resources of the Town of Caledonia.
The plan recommends the continued implementation of soil and water conservation programs administered by the Trempealeau County Land Conservation Department (Trempealeau County Land and Water Plan initiatives).

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 Area” 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 Caledonia to be eligible to receive Farmland Preservation tax credits after existing contracts have expired an Agriculture Enterprise Area 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 rezone to an industrial zoning district and a conditional use permit are necessary, which requires a public hearings. 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. In 2016 the County modified its zoning ordinance requiring Industrial Zoning for frac sand mining properties. Such uses also require a conditional use to operate in the Industrial Zoning District. The Town of Caledonia recognizes it is imperative to the well-being of the Town that non-metallic mining be addressed in the comprehensive plan. The following section addresses non-metallic mining in the Town of Caledonia.

8.10 NON-METALLIC MINING OVERLAY DISTRICT AND BUFFER AREA

Town of Caledonia – Non-metallic Mining

Since the 1960’s commercial non-metallic mines have operated in the Town of Caledonia. As described in the soils section of this plan the Town of Caledonia soils are well drained and the subsoils primarily consist of loamy sand over fine to coarse sand. The abundance of sand in the subsoil, relatively low density of residences, and close proximity to the La Crosse/Onalaska/Holmen and Winona areas have made the Town of Caledonia an attractive area for non-metallic mines to locate. Existing mines in the Town operate under a conditional use permit issued by the Trempealeau County Zoning and Planning Department. In more recent years, due to the concern over ground water quality new or expanding mines have been required to install monitoring wells and maintain a 10 foot buffer area between the seasonal groundwater elevation and operations of the mine.

The Town of Caledonia recognizes the importance of non-metallic mines in supplying natural resources for road construction, building construction, etc. However, the Town also recognizes the importance of establishing a balance between the non-metallic mining industry, residents of the Town and the environment.

Non-Metallic Mining Overlay District and Buffer Area

During the development of the Town of Caledonia Land Use Plan and subsequent revision the concern over non-metallic mining in the Town has arisen. Concerns about non-metallic mining that have been expressed by landowners to the Town Board and Trempealeau County Department of Land Management have been noise, dust, truck traffic, water quality, quality of life, tax base, etc. The Town, in an effort to minimize future land use conflicts between non-metallic mining and adjacent land uses, is taking a proactive approach with regard to developing its land use plan. The Town has developed a Non-metallic Mining Overlay District and Buffer Area in its land use plan. The purpose of the Non-metallic Mining Overlay District is to provide an area for existing and future non-metallic mines to locate, grow and prosper while minimizing the impact of the non-metallic mines on surrounding land uses. The purpose of the buffer area is to limit the amount of residential development adjacent to the active non-metallic mining area. The land use underlying the Non-metallic Mining Overlay District and Buffer Area is Primary Agriculture which is consistent with the surrounding land uses.

The development of a non-metallic mining district is a means to address the following concerns expressed by residents and landowners:

Noise and Dust

Non-metallic mines (sand and gravel operations) have existed in the Town of Caledonia for approximately 50 years. The terrain in the Town of Caledonia is very flat and commonly referred to as the “prairie”. Due to the topography noise and dust carry further distances. In observing the day to day operations of the mines the planning committee and Town Board have concluded that the majority of dust generated from the sites is associated by the trucks hauling material in and out of the pits. The planning committee is cognizant that this is an agricultural Town and the agricultural uses are a contributing factor to the generation of dust. However, the agricultural uses are more active in specific times of the year (planting and harvesting), whereas the non-metallic mines generate dust from April to October due to a high volume of truck traffic.

Noise generated from non-metallic mining operations also disturbs neighboring residential land uses. Noise associated with the pits primarily comes from two sources; trucks hauling material in and out of the pits and the backup alarms on the trucks and machinery in the pits. The backup alarms can be heard over a mile away from the source.

Groundwater Quality

In numerous areas in Western Wisconsin sand and gravel reserves are located in highly sloped terrain or adjacent to river bottoms. Mining in highly sloped areas involve the mining operation excavating into the hillside, removing the materials and restoring the site to a sloped hill or existing grade. Mining does not require excavating in or near ground water. Mining adjacent to river bottoms involves excavating into sloped hillsides or excavating beneath the ground surface. Mining in these areas is often in floodplain areas where there is minimal residential development and private wells.

The Town of Caledonia is unique in that the sand and gravel reserves are located on the prairie adjacent to agricultural areas and residential dwellings. To extract the materials a hole must be excavated. As the excavation proceeds the earthen buffer between the surface and the ground water is reduced as every yard of material is removed. In order for a non-metallic mine operator to extract materials the overburden is removed (A & B Horizon) and the sand and gravel is exposed. The sand and gravel is then removed and the A & B Horizon is replaced. Some information that is known about the Town of Caledonia and should be taken into consideration when evaluating non-metallic mining in the Town includes:

1. Several of the agricultural uses have irrigation wells and the residential dwellings all have private wells for drinking water.
2. Groundwater in the Town of Caledonia is approximately at a depth of 65 feet. Groundwater in the eastern half of the Town generally flows to the Black River (southeast). Ground water in the western half of the Town generally flows to the Mississippi River (southwest).²
3. Based on the “Soil Survey of Trempealeau County, Wisconsin, 1977” the soils in the Town of Caledonia have high rates of permeability.
4. The Town of Caledonia already exhibits abnormally high amounts of nitrates in the groundwater.

² “Generalized Water-Table Elevation Map of Trempealeau County, Wisconsin” 1998

The concern over the impact of non-metallic mining on the quality of the groundwater arises from all of these facts. The quality of ground water is jeopardized during the non-metallic mining process and after the mine site has been reclaimed.

Ground Water Quality Concerns During the Non-metallic Mining Process

Pesticides and herbicides

Agricultural operations within the area utilize different methods of pesticide and herbicide controls. Sprays are the most prevalent forms of pesticide and herbicide control. The concern with groundwater quality during the mining process is that during the mining process a hole is excavated and the sixty-five foot buffer of soil is commonly reduced to ten feet. Therefore, if sprays are applied and are carried by wind or water runoff to the pit locations the groundwater quality in the Town of Caledonia is potentially jeopardized.

Reduced Groundwater Buffer

During the planning process concerns have also been expressed regarding the protection of groundwater from potential spills (machinery fluids, truck fluids) in the pit. As previously mentioned the groundwater in the Town of Caledonia is approximately sixty-five feet below the existing grade. The soils in the area primarily consist of sand and are very permeable. Based on information in the "Soil Survey of Trempealeau County, Wisconsin" the rates of permeability of the soils in the Town of Caledonia are approximately 6 to 20 inches per hour³. In the worst case scenario, if a significant spill occurs in a pit in which the floor of the pit is 10 feet above the groundwater it would take the contaminant approximately six hours to reach the groundwater. For this reason the committee has concluded that the more mining in the Town the more the groundwater buffer is reduced and the greater the possibility of a spill occurring (more mining operations more trucks, machinery, etc.). Therefore, a greater potential for groundwater contamination.

Groundwater Quality Concerns After the Non-metallic Mine Is Reclaimed

Post non-metallic mining concerns are similar to those previously discussed. The reclamation plans created to date result in a hole in the ground with the finished grade approximately 10 to 20 feet above the groundwater with the sides of the pit sloped at 3 feet horizontal to 1 foot vertical. The recommended end use of the site proposed by the mine operators is most frequently agriculture. Groundwater quality is jeopardized because the pre-mining 60 to 70 foot earthen buffer is reduced to 10 to 20 feet. The final drainage patterns for the sites result in the sites being internally drained meaning all runoff is directed to the reclaimed pit floor which is 10 to 20 feet above groundwater. Any contaminants in the reclaimed area (herbicides and pesticides utilized in agriculture the recommended end use) are concentrated to the reduced buffer areas. If housing is recommended for the area the concern is similar with yard fertilizers and pesticides.

Truck Traffic

A significant concern expressed by residents in the Town of Caledonia with regard to non-metallic mines is the truck traffic associated with the mine operations. The non-metallic mines are more active between April and October. Noise and dust generated from the trucks coming to and from the mines is most apparent during this seven month period. Limited analysis has concluded that about 22 trucks per hour service the non-metallic mines. The noise generated from the trucks can be heard from over ¼ mile away.

Future Tax Base

Concerns have also been raised with regard to the future tax base of the Town of Caledonia. Non-metallic mining operations continue to be permitted in scattered locations throughout the Town and could potentially encompass a majority of the Town. The planning committee has determined, based on research and landowner input received during the planning process, that the best use of the property in the Town of Caledonia is for agriculture and low density housing. The planning committee is also aware that there is a potential for high density residential housing in the Town but such uses would negatively impact the rural lifestyle of Town residents.

³ "Soil Survey of Trempealeau County, Wisconsin" Table 5. Estimated properties significant to engineering. 1977.

Town of Caledonia Comprehensive Plan

Based on present mining practices and reclamation plans submitted by current mine operators the planning committee has determined that the mining operations minimize the potential of the tax base of the Town. Presently, the majority of the land in the Town of Caledonia is utilized for agricultural purposes. A typical scenario when a non-metallic mine is proposed is that the agricultural use of the property ceases, the topsoil is striped and stockpiled, the mine material is removed to within 10 to 20 feet of groundwater upon completion of extracting the material the site is reclaimed. The site generally is reclaimed by side sloping the pit 3 feet to 1 foot (horizontal to vertical) and the topsoil is reapplied and seeded. Restoring a site to productive agriculture is possible but not to the level of production experienced prior to the mining operation. Therefore, the agricultural value of the land is reduced. The potential for residential land use is also reduced, simply as a result of mining, portions of the land area will be not be developable areas (finished slopes, etc.).

Quality of Life

The items previously discussed point out that the non-metallic mining industry impacts the Town of Caledonia. Taken as a whole the noise, dust, water quality issues, future tax base, traffic, etc., negatively affect the property values and quality of life of Town of Caledonia residents and landowners.

Plan Recommendations

The planning committee through its public planning process and research have demonstrated that non-metallic mining conflicts with agricultural and residential land uses in the Town of Caledonia. Based on these findings and concerns a Non-metallic Mining Overlay District and Buffer Area has been developed. Designating an area in the Town of Caledonia for non-metallic mining operations to operate and grow allows the Town and the non-metallic mining operators the opportunity to plan their futures.

Clearly defining an area in the plan for non-metallic mining allows the Town of Caledonia and its residents the opportunity to ensure the environment is protected as well as minimizing land use conflicts. Therefore, ensuring that the quality of life for Town of Caledonia residents is preserved.

The area designated in the Town of Caledonia for Non-metallic Mining is located in Sections 19, 20 and 25 (See Appendix C-2). The area designated encompasses existing non-metallic mines and properties adjacent to those mines. Based on the "Soil Survey of Trempealeau County, Wisconsin" and existing mining activity the area encompassed in the district has non-metallic mining resources. In determining the district boundaries the committee reviewed the location of existing housing developments and areas planned for residential development. Every effort was made to minimize future land use conflicts between the competing land uses.

The plan recommends that the boards and committees that have jurisdiction over land uses in the Town of Caledonia grant conditional use permits for non-metallic mining uses proposing to locate or expand within the Non-metallic Mining District. Based on the findings in the plan it is recommended that boards and committees that have jurisdiction over land uses in the Town of Caledonia do not grant conditional use permits for a non-metallic mining use proposing to locate or expand outside the Non-metallic Mining District.

The Town of Caledonia is committed to reviewing this land use plan every three years. In the future, if it is demonstrated that non-metallic mining resources are exhausted within the Non-metallic Mining District, it is recommended that if the board considers modifying the district that it is done during the review process and not when considering an individual request for a non-metallic mine.

It is recommended that no additional housing density (other than what is permitted in the Primary Agriculture District) be permitted in the buffer area. This will prevent future conflicts and provide an adequate area for non-metallic mines to operate.

If a non-metallic mine is permitted within the Non-metallic Mining District it is recommended that the following conditions be considered to further reduce the potential for land use conflicts and continue to protect the environment. Recommendations for conditions for non-metallic mines in the Non-metallic Mining District:

- Non-metallic mines must maintain a 300 foot setback distance from public roads
- Vegetative screening around entire perimeter of the non-metallic mining area
- Backup alarms decibel levels at the lowest rate yet at a rate to provide for the safety of the workers and the public.
- Haul roads to and from non-metallic mining sites paved to reduce dust
- Groundwater level and composition monitoring
- No row cropping in reclaimed areas (holes)

Benefits of Establishing a Non-metallic Mining Overlay District and Buffer Area

By the establishment of the Non-metallic Mining Overlay District and Buffer Area the potential negative impacts associated with non-metallic mining will be minimized.

Noise and Dust

By designating a specific area for the non-metallic mines to locate establishes public awareness of where the mines are located. Therefore, future residents and landowners will be aware of potential noise and dust if they choose to locate in the immediate area. Non-metallic mine setbacks from public roads, paving of haul roads and vegetative screening requirements will further assist in minimizing conflicts.

Water Quality

Knowing the location of the Non-metallic Mining District allows the Town to analyze the directional flow of groundwater to determine the impact and vulnerability of wells in the event of a spill. Groundwater monitoring programs can be established for mines in the Non-metallic Mining District to ensure water quality in the Town of Caledonia. In reclaimed mine locations precautions can be taken to minimize the potential of contaminants reaching the groundwater by limiting row cropping in internally drained reclaimed mine sites.

Truck Traffic

Clearly defined truck routes to and from the area can be established by the Town Board and non-metallic mine operators in an effort to minimize the traffic impact on residents. The Non-metallic Mining District is located near existing County and State Highways so as to minimize traffic on local roads (Town roads). In the planning process the Town Board can limit development adjacent to truck routes further alleviating conflicts.

Future Tax Base

By the establishment of the Non-metallic Mining District landowners are aware of where mines will be located. This will allow property owners to make further improvements on their property with assurance that such improvements will not be negatively impacted in the future.

Within the Non-metallic Mining District mine operators and the Town of Caledonia can work cooperatively and consider the District as a whole when developing reclamation plans for the area. A cooperative effort will result in the properties being developed to their highest and best post mining use.

Quality of Life

By addressing the concerns expressed by residents; noise, dust, water quality issues, future tax base, traffic, etc., the Town is attempting to preserve the quality of life of Town residents as well as providing an opportunity for the non-metallic mining industry to prosper. The recommendations within this plan will assist in preventing future problems by recognizing the issues today.

8.11 Conclusion

The Town of Caledonia Land Use Element is a tool to manage the future development of the town. Its purpose is to provide elected officials with a document to guide future land use decisions. If adhered to the plan provides for the orderly development of the town in a manner that is consistent with the opinions expressed by the residents of the Town of Caledonia during the planning process.

IMPLEMENTATION ELEMENT

9.1 Introduction

This element of the plan will address the implementation of the Town of Caledonia 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 Caledonia 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 Caledonia 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 Caledonia 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 Caledonia Comprehensive Plan.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Caledonia Comprehensive Plan. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

Actions to be implemented Throughout the Planning Period

Housing

Goal: Housing which meets the needs of existing and future community residents, while maintaining a predominately rural atmosphere.

Objective 1: Limit housing development according to the current Land Use Plan

Action: Use Land Use Plan and local ordinances to guide development.

Objective 2: Encourage high quality construction standards for housing

Action: Follow the Wisconsin Uniform Dwelling Code.

Action: Continue to support and enhance the duties of the Town Ordinance Administrator who educates residents, contractors, developers to proceed in compliance with Town of Caledonia ordinances pertaining to development and building in the Town.

Objective 3: Encourage siting of homes in areas that will not cause property or environmental damage or impair rural character or agricultural operations in the town.

Action: Follow current land use map in siting. Guide development to existing areas of R-8 and R-20 development and fill in existing vacant available housing sites.

Transportation

- Goal:** A safe and efficient transportation system that meets the needs of multiple users.
- Objective 1: Continue to maintain and upgrade town roadways and signage.
Action: In accordance with State law use the PASER evaluation system to evaluate local roads and prioritize road improvements.
Action: Annually review road improvement priority list and submit a petition to the Trempealeau County Board for improvement aid funding on Co-Aid road projects.
- Objective 2: Continue working relationship with Trempealeau County Highway Department in engineering and reconstruction of roadways in the Town.
Action: Meet annually with County Highway Committee and the Highway Commissioner to discuss upcoming road improvement projects and contract for necessary services as needed.

Utilities and Community Facilities

- Goal:** Support improvement of existing utility service infrastructure and extension of utilities which contribute to overall improvement of service in community.
- Objective 1: Work with utility providers in siting of infrastructure improvements.
Action: Development and expand relationships with utility representatives to foster positive dialogue and cooperation in meeting Town planning objectives through regular invitations to attend Town Board meetings and meetings of the Trempealeau County Unity of the Wisconsin Towns Association.
Action: Have regular dialogue with Town employees on value of utility infrastructure within the Town and develop plan of action to protect utility infrastructure in Town Road right-of-ways during mowing, snow plowing and road maintenance activities.
- Goal:** Continue to work to improve community facilities and amenities which contribute to quality of life within the rural setting of the Town.
- Objective 1: Improve or replace current Town Hall.
Action: Develop a plan and process to improve or replace the current Town Hall.
- Objective 2: Develop a master plan and site map for future use of a parcel donated to the Town for future facility needs and park possibilities.
Action: List the necessities of the town.
- Objective 3: Provide public access to the Black River.
Action: Develop a plan and implementation process for public access to the Black River within the Town.

Agricultural, Natural and Cultural Resources

Natural Resources

- Goal:** Conserve, protect, manage, and enhance the Town's natural resources.
- Objective 1: Protect stream banks from harmful land uses.
Action: Maintain shoreland buffers with the county and DNR.
Action: Continue support of County and State agencies in enforcement of shore land protection regulations in areas adjacent to the Black River in the Town.
- Objective 2: Protect surface and groundwater quality.
Action: Promote programs and regulations that manage and reduce pollution potential to ground water and surface water.
Action: Support best management programs.
- Objective 3: Protect and preserve wetlands, wildlife habitat and woodlands.
Action: Zone wetlands as environmentally significant.
Action: Support efforts of Wisconsin Department of Natural Resources and the U.S. Fish and Wildlife Service in meeting Objective 3.

Action: Support citizen involvement and the establishment of conservation easement agreements with the Nature Conservancy and the Mississippi Valley Conservancy in meeting Objective 3.

Agricultural Resources

- Goal:** Preservation of valuable and productive agricultural land for current and future agricultural activity.
- Objective 1: Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming.
Action: Continue to work closely with the Trempealeau County Department of Land Management to maintain compliance with the current land use plan.
- Objective 2: Continue to promote and support best use practices in nutrient management and soil practices.
Action: Support Federal, State and County Departments to maximize educational opportunities and incentives to use best use management practices.
- Objective 3: Support continuation of state programs for farmland preservation.
Action: Try to keep effective programs in place.

Cultural and Historic Resources

- Goal:** Preserve and enhance the rural heritage, including historical sites, and natural landscapes.
- Objective 1: Identify historical sites and areas of natural significance.
Action: Work to identify historical sites and areas of natural significance.
Action: Work to develop access to the Black River and State of Wisconsin wildlife areas bordering the Town.

Economic Development

- Goal:** Protect the integrity of the agricultural base of the Town and the unique character of the Town as production agricultural area.
- Objective 1: Strengthen rules and development guidelines through ordinance adoption and enforcement.
Action: Conduct regular review of current ordinances in an effort to advance plan goals and promote awareness.
- Objective 2: Encourage compliance with adopted ordinances related to plan objectives.
Action: Maintain consistent compliance of existing development guidelines and ordinances by retaining an Ordinance Administrator and a Uniform Dwelling Code Building Inspector. Seek appropriate County Zoning Department assistance.
- Objective 3: Coordinate with local municipal and county authorities and departments in siting and development of non-agricultural business in the area.
Action: Seek to concentrate business and industrial development near local urban centers as identified on future land use maps away from non-compatible uses.
Action: 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

- Goal:** Develop and maintain necessary partnering and cooperative agreements to meet transportation infrastructure improvements and maintain transportation safety.
- Objective 1: Maintain transportation safety and improvements in transportation.
Action: Continue to meet on a regular basis with the County Highway Committee and Highway Commissioner on transportation related issues concerning roads in the Town.
- Goal:** Continue to maintain cooperative working relationship with the Trempealeau County Department of Land Management.

Town of Caledonia Comprehensive Plan

Objective 1: Maintain regular contact with personnel of the Department of Land Management (DLM) and members of the zoning and planning staff in matters of planning and compliance.
Action: Contact DLM personnel monthly.

Goal: Continue to maintain cooperation and contact with neighboring municipalities in all matters where cooperation and coordination can reach economies of scale or improved levels of efficiency in delivery of fire protections, first responder service, solid waste and recycling and other areas of municipal cooperation.

Objective 1: Encourage working relationships with services and elected officials.
Action: Continue to provide liaison representation to the Trempealeau-Caledonia Fire Board and the Southern Trempealeau County Solid Waste Commission.
Action: Maintain regular contact with elected governing boards of local municipalities to facilitate any future efforts of partnering or cooperation in matters of mutual interest.

Land Use

Goal: *Preserve the rural character of the town.*

Objective 1: Develop land use categories that manage development.
Action: Create cluster development guidelines as a development option for property owners.
Action: Develop an exclusive agriculture zoning category which is consistent with state standards.

Goal: Preserve farmland and the farm industry's ability to prosper in the town.

Objective 1: Preserve farmland in the town.
Action: Limit residential development on class I, II, and III soils.
Action: Preserve additional farmland not classified as class I, II and III soils.

Goal: Preserve and enhance the environmental quality of the town yet allow the agriculture industry to prosper.

Objective 1: Develop land use policies to guide future decisions of the Town of Caledonia.
Action: Promote forest management through the County Forester's Office.
Action: Limit industrial development within the town.
Action: Do not offer incentives for development.
Action: Develop criteria that the Town of Caledonia and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's land use change request.

Goal: Control the location and density of future non-farm developments.

Objective 1: Develop a land use map for the town.
Action: Limit further residential development near existing sand pits.
Action: Identify locations suitable for residential development.

9.6 Plan Implementation Policies

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

The Town of Caledonia 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 three years from the date of its adoption.

APPENDIX A – MAPS

Map 1 - Town of Caledonia Transportation System Map

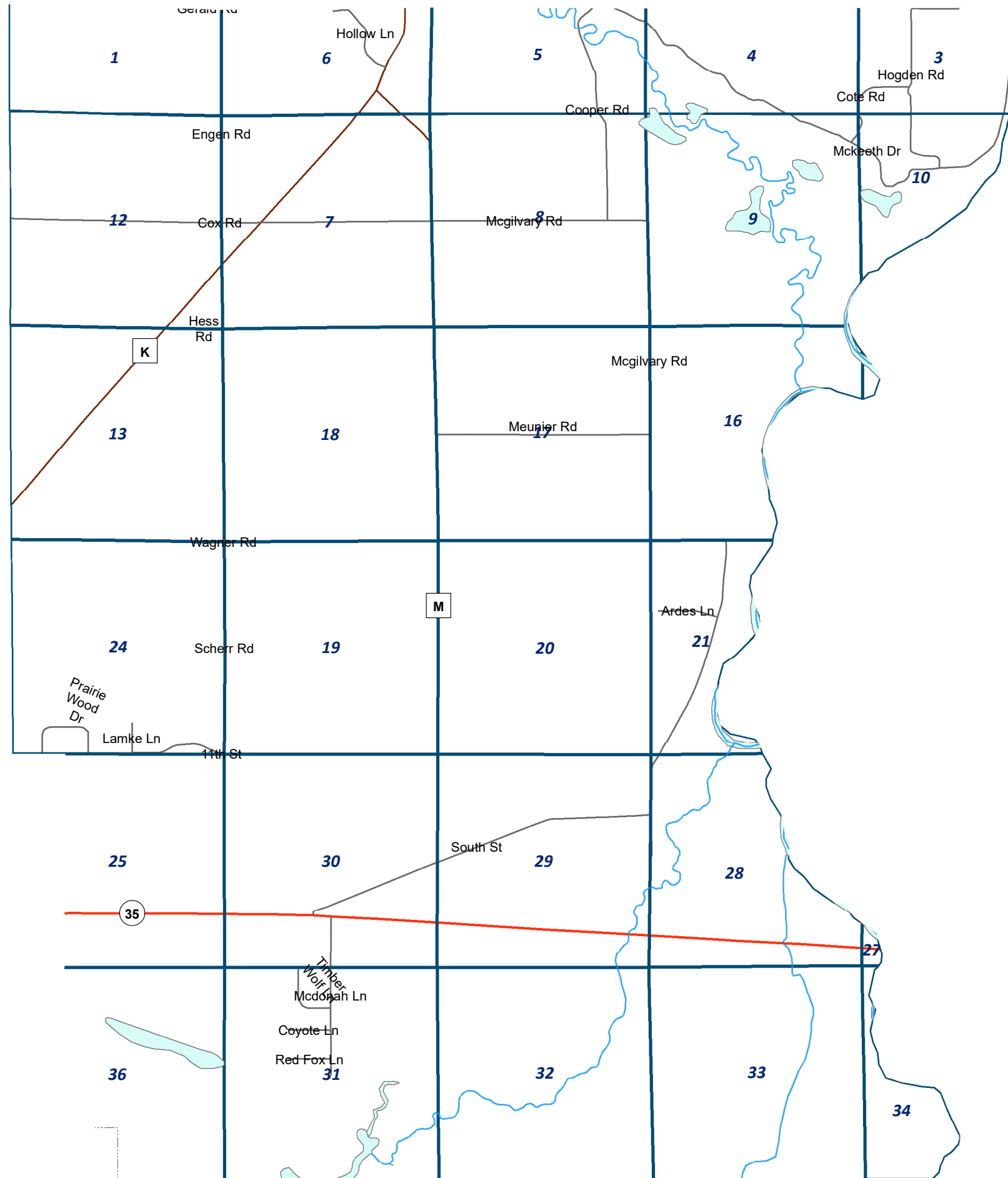
Map 2 - Town of Caledonia Community Facilities Map

Map 3 - Town of Caledonia Contour/Slope Map

Map 4 - Town of Caledonia Soils Map

Map 5 - Town of Caledonia Land Use Map

Map 6 – Town of Caledonia Non-Metallic Mining Overlay District and Buffer
Area



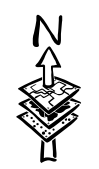
Map 1 Town of Caledonia Transportation System Map

Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

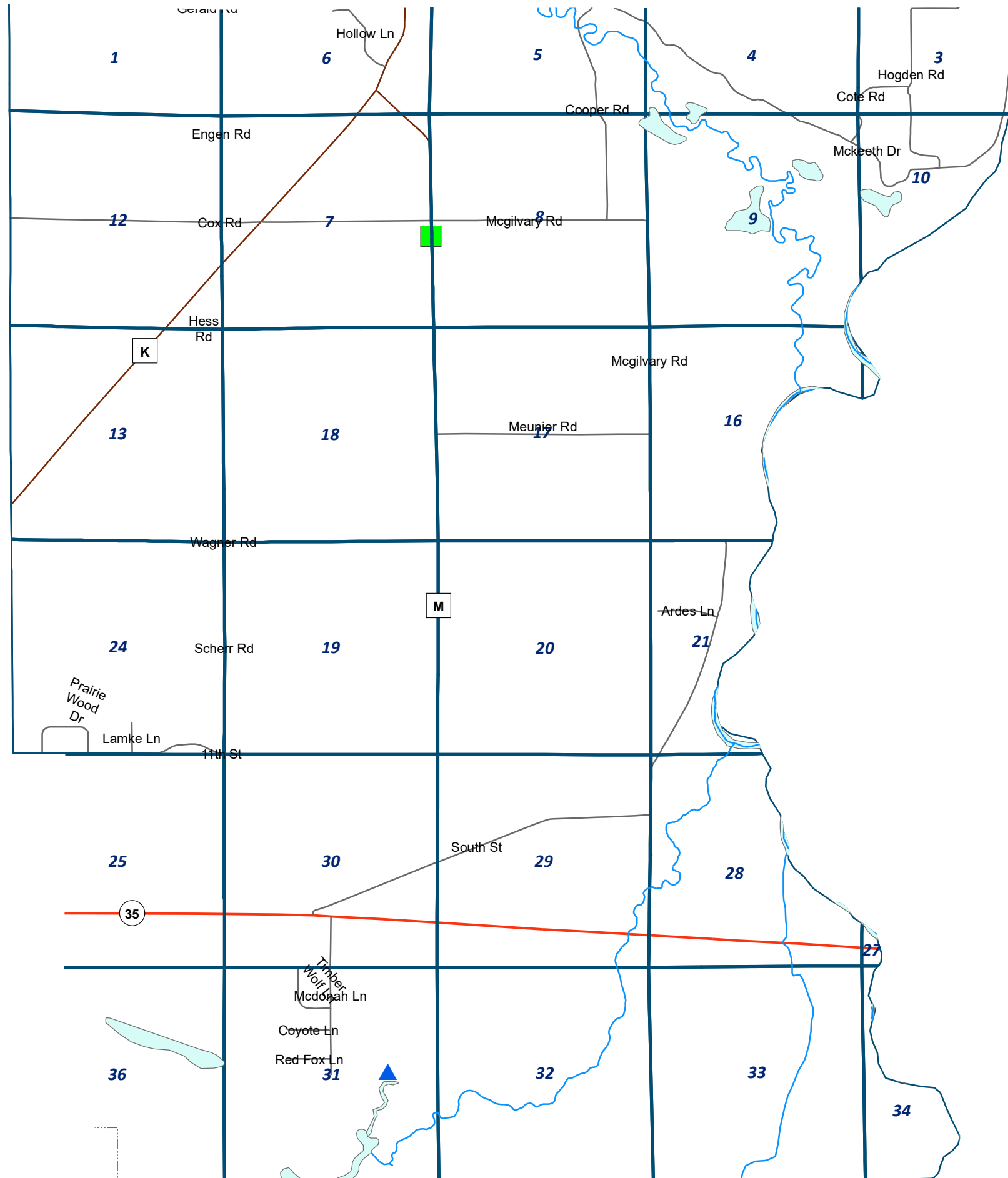
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.56 miles

All boundaries on this image are general representations and should not be used for any legal documentation, boundary determinations, or other property related issues. Trempealeau County is not responsible for any use of this data. All data is distributed in an "as is" format with no guarantees or warranties.

Map 2 Town of Caledonia Sites



Legend

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

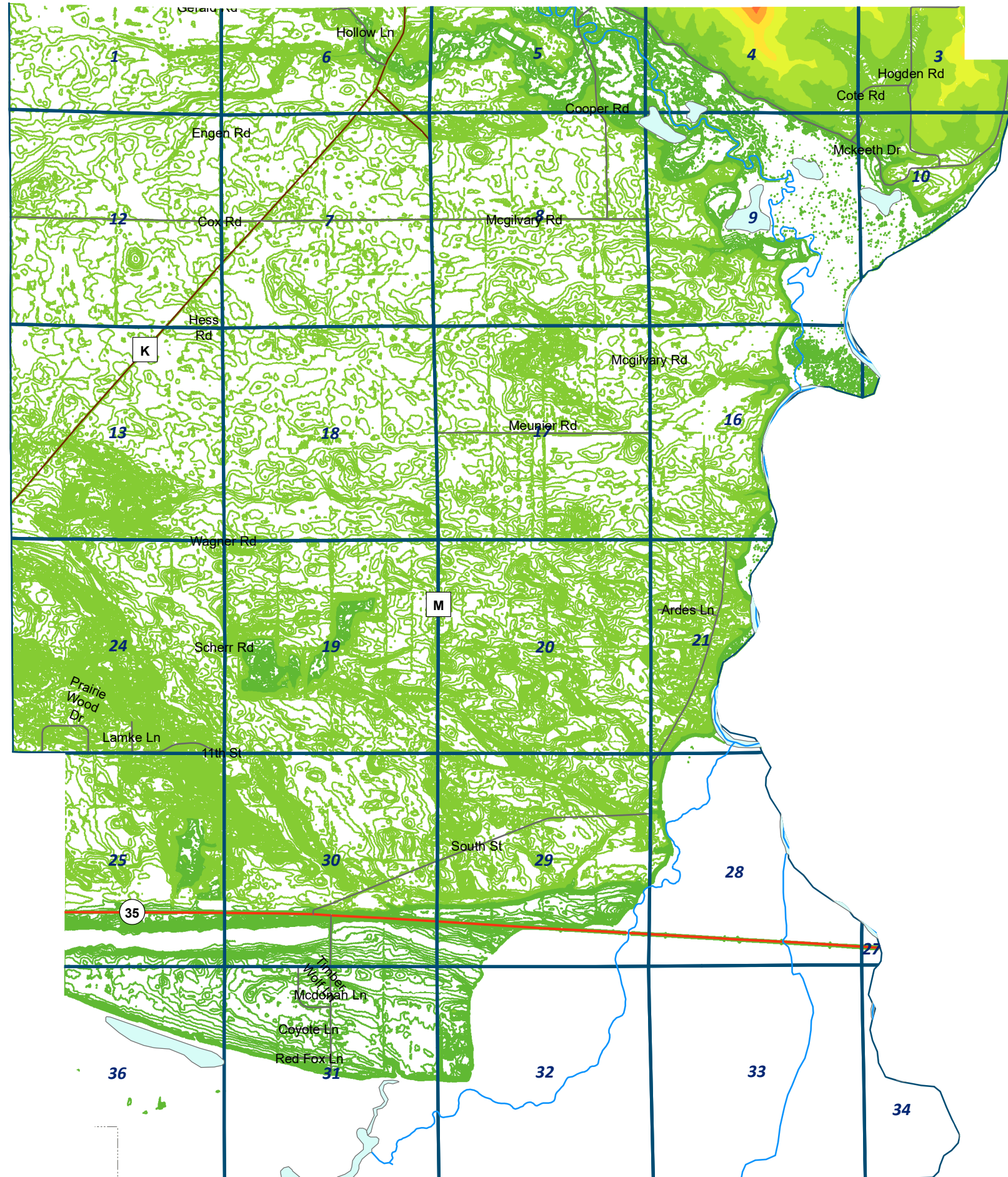
Roads

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

1 inch = 0.56 miles

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Map 3 Town of Caledonia Contours

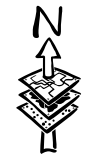


Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

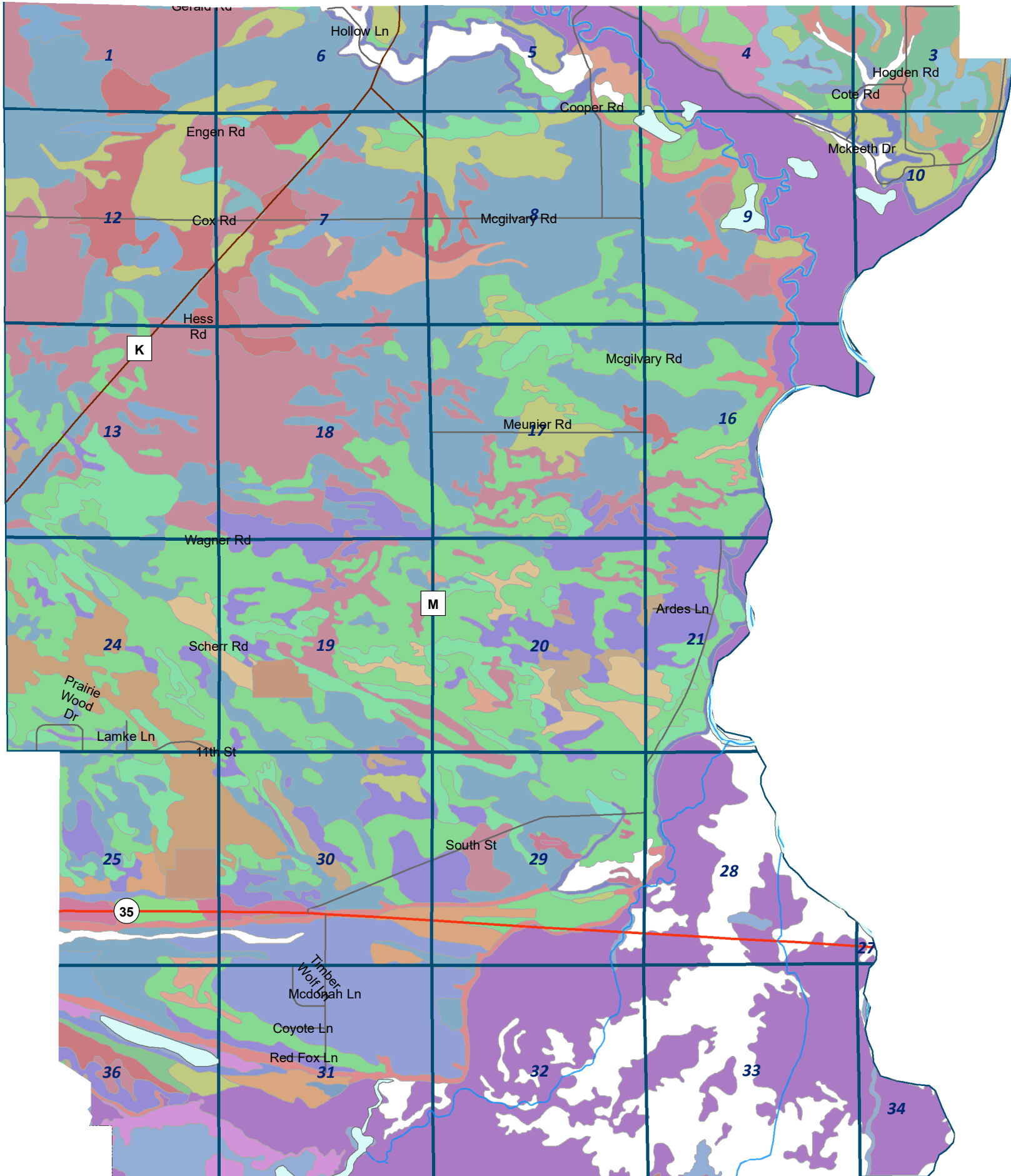
Roads

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


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Map 4 Town of Caledonia Soils Map

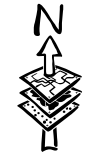


Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

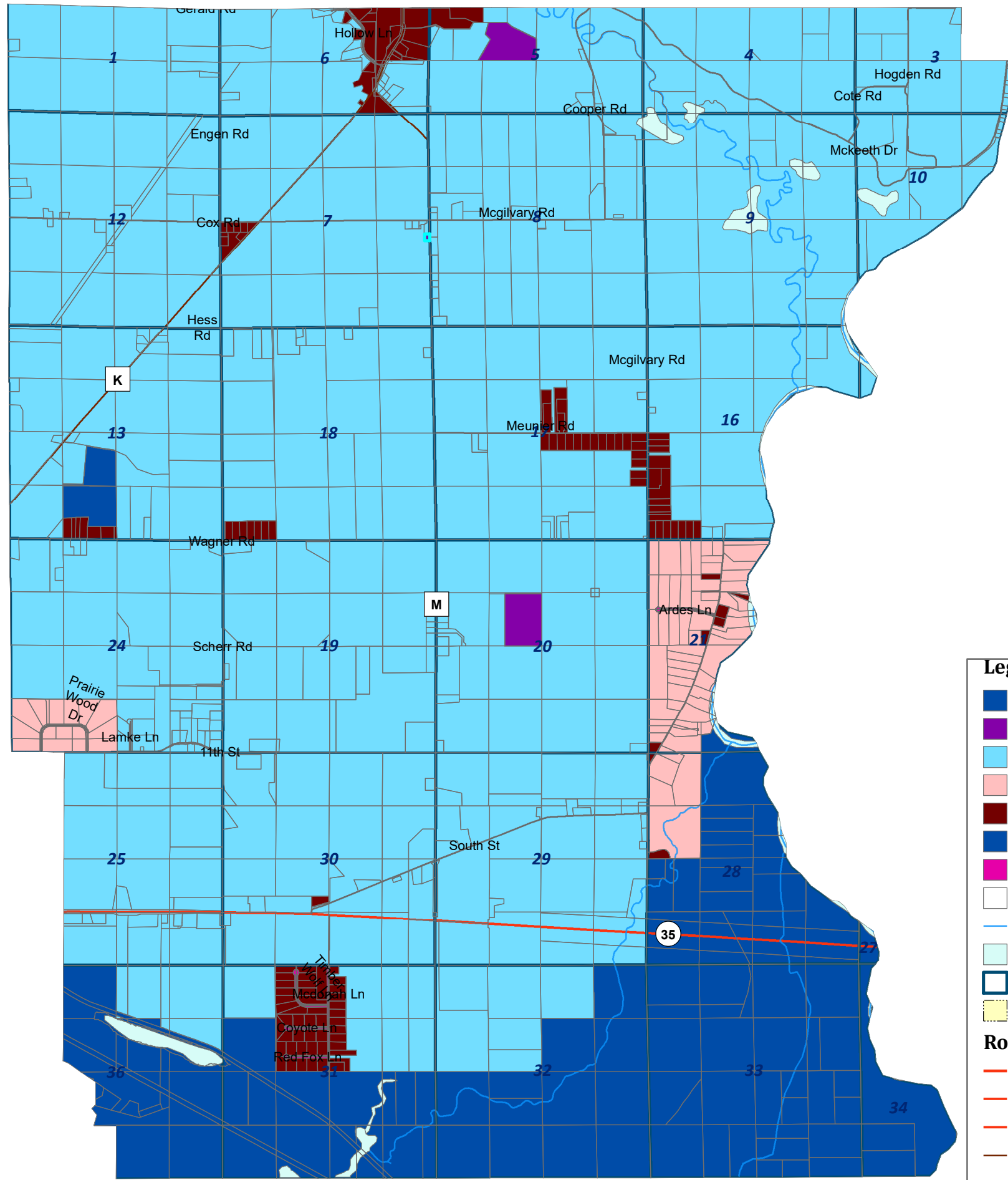
Roads

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


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Map 5 Town of Caledonia Land Use Map




Legend

- Environmental Significance (ES)
- Institutional (INST)
- Primary Agriculture (PA)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Environmental Significance (ES)
- Right of Way (ROW)
- Trempealeau MasterDATA.DBO.Parcels
- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

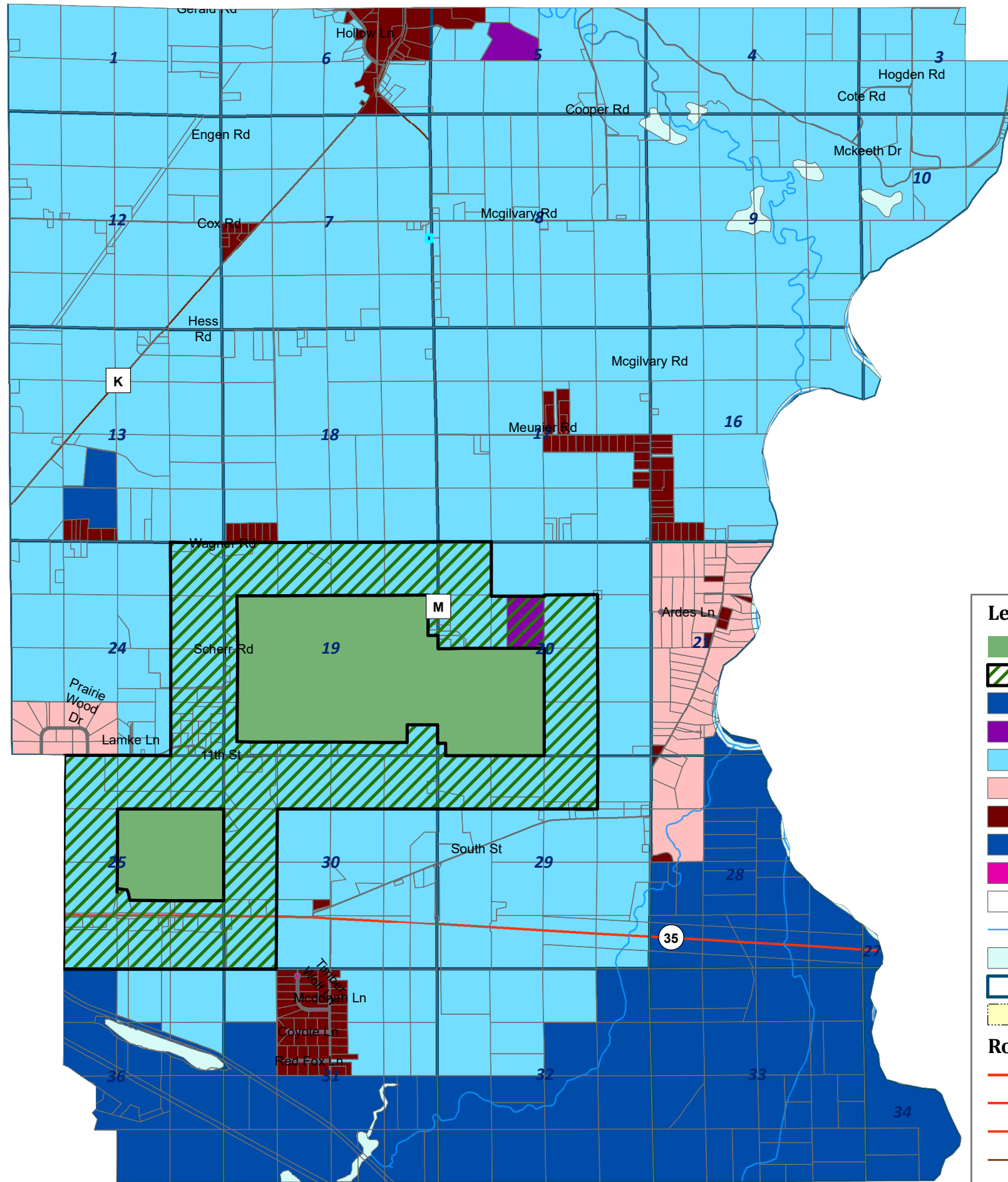
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.56 miles

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Town of Caledonia Non Metallic Buffer




Legend

- Non Metallic Mining
- Non Metallic Mining Buffer
- Environmental Significance (ES)
- Institutional (INST)
- Primary Agriculture (PA)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Environmental Significance (ES)
- Right of Way (ROW)
- TrempeCo_MasterDATA.DBO.Parcels
- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

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



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APPENDIX B

**Excerpt from “2002-2020 Town of
Caledonia Land Use Plan”**

**Narrative of Non-Metallic Mining
Overlay District and Buffer Area**

NON-METALLIC MINING OVERLAY DISTRICT AND BUFFER AREA

Town of Caledonia – Non-metallic Mining

Since the 1960's commercial non-metallic mines have operated in the Town of Caledonia. As described in the soils section of this plan the Town of Caledonia soils are well drained and the subsoils primarily consist of loamy sand over fine to coarse sand. The abundance of sand in the subsoil, relatively low density of residences, and close proximity to the La Crosse/Onalaska/Holmen and Winona areas have made the Town of Caledonia an attractive area for non-metallic mines to locate. Existing mines in the Town operate under a conditional use permit issued by the Trempealeau County Zoning and Planning Department. In more recent years, due to the concern over ground water quality new or expanding mines have been required to install monitoring wells and maintain a 10 foot buffer area between the seasonal groundwater elevation and operations of the mine.

The Town of Caledonia recognizes the importance of non-metallic mines in supplying natural resources for road construction, building construction, etc. However, the Town also recognizes the importance of establishing a balance between the non-metallic mining industry, residents of the Town and the environment.

Non-Metallic Mining Overlay District and Buffer Area

During the development of the Town of Caledonia Land Use Plan and subsequent revision the concern over non-metallic mining in the Town has arisen. Concerns about non-metallic mining that have been expressed by landowners to the Town Board and County Zoning and Planning Department have been noise, dust, truck traffic, water quality, quality of life, tax base, etc. The Town, in an effort to minimize future land use conflicts between non-metallic mining and adjacent land uses, is taking a proactive approach with regard to developing its land use plan. The Town is developing a Non-metallic Mining Overlay District and Buffer Area in its land use plan. The purpose of the Non-metallic Mining Overlay District is to provide an area for existing and future non-metallic mines to locate, grow and prosper while minimizing the impact of the non-metallic mines on surrounding land uses. The purpose of the buffer area is to limit the amount of residential development adjacent to the active non-metallic mining area. The land use underlying the Non-metallic Mining Overlay District and Buffer Area is Primary Agriculture which is consistent with the surrounding land uses.

The development of a non-metallic mining district is a means to address the following concerns expressed by residents and landowners:

Noise and Dust

Non-metallic mines (sand and gravel operations) have existed in the Town of Caledonia for approximately 50 years. The terrain in the Town of Caledonia is very flat and commonly referred to as the "prairie". Due to the topography noise and dust carry further distances. In observing the day to day operations of the mines the planning committee and Town Board have concluded that the majority of dust generated from the sites is associated by the trucks hauling material in and out of the pits. The planning committee is cognizant that this is an agricultural Town and the agricultural uses are a contributing factor to the generation of dust. However, the agricultural uses are more active in specific times of the year (planting and harvesting), whereas the non-metallic mines generate dust from April to October due to a high volume of truck traffic.

Noise generated from non-metallic mining operations also disturbs neighboring residential land uses. Noise associated with the pits primarily comes from two sources; trucks hauling material in and out of the pits and the backup alarms on the trucks and machinery in the pits. The backup alarms can be heard over a mile away from the source.

Groundwater Quality

In numerous areas in Western Wisconsin sand and gravel reserves are located in highly sloped terrain or adjacent to river bottoms. Mining in highly sloped areas involve the mining operation excavating into the hillside, removing the materials and restoring the site to a sloped hill or existing grade. Mining does not require excavating in or near ground water. Mining adjacent to river bottoms involves excavating into sloped hillsides or excavating beneath the ground surface. Mining in these areas is often in floodplain areas where there is minimal residential development and private wells.

The Town of Caledonia is unique in that the sand and gravel reserves are located on the prairie adjacent to agricultural areas and residential dwellings. To extract the materials a hole must be excavated. As the excavation proceeds the earthen buffer between the surface and the ground water is reduced as every yard of material is removed. In order for a non-metallic mine operator to extract materials the overburden is removed (A & B Horizon) and the sand and gravel is exposed. The sand and gravel is then removed and the A & B Horizon is replaced. Some information that is known about the Town of Caledonia and should be taken into consideration when evaluating non-metallic mining in the Town includes:

1. Several of the agricultural uses have irrigation wells and the residential dwellings all have private wells for drinking water.
2. Groundwater in the Town of Caledonia is approximately at a depth of 65 feet. Groundwater in the eastern half of the Town generally flows to the Black River (southeast). Ground water in the western half of the Town generally flows to the Mississippi River (southwest).¹
3. Based on the "Soil Survey of Trempealeau County, Wisconsin, 1977" the soils in the Town of Caledonia have high rates of permeability.
4. The Town of Caledonia already exhibits abnormally high amounts of nitrates in the groundwater.

The concern over the impact of non-metallic mining on the quality of the groundwater arises from all of these facts. The quality of ground water is jeopardized during the non-metallic mining process and after the mine site has been reclaimed.

Ground Water Quality Concerns During the Non-metallic Mining Process

Pesticides and herbicides

Agricultural operations within the area utilize different methods of pesticide and herbicide controls. Sprays are the most prevalent forms of pesticide and herbicide control. The concern with groundwater quality during the mining process is that during the mining process a hole is excavated and the sixty-five foot buffer of soil is commonly reduced to ten feet. Therefore, if

¹ "Generalized Water-Table Elevation Map of Trempealeau County, Wisconsin" 1998

sprays are applied and are carried by wind or water runoff to the pit locations the groundwater quality in the Town of Caledonia is potentially jeopardized.

Reduced Groundwater Buffer

During the planning process concerns have also been expressed regarding the protection of groundwater from potential spills (machinery fluids, truck fluids) in the pit. As previously mentioned the groundwater in the Town of Caledonia is approximately sixty-five feet below the existing grade. The soils in the area primarily consist of sand and are very permeable. Based on information in the “Soil Survey of Trempealeau County, Wisconsin” the rates of permeability of the soils in the Town of Caledonia are approximately 6 to 20 inches per hour². In the worse case scenario, if a significant spill occurs in a pit in which the floor of the pit is 10 feet above the groundwater it would take the contaminant approximately six hours to reach the groundwater. For this reason the committee has concluded that the more mining in the Town the more the groundwater buffer is reduced and the greater the possibility of a spill occurring (more mining operations more trucks, machinery, etc.). Therefore, a greater potential for groundwater contamination.

Groundwater Quality Concerns After the Non-metallic Mine Is Reclaimed

Post non-metallic mining concerns are similar to those previously discussed. The reclamation plans created to date result in a hole in the ground with the finished grade approximately 10 to 20 feet above the groundwater with the sides of the pit sloped at 3 feet horizontal to 1 foot vertical. The recommended end use of the site proposed by the mine operators is most frequently agriculture. Groundwater quality is jeopardized because the pre-mining 60 to 70 foot earthen buffer is reduced to 10 to 20 feet. The final drainage patterns for the sites result in the sites being internally drained meaning all runoff is directed to the reclaimed pit floor which is 10 to 20 feet above groundwater. Any contaminants in the reclaimed area (herbicides and pesticides utilized in agriculture the recommended end use) are concentrated to the reduced buffer areas. If housing is recommended for the area the concern is similar with yard fertilizers and pesticides.

Truck Traffic

A significant concern expressed by residents in the Town of Caledonia with regard to non-metallic mines is the truck traffic associated with the mine operations. The non-metallic mines are more active between April and October. Noise and dust generated from the trucks coming to and from the mines is most apparent during this seven month period. Limited analysis has concluded that about 22 trucks per hour service the non-metallic mines. The noise generated from the trucks can be heard from over ¼ mile away.

Future Tax Base

Concerns have also been raised with regard to the future tax base of the Town of Caledonia. Non-metallic mining operations continue to be permitted in scattered locations throughout the Town and could potentially encompass a majority of the Town. The planning committee has determined, based on research and landowner input received during the planning process, that the best use of the property in the Town of Caledonia is for agriculture and low density housing. The planning committee is also aware that there is a potential for high density residential housing in the Town but such uses would negatively impact the rural lifestyle of Town residents.

² “Soil Survey of Trempealeau County, Wisconsin” Table 5. Estimated properties significant to engineering. 1977.

Based on present mining practices and reclamation plans submitted by current mine operators the planning committee has determined that the mining operations minimize the potential of the tax base of the Town. Presently, the majority of the land in the Town of Caledonia is utilized for agricultural purposes. A typical scenario when a non-metallic mine is proposed is that the agricultural use of the property ceases, the topsoil is striped and stockpiled, the mine material is removed to within 10 to 20 feet of groundwater upon completion of extracting the material the site is reclaimed. The site generally is reclaimed by side sloping the pit 3 feet to 1 foot (horizontal to vertical) and the topsoil is reapplied and seeded. Restoring a site to productive agriculture is possible but not to the level of production experienced prior to the mining operation. Therefore, the agricultural value of the land is reduced. The potential for residential land use is also reduced, simply as a result of mining, portions of the land area will be not be developable areas (finished slopes, etc).

Quality of Life

The items previously discussed point out that the non-metallic mining industry impacts the Town of Caledonia. Taken as a whole the noise, dust, water quality issues, future tax base, traffic, etc., negatively affect the property values and quality of life of Town of Caledonia residents and landowners.

Plan Recommendations

The planning committee through its public planning process and research have demonstrated that non-metallic mining conflicts with agricultural and residential land uses in the Town of Caledonia. Based on these findings and concerns a Non-metallic Mining Overlay District and Buffer Area has been developed. Designating an area in the Town of Caledonia for non-metallic mining operations to operate and grow allows the Town and the non-metallic mining operators the opportunity to plan their futures.

Clearly defining an area in the plan for non-metallic mining allows the Town of Caledonia and its residents the opportunity to ensure the environment is protected as well as minimizing land use conflicts. Therefore, ensuring that the quality of life for Town of Caledonia residents is preserved.

The area designated in the Town of Caledonia for Non-metallic Mining is located in Sections 19, 20 and 25 (See Appendix C-2). The area designated encompasses existing non-metallic mines and properties adjacent to those mines. Based on the "Soil Survey of Trempealeau County, Wisconsin" and existing mining activity the area encompassed in the district has non-metallic mining resources. In determining the district boundaries the committee reviewed the location of existing housing developments and areas planned for residential development. Every effort was made to minimize future land use conflicts between the competing land uses.

The plan recommends that the boards and committees that have jurisdiction over land uses in the Town of Caledonia grant conditional use permits for non-metallic mining uses proposing to locate or expand within the Non-metallic Mining District. Based on the findings in the plan it is recommended that boards and committees that have jurisdiction over land uses in the Town of Caledonia do not grant conditional use permits for a non-metallic mining use proposing to locate or expand outside the Non-metallic Mining District.

The Town of Caledonia is committed to reviewing this land use plan every three years. In the future, if it is demonstrated that non-metallic mining resources are exhausted within the Non-metallic Mining District, it is recommended that if the board considers modifying the district that it is done during the review process and not when considering an individual request for a non-metallic mine.

It is recommended that no additional housing density (other than what is permitted in the Primary Agriculture District) be permitted in the buffer area. This will prevent future conflicts and provide an adequate area for non-metallic mines to operate.

If a non-metallic mine is permitted within the Non-metallic Mining District it is recommended that the following conditions be considered to further reduce the potential for land use conflicts and continue to protect the environment. Recommendations for conditions for non-metallic mines in the Non-metallic Mining District:

- Non-metallic mines must maintain a 300 foot setback distance from public roads
- Vegetative screening around entire perimeter of the non-metallic mining area
- Backup alarms decibel levels at the lowest rate yet at a rate to provide for the safety of the workers and the public.
- Haul roads to and from non-metallic mining sites paved to reduce dust
- Groundwater level and composition monitoring
- No row cropping in reclaimed areas (holes)

Benefits of Establishing a Non-metallic Mining Overlay District and Buffer Area

By the establishment of the Non-metallic Mining Overlay District and Buffer Area the potential negative impacts associated with non-metallic mining will be minimized.

Noise and Dust

By designating a specific area for the non-metallic mines to locate establishes public awareness of where the mines are located. Therefore, future residents and landowners will be aware of potential noise and dust if they choose to locate in the immediate area. Non-metallic mine setbacks from public roads, paving of haul roads and vegetative screening requirements will further assist in minimizing conflicts.

Water Quality

Knowing the location of the Non-metallic Mining District allows the Town to analyze the directional flow of groundwater to determine the impact and vulnerability of wells in the event of a spill. Groundwater monitoring programs can be established for mines in the Non-metallic Mining District to ensure water quality in the Town of Caledonia. In reclaimed mine locations precautions can be taken to minimize the potential of contaminants reaching the groundwater by limiting row cropping in internally drained reclaimed mine sites.

Truck Traffic

Clearly defined truck routes to and from the area can be established by the Town Board and non-metallic mine operators in an effort to minimize the traffic impact on residents. The Non-metallic

Mining District is located near existing County and State Highways so as to minimize traffic on local roads (Town roads). In the planning process the Town Board can limit development adjacent to truck routes further alleviating conflicts.

Future Tax Base

By the establishment of the Non-metallic Mining District landowners are aware of where mines will be located. This will allow property owners to make further improvements on their property with assurance that such improvements will not be negatively impacted in the future.

Within the Non-metallic Mining District mine operators and the Town of Caledonia can work cooperatively and consider the District as a whole when developing reclamation plans for the area. A cooperative effort will result in the properties being developed to their highest and best post mining use.

Quality of Life

By addressing the concerns expressed by residents; noise, dust, water quality issues, future tax base, traffic, etc., the Town is attempting to preserve the quality of life of Town residents as well as providing an opportunity for the non-metallic mining industry to prosper. The recommendations within this plan will assist in preventing future problems by recognizing the issues today.