

**TOWN OF DODGE**  
**Comprehensive Plan 2018-2038**  
**Trempealeau County, Wisconsin**  
**June 2018**



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



## ABSTRACT

**Title:** Town of Dodge Comprehensive Plan 2018-2038

**Summary:** The Town of Dodge Comprehensive Plan 2018-2038 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

**Town Chairman:** Daniel Lilla

**Town Board:** David Kujak  
Joseph Wener

**Town Planning Committee:** Tom Bice  
Daniel Lilla  
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**Town Clerk:** Kara Wener

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**PUBLIC HEARING NOTICE:**

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

Please take notice that a Public Hearing will be held by the Town of Dodge Board of Supervisors on the adoption of the amendments to the Town of Dodge Comprehensive Plan. This hearing will be held on June 12<sup>th</sup>, 2018 at 6:00pm in the Dodge Town Hall, W29861 Bambanek St., Dodge, WI 54629.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (608-539-2304) or online at [http://trempealeaucounty.com/tchome/landmanagement/land\\_use\\_planning.aspx](http://trempealeaucounty.com/tchome/landmanagement/land_use_planning.aspx).

Written comments must be submitted prior to or at the public hearing on June 12<sup>th</sup>, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Kara Wener, Town of Dodge Clerk, W27919 Whistle Pass Rd, Trempealeau, WI 54661. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Kara Wener, Clerk

**ORDINANCE 2018-3**

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

THE TOWN BOARD OF THE TOWN OF DODGE, TREMPEALEAU COUNTY,  
WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1**

Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Dodge 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 Dodge, 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 Dodge held a public hearing on June 12, 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 Dodge, Trempealeau County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Dodge 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 Dodge and publication as required by law.

ADOPTED this 12<sup>th</sup> Day of June, 2018,

  
Daniel Lilla, Chairperson  
Town of Dodge



# Table of Contents

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

|  |            |
|--|------------|
| Table 2.12 T. Dodge, County and State Year Householder Moved In.....                             | 2-7        |
| Table 2.13 T. Dodge, County and State Selected Monthly Owner Costs as % of Household Income..... | 2-7        |
| Table 2.14 T. Dodge, County and State Gross Rent as % Household Income .....                     | 2-8        |
| <b>2.3 Housing Programs .....</b>  | <b>2-8</b> |
| <b>2.4 Housing Element Goals and Actions .....</b>   | <b>2-8</b> |

|  |            |
|--|------------|
| <b>Transportation Element .....</b>                              | <b>3-1</b> |
| <b>3.1 Introduction .....</b>                                    | <b>3-1</b> |
| <b>3.2 Facilities Inventory and Characteristics .....</b>        | <b>3-1</b> |
| Road Network .....   | 3-1        |
| WISLR Wisconsin Information for Local Roads .....                | 3-1        |
| Table 3.1 State of Wis. DOT (WISLR) Certified Mileage List ..... | 3-2        |
| Road Weight Restrictions and Limitations .....                   | 3-2        |
| Traffic Counts.....  | 3-3        |
| Table 3.2 Dodge Annual Average ADT Counts 2004-2009 .....        | 3-3        |
| <b>3.3 Airports and Aviation .....</b>                           | <b>3-3</b> |
| <b>3.4 Multi-Use Trails .....</b>                                | <b>3-3</b> |
| <b>3.5 Elderly and Disabled Transportation .....</b>             | <b>3-3</b> |
| <b>3.6 Public Transit .....</b>                                  | <b>3-3</b> |
| <b>3.7 Truck Transportation .....</b>                            | <b>3-3</b> |
| <b>3.8 Rail System .....</b>                                     | <b>3-4</b> |
| <b>3.9 Water Transportation.....</b>                             | <b>3-4</b> |
| <b>3.10 Summary of Existing Transportation Plans .....</b>       | <b>3-4</b> |
| Trempealeau County Six Year Highway Improvement Program .....    | 3-4        |
| <b>3.11 Transportation Element Goals and Actions .....</b>       | <b>3-5</b> |

|   |            |
|---|------------|
| <b>Utilities and Community Facilities Element .....</b>                       | <b>4-1</b> |
| <b>4.1 Introduction .....</b>   | <b>4-1</b> |
| <b>4.2 Existing Utilities and Community Facilities .....</b>                  | <b>4-1</b> |
| <b>4.3 Medical/Health Care and Other Facilities .....</b>                     | <b>4-2</b> |
| <b>4.4 Educational Facilities .....</b>                                       | <b>4-3</b> |
| <b>4.5 Recreational Facilities .....</b>                                      | <b>4-3</b> |
| <b>4.6 Utilities and Community Facilities Element Goals and Actions .....</b> | <b>4-3</b> |

|   |            |
|---|------------|
| <b>Natural, Agricultural, and Cultural Resources Element .....</b>        | <b>5-1</b> |
| <b>5.1 Introduction .....</b>   | <b>5-1</b> |
| <b>5.2 Natural Resources .....</b>  | <b>5-1</b> |
| Background.....   | 5-1        |
| Topography.....   | 5-1        |
| Slopes.....   | 5-1        |
| Soils.....  | 5-1        |
| Forest Resources.....   | 5-2        |
| Table 5.1 Statement of Assessments – Forest and Ag Forest Acres 2015..... | 5-2        |

|   |            |
|---|------------|
| Mineral Resources .....   | 5-2        |
| Surface Water Resources .....   | 5-2        |
| Water Quality .....   | 5-3        |
| Table 5.2 Trempealeau County Exceptional Resource Waters .....                          | 5-3        |
| Table 5.3 Trempealeau County Impaired Waters List.....                                  | 5-4        |
| Watersheds.....   | 5-5        |
| Town of Dodge Lakes and Streams.....  | 5-5        |
| Floodplains.....  | 5-6        |
| Flood Hazard Assessment.....  | 5-6        |
| Groundwater .....   | 5-6        |
| Table 5.4 Trempealeau County Water Use by Year (millions of gallons per day).....       | 5-6        |
| Table 5.5 Trempealeau County Water Use (MGD) % Increase 1979-2005.....                  | 5-6        |
| Environmentally Sensitive Areas .....   | 5-7        |
| Table 5.6 Legacy Places.....  | 5-7        |
| Wetlands.....   | 5-7        |
| <b>5.3 Agricultural Lands .....</b>   | <b>5-8</b> |
| Productive Agricultural Lands .....   | 5-8        |
| County Agricultural History .....   | 5-8        |
| Prime Farmland.....   | 5-8        |
| <b>5.4 Cultural Resources .....</b>   | <b>5-8</b> |
| Introduction.....   | 5-8        |
| Archaeological Sites Inventory .....  | 5-8        |
| Wisconsin Architecture and History Inventory .....                                      | 5-8        |
| <b>5.5 Agriculture, Natural, and Cultural Resources Element Goals and Actions .....</b> | <b>5-9</b> |

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

|   |            |
|---|------------|
| <b>Intergovernmental Cooperation Development Element .....</b>    | <b>7-1</b> |
| 7.1 Introduction .....  | 7-1        |
| 7.2 Governmental Units and Relationships .....                    | 7-1        |
| 7.3 Existing and Proposed Local, County and Regional Plans .....  | 7-2        |
| 7.4 State and County Agency Plans .....                           | 7-2        |
| 7.5 Existing Relationships, Shared Services, and Agreements ..... | 7-3        |

7.6 Intergovernmental Cooperation Element Goals and Actions ..... 7-3

**Land Use Element ..... 8-1**

- 8.1 Introduction ..... 8-1
- 8.2 Agricultural Use and Productivity ..... 8-1
  - Table 8.1 Trempealeau County Agricultural Data..... 8-1
  - Table 8.2 Trempealeau County Farms by North America Industrial Classification (NAICS) ..... 8-2
- 8.3 Existing Land Use and Zoning ..... 8-2
  - Table 8.3 Land Use Property Assessment Inventory ..... 8-3
- 8.4 Land Use Projections ..... 8-3
  - Table 8.4 Housing Starts in Town of Dodge ..... 8-3
  - Table 8.5 Housing Projections Through 2040..... 8-3
  - Table 8.6 Population Projections Through 2040..... 8-4
  - Table 8.7 Land Use Projections for the Town of Dodge (in acres) ..... 8-5
  - Existing and Potential Land use Conflicts ..... 8-5
- 8.5 Development Impacts ..... 8-5
- 8.6 Land Use Element Goals and Actions ..... 8-5
- 8.7 Land Use Districts ..... 8-6
- 8.8 Cluster Development ..... 8-8
- 8.9 Land Use Map ..... 8-9
- 8.10 Conclusion ..... 8-11

**Implementation Element ..... 9-1**

- 9.1 Introduction ..... 9-1
- 9.2 Plan Updates and Revisions ..... 9-1
- 9.3 Responsibilities ..... 9-1
- 9.4 Plan Recommendations ..... 9-1
- 9.5 Plan Implementation Schedule ..... 9-1
  - Actions to Be Implemented Throughout Planning Period ..... 9-1
- 9.6 Plan Implementation Policies ..... 9-4

**Appendix A – Maps**

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

**Appendix B – April 9, 2018 Resolution in Opposition to the Creation of a Mining Overlay District in the Township of Dodge, WI**

## 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 Dodge 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 Dodge 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 Dodge’s population has fluctuated up and down since 1960, Table 1.1. The 1960 census reported the highest population for the Town (471 residents) but by the 1990 census the Town’s population had decreased by over 15% to 397. The 2000 census reported a slight increase in the Town’s population to 414, however the 2010 census reported another decrease of 6% to 389.

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

|                          | Population         |                    |                    |                    |                    |                    | % Chg       | % Chg       | % Chg       | % Chg       | % Chg       |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|
|                          | 1960               | 1970               | 1980               | 1990               | 2000               | 2010               | 60-70       | 70-80       | 80-90       | 90-00       | 00-10       |
| T. Buffalo (Buffalo Co.) | 737                | 782                | 821                | 682                | 667                | 705                | 6.1         | 5.0         | -16.9       | -2.2        | 5.7         |
| T. Cross (Buffalo Co.)   | 395                | 363                | 393                | 325                | 366                | 377                | -8.1        | 8.3         | -17.3       | 12.6        | 3.0         |
| T. Arcadia               | 1,851              | 1,697              | 1,919              | 1,710              | 1,555              | 1,779              | -8.3        | 13.1        | -10.9       | -9.1        | 14.4        |
| <b>T. Dodge</b>          | <b>471</b>         | <b>432</b>         | <b>399</b>         | <b>397</b>         | <b>414</b>         | <b>389</b>         | <b>-8.3</b> | <b>-7.6</b> | <b>-0.5</b> | <b>4.3</b>  | <b>-6.0</b> |
| 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         |
| <b>Trempealeau Co.</b>   | <b>23,377</b>      | <b>23,344</b>      | <b>26,158</b>      | <b>25,263</b>      | <b>27,010</b>      | <b>28,816</b>      | <b>-0.1</b> | <b>12.1</b> | <b>-3.4</b> | <b>6.9</b>  | <b>6.7</b>  |
| <b>State of Wis.</b>     | <b>3,951,777</b>   | <b>4,417,821</b>   | <b>4,705,642</b>   | <b>4,891,769</b>   | <b>5,363,715</b>   | <b>5,686,986</b>   | <b>11.8</b> | <b>6.5</b>  | <b>4</b>    | <b>9.6</b>  | <b>6</b>    |
| <b>United States</b>     | <b>179,323,175</b> | <b>203,302,031</b> | <b>226,542,199</b> | <b>248,709,873</b> | <b>281,421,906</b> | <b>308,745,538</b> | <b>13.4</b> | <b>11.4</b> | <b>9.8</b>  | <b>13.2</b> | <b>9.7</b>  |

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

## Town of Dodge Comprehensive Plan

### 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. Dodge, 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. Buffalo (Buffalo Co) | 700                | 705                | 705                | 705                | 685                | 0.7        | 0.0        | 0.0         | -2.8        | -2.1        |
| T. Cross (Buffalo Co)   | 390                | 400                | 410                | 415                | 415                | 2.6        | 2.5        | 1.2         | 0.0         | 6.4         |
| T. Arcadia              | 1,975              | 2,070              | 2,165              | 2,220              | 2,270              | 4.8        | 4.6        | 2.5         | 2.3         | 14.9        |
| <b>T. Dodge</b>         | <b>390</b>         | <b>390</b>         | <b>390</b>         | <b>385</b>         | <b>375</b>         | <b>0.0</b> | <b>0.0</b> | <b>-1.3</b> | <b>-2.6</b> | <b>-3.8</b> |
| 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        |
| <b>Trempealeau Co.</b>  | <b>30,725</b>      | <b>31,840</b>      | <b>32,810</b>      | <b>33,240</b>      | <b>33,450</b>      | <b>3.6</b> | <b>3.0</b> | <b>1.3</b>  | <b>0.6</b>  | <b>8.9</b>  |
| <b>State of Wis.</b>    | <b>6,005,080</b>   | <b>6,203,850</b>   | <b>6,375,910</b>   | <b>6,476,270</b>   | <b>6,491,635</b>   | <b>3.3</b> | <b>2.8</b> | <b>1.6</b>  | <b>0.2</b>  | <b>8.1</b>  |
| <b>United States</b>    | <b>334,503,000</b> | <b>347,335,000</b> | <b>359,402,000</b> | <b>370,338,000</b> | <b>380,219,000</b> | <b>3.8</b> | <b>3.5</b> | <b>3.0</b>  | <b>2.7</b>  | <b>13.7</b> |

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 males as of the 2010 census than the County, State, or Nation.

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

|                         | Male               |             | Female             |             | Total              |
|-------------------------|--------------------|-------------|--------------------|-------------|--------------------|
|                         | Number             | Percent     | Number             | Percent     |                    |
| T. Buffalo (Buffalo Co) | 364                | 51.6        | 341                | 48.4        | 705                |
| T. Cross (Buffalo Co)   | 199                | 52.8        | 178                | 47.2        | 377                |
| T. Arcadia              | 943                | 53.0        | 836                | 47.0        | 1,779              |
| <b>T. Dodge</b>         | <b>206</b>         | <b>53.0</b> | <b>183</b>         | <b>47.0</b> | <b>389</b>         |
| T. Gale                 | 866                | 51.1        | 829                | 48.9        | 1695               |
| T. Trempealeau          | 913                | 52.0        | 843                | 48.0        | 1756               |
| <b>Trempealeau Co.</b>  | <b>14,638</b>      | <b>50.8</b> | <b>14,178</b>      | <b>49.2</b> | <b>28,816</b>      |
| <b>State of Wis.</b>    | <b>2,822,400</b>   | <b>49.6</b> | <b>2,864,586</b>   | <b>50.4</b> | <b>5,686,986</b>   |
| <b>U.S.</b>             | <b>151,781,326</b> | <b>49.2</b> | <b>156,964,212</b> | <b>50.8</b> | <b>308,745,538</b> |

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. As of the 2010 census the largest age groups in the Town were the 45-54 and 25-34 age categories.

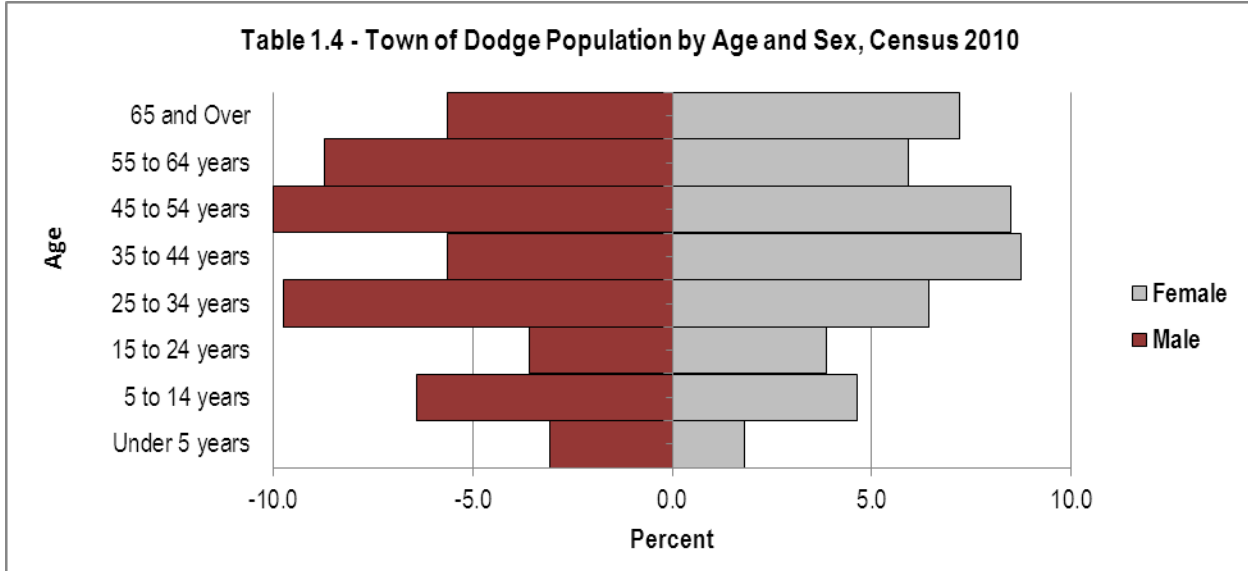
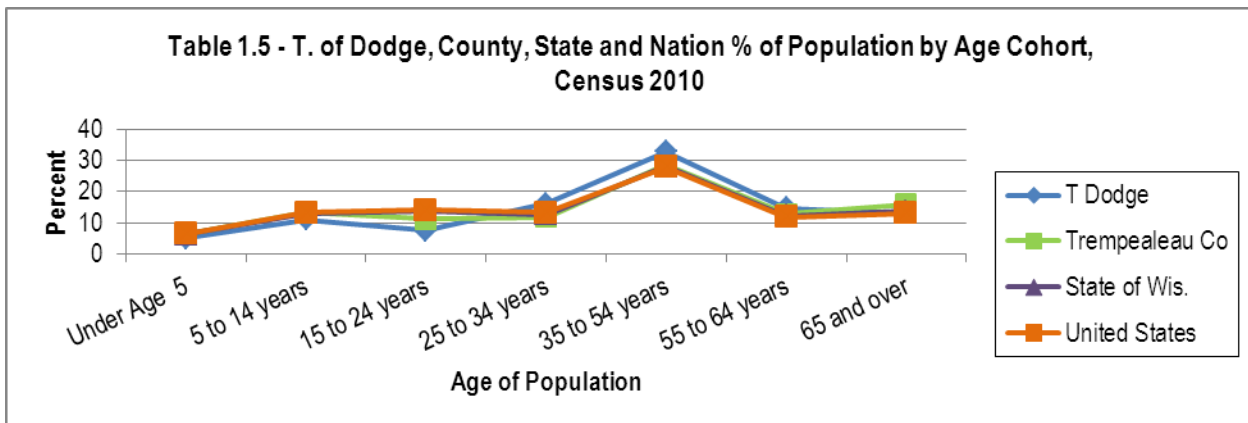


Table 1.5 compares the age of Town residents with the County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 25-34 age groups and less in the 15-24 age group than the County, State and Nation.



*Race*

As of the 2010 census 98.2% 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%.

Town of Dodge Comprehensive Plan

**Table 1.6: T. Dodge, 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. Buffalo (Buffalo Co) | 705                | 690                | 3                               | 1                                       | 1                 | 0   | 6                     | 4                 | 97.9%               | 2.1%                |
| T. Cross (Buffalo Co)   | 377                | 374                | 1                               | 0                                       | 0                 | 0   | 2                     | 0                 | 99.2%               | 0.8%                |
| T. Arcadia              | 1,779              | 1,683              | 2                               | 0                                       | 3                 | 3   | 75                    | 13                | 94.6%               | 5.4%                |
| <b>T. Dodge</b>         | <b>389</b>         | <b>382</b>         | <b>1</b>                        | <b>0</b>                                | <b>3</b>          | <b>0</b>  | <b>3</b>              | <b>0</b>          | <b>98.2%</b>        | <b>1.8%</b>         |
| 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%                |
| <b>Trempealeau Co.</b>  | <b>28,816</b>      | <b>27,230</b>      | <b>62</b>                       | <b>63</b>                               | <b>123</b>        | <b>4</b>  | <b>1,086</b>          | <b>248</b>        | <b>94.50%</b>       | <b>5.50%</b>        |
| <b>State of Wis.</b>    | <b>5,686,986</b>   | <b>4,902,067</b>   | <b>359,148</b>                  | <b>54,526</b>                           | <b>129,234</b>    | <b>1,827</b>                                    | <b>135,867</b>        | <b>104,317</b>    | <b>86.20%</b>       | <b>13.80%</b>       |
| <b>United States</b>    | <b>308,745,538</b> | <b>223,553,265</b> | <b>38,929,319</b>               | <b>2,932,248</b>                        | <b>14,674,252</b> | <b>540,013</b>                                  | <b>19,107,368</b>     | <b>9,009,073</b>  | <b>72.40%</b>       | <b>27.60%</b>       |

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

**1.4 Household Characteristics**

As of the 2010 Census the Town had 175 households; (64.6%) were family households and (35.4%) were nonfamily households. About a fourth 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. Dodge, 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. Buffalo (Buffalo Co) | 285                | 71.9              | 66.3                                   | 1.8  | 3.9   | 28.1                 | 24.2   | 26.3                                       | 27.7  |
| T. Cross (Buffalo Co)   | 142                | 76.1              | 69                                     | 3.5  | 3.5   | 23.9                 | 16.9   | 34.5                                       | 20.4  |
| T. Arcadia              | 240                | 77.5              | 63.8                                   | 5.4  | 8.3   | 22.5                 | 16.3   | 33.3                                       | 20.8  |
| <b>T. Dodge</b>         | <b>175</b>         | <b>64.6</b>       | <b>54.9</b>                            | <b>2.9</b>   | <b>6.9</b>  | <b>35.4</b>          | <b>29.1</b>                                    | <b>23.4</b>                                | <b>19.4</b>                                   |
| 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  |
| <b>Trempealeau Co.</b>  | <b>11,524</b>      | <b>67</b>         | <b>53.1</b>                            | <b>5.9</b>   | <b>7.9</b>  | <b>33</b>            | <b>26.7</b>                                    | <b>31.5</b>                                | <b>27.1</b>                                   |
| <b>State of Wis.</b>    | <b>2,279,768</b>   | <b>64.4</b>       | <b>49.6</b>                            | <b>4.5</b>   | <b>10.3</b>   | <b>35.6</b>          | <b>28.2</b>                                    | <b>30.6</b>                                | <b>24</b>                                     |
| <b>United States</b>    | <b>116,716,292</b> | <b>66.4</b>       | <b>48.4</b>                            | <b>5</b>   | <b>13.1</b>   | <b>33.6</b>          | <b>26.7</b>                                    | <b>33.4</b>                                | <b>24.9</b>                                   |

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 and Trempealeau County is Manufacturing, Table 1.8. Other major employment sectors in the Town include Education Services, and Health Care and Social Assistance; Agriculture, Forestry, Fishing and Hunting, and Mining; and Retail Trade.

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

|   | Town of Dodge |         |                   | 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 & over                                | 216           | 216     | (X)               | 14,790             | 14,790  | (X)               | 2,839,636     | 2,839,636 | (X)               |
| Agriculture, forestry, fishing & hunting, & mining                          | 18            | 8.3%    | +/-4.0            | 1,110              | 7.5%    | +/-0.9            | 70,743        | 2.5%      | +/-0.1            |
| Construction  | 7             | 3.2%    | +/-2.4            | 868                | 5.9%    | +/-0.7            | 151,201       | 5.3%      | +/-0.1            |
| Manufacturing   | 84            | 38.9%   | +/-7.9            | 4,235              | 28.6%   | +/-1.3            | 515,649       | 18.2%     | +/-0.1            |
| Wholesale trade   | 4             | 1.9%    | +/-2.1            | 389                | 2.6%    | +/-0.5            | 77,035        | 2.7%      | +/-0.1            |
| Retail trade  | 16            | 7.4%    | +/-4.4            | 1,379              | 9.3%    | +/-0.9            | 324,973       | 11.4%     | +/-0.1            |
| Transportation & warehousing, & utilities                                   | 8             | 3.7%    | +/-2.7            | 628                | 4.2%    | +/-0.6            | 124,407       | 4.4%      | +/-0.1            |
| Information   | 8             | 3.7%    | +/-4.6            | 134                | 0.9%    | +/-0.2            | 48,652        | 1.7%      | +/-0.1            |
| Finance & insurance, & real estate & rental & leasing                       | 4             | 1.9%    | +/-3.6            | 583                | 3.9%    | +/-0.5            | 176,812       | 6.2%      | +/-0.1            |
| Professional, scientific, and mgt. and admin. and waste management services | 2             | 0.9%    | +/-1.3            | 601                | 4.1%    | +/-0.5            | 225,521       | 7.9%      | +/-0.1            |
| Educational services, & health care & social assist.                        | 38            | 17.6%   | +/-5.5            | 3,196              | 21.6%   | +/-1.1            | 657,565       | 23.2%     | +/-0.2            |
| Arts, entertainment, and recreation, and accommodation and food services    | 11            | 5.1%    | +/-4.1            | 711                | 4.8%    | +/-0.8            | 246,390       | 8.7%      | +/-0.1            |
| Other services, except public administration                                | 11            | 5.1%    | +/-3.3            | 490                | 3.3%    | +/-0.5            | 119,054       | 4.2%      | +/-0.1            |
| Public administration   | 5             | 2.3%    | +/-2.2            | 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 are also 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  | <b>Total employment</b>                          | <b>18,083</b> |      |

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 Dodge 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 <sup>(1)</sup> |         |        | Annual Openings |          |                             |                      | Estimated Salary and Wages  |                             |                             |
|----------|---|-------------------------------------|---------|--------|-----------------|----------|-----------------------------|----------------------|-----------------------------|-----------------------------|-----------------------------|
|          |   | 2012                                | 2022    | Change | % Change        | New Jobs | Replacements <sup>(2)</sup> | Total <sup>(3)</sup> | 25 <sup>th</sup> percentile | 50 <sup>th</sup> percentile | 75 <sup>th</sup> percentile |
| 00-      | Total, All Occupations                          | 139,677                             | 151,338 | 11,661 | 8.3%            | 1,290    | 3,264                       | 4,554                | \$22,558                    | \$32,627                    | \$46,929                    |
| 11-      | Management Occupations                          | 5,511                               | 6,118   | 607    | 11.01%          | 62       | 113                         | 175                  | \$50,613                    | \$72,275                    | \$100,055                   |
| 13-      | Business and Financial Operations Occupations   | 5,232                               | 5,793   | 561    | 10.72%          | 58       | 104                         | 162                  | \$40,089                    | \$52,004                    | \$67,786                    |
| 15-      | Computer and Mathematical Occupations           | 1,883                               | 2,186   | 303    | 16.09%          | 31       | 32                          | 63                   | \$43,014                    | \$55,845                    | \$72,079                    |
| 17-      | Architecture and Engineering Occupations        | 1,388                               | 1,423   | 35     | 2.52%           | 7        | 33                          | 40                   | \$47,242                    | \$60,099                    | \$75,615                    |
| 19-      | Life, Physical, and Social Science Occupations  | 863                                 | 894     | 31     | 3.59%           | 5        | 26                          | 31                   | \$38,084                    | \$52,722                    | \$69,042                    |
| 21-      | Community and Social Services Occupations       | 1,834                               | 1,982   | 148    | 8.07%           | 15       | 42                          | 57                   | \$33,442                    | \$43,293                    | \$55,914                    |
| 23-      | Legal Occupations                               | 638                                 | 739     | 101    | 15.83%          | 10       | 10                          | 20                   | \$37,880                    | \$47,177                    | \$70,490                    |
| 25-      | Education, Training, and Library Occupations    | 4,858                               | 5,198   | 340    | 7.0%            | 35       | 107                         | 142                  | \$28,754                    | \$41,930                    | \$54,757                    |
| 27-      | Arts, Design, Entertainment, Sports, and Media  | 1,876                               | 2,093   | 217    | 11.57%          | 24       | 44                          | 68                   | \$21,555                    | \$32,461                    | \$44,971                    |
| 29-      | Healthcare Practitioners and Technical          | 9,935                               | 11,729  | 1,794  | 18.06%          | 180      | 192                         | 372                  | \$43,646                    | \$54,848                    | \$68,831                    |
| 31-      | Healthcare Support Occupations                  | 4,559                               | 5,141   | 582    | 12.77%          | 58       | 87                          | 145                  | \$23,294                    | \$27,554                    | \$32,879                    |
| 33-      | Protective Service Occupations                  | 2,716                               | 2,890   | 174    | 6.41%           | 18       | 78                          | 96                   | \$23,303                    | \$38,419                    | \$47,015                    |
| 35-      | Food Preparation and Serving Related            | 12,781                              | 13,854  | 1,073  | 8.4%            | 109      | 488                         | 597                  | \$16,864                    | \$18,375                    | \$20,900                    |
| 37-      | Building and Grounds Cleaning and Maintenance   | 4,294                               | 4,932   | 638    | 14.86%          | 64       | 88                          | 152                  | \$19,696                    | \$24,906                    | \$30,634                    |
| 39-      | Personal Care and Service Occupations           | 5,706                               | 6,458   | 752    | 13.18%          | 75       | 99                          | 174                  | \$18,120                    | \$21,080                    | \$24,304                    |
| 41-      | Sales and Related Occupations                   | 13,760                              | 14,553  | 793    | 5.76%           | 85       | 428                         | 513                  | \$18,278                    | \$23,062                    | \$36,763                    |
| 43-      | Office and Administrative Support Occupations   | 19,308                              | 20,543  | 1,235  | 6.4%            | 148      | 438                         | 586                  | \$24,247                    | \$30,568                    | \$38,134                    |
| 45-      | Farming, Fishing, and Forestry Occupations      | 774                                 | 655     | -119   | -15.37%         | 0        | 20                          | 20                   | \$26,429                    | \$33,460                    | \$40,620                    |
| 47-      | Construction and Extraction Occupations         | 5,336                               | 6,214   | 878    | 16.45%          | 88       | 88                          | 176                  | \$33,629                    | \$42,964                    | \$58,282                    |
| 49-      | Installation, Maintenance, & Repair Occupations | 6,405                               | 6,845   | 440    | 6.87%           | 46       | 143                         | 189                  | \$32,229                    | \$40,284                    | \$49,101                    |
| 51-      | Production Occupations                          | 16,373                              | 16,470  | 97     | .59%            | 62       | 306                         | 368                  | \$26,517                    | \$32,789                    | \$39,947                    |
| 53-      | Transportation and Material Moving Occupations  | 13,647                              | 14,628  | 981    | 7.19%           | 110      | 298                         | 408                  | \$23,420                    | \$31,156                    | \$41,703                    |

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

<sup>(2)</sup> **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.

<sup>(3)</sup> **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 |                |               |              |
|--------------|---|----------------------|----------------|---------------|--------------|
|              |   | 2012                 | 2022           | Change        | % Chge       |
|              | <b>Total, All Nonfarm Industries</b>                                      | <b>139,677</b>       | <b>151,338</b> | <b>11,661</b> | <b>8.35%</b> |
| 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%        |
| 61-62        | Education and Health Services (Including State and Local Government)      | 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 Bureau of Labor Statistics and current population survey data from the US Census Bureau was also used.

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

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

**Occupational Categories**

Most residents in the Town of Dodge are employed in the Production, Transportation and Material Moving occupation according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

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

|   | Town of Dodge |       |                         | 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 & over          | 216           | 100.0 | +/-37                   | 14,790             | 100.0 | +/-204                  | 2,839,636          | 100. | +/-6,287                |
| Mgt. business, science, and arts occupations          | 60            | 27.8  | +/-23                   | 4,433              | 30.0  | +/-180                  | 963,978            | 33.9 | +/-6,343                |
| Service occupations                                   | 19            | 8.8   | +/-10                   | 2,106              | 14.2  | +/-137                  | 482,179            | 17.0 | +/-3,902                |
| Sales and office occupations                          | 45            | 20.8  | +/-23                   | 2,825              | 19.1  | +/-133                  | 676,268            | 23.8 | +/-4,669                |
| Natural resources, construction, & maint. occupations | 21            | 9.7   | +/-12                   | 1,701              | 11.5  | +/-149                  | 242,773            | 8.5  | +/-2,897                |
| Prod., transportation, & material moving occupations  | 71            | 32.9  | +/-26                   | 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**

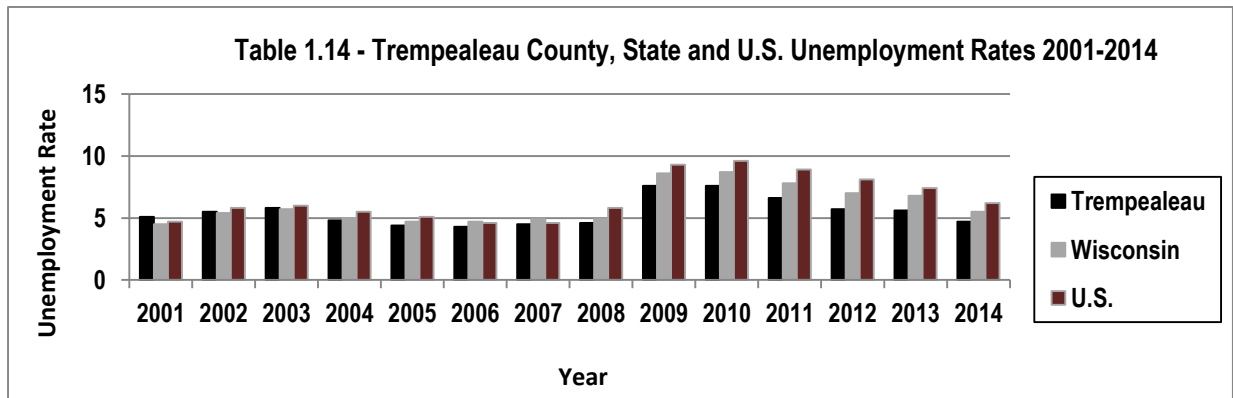
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 6.6% from 2000 to 2014 while the number employed increased by 5.9%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

Town of Dodge 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   | % 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



Household Income

Estimates in Table 1.15 show that about 24% of Town residents fell within the income range of \$50,000 - \$74,999. This was also the largest income group for the County and State. Approximately 19% of Town residents were in the \$15,000 to \$24,999 group.

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

|                                | Town of Dodge |       |                   | Trempealeau County |        |                   | State of Wis. |           |                   |
|--------------------------------|---------------|-------|-------------------|--------------------|--------|-------------------|---------------|-----------|-------------------|
|                                | Est.          | %     | % Margin of Error | Est.               | %      | % Margin of Error | Est.          | %         | % Margin of Error |
| Total households               | 177           | 177   | (X)               | 11,745             | 11,745 | (X)               | 2,288,332     | 2,288,332 | (X)               |
| Less than \$10,000             | 10            | 5.6%  | +/-4.6            | 587                | 5.0%   | +/-0.7            | 137,450       | 6.0%      | +/-0.1            |
| \$10,000 to \$14,999           | 2             | 1.1%  | +/-2.4            | 703                | 6.0%   | +/-0.8            | 121,727       | 5.3%      | +/-0.1            |
| \$15,000 to \$24,999           | 34            | 19.2% | +/-10.6           | 1,275              | 10.9%  | +/-0.9            | 251,043       | 11.0%     | +/-0.1            |
| \$25,000 to \$34,999           | 19            | 10.7% | +/-6.3            | 1,442              | 12.3%  | +/-1.2            | 246,907       | 10.8%     | +/-0.1            |
| \$35,000 to \$49,999           | 23            | 13.0% | +/-6.6            | 1,994              | 17.0%  | +/-1.3            | 334,469       | 14.6%     | +/-0.1            |
| \$50,000 to \$74,999           | 43            | 24.3% | +/-9.2            | 2,479              | 21.1%  | +/-1.1            | 453,672       | 19.8%     | +/-0.2            |
| \$75,000 to \$99,999           | 18            | 10.2% | +/-5.2            | 1,506              | 12.8%  | +/-1.0            | 307,662       | 13.4%     | +/-0.1            |
| \$100,000 to \$149,999         | 24            | 13.6% | +/-5.5            | 1,322              | 11.3%  | +/-0.9            | 285,744       | 12.5%     | +/-0.1            |
| \$150,000 to \$199,999         | 3             | 1.7%  | +/-3.4            | 234                | 2.0%   | +/-0.3            | 82,188        | 3.6%      | +/-0.1            |
| \$200,000 or more              | 1             | 0.6%  | +/-1.3            | 203                | 1.7%   | +/-0.3            | 67,470        | 2.9%      | +/-0.1            |
| Median household income (\$'s) | 50,313        | (X)   | (X)               | 49,143             | (X)    | (X)               | 52,413        | (X)       | (X)               |

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

*Per Capita Income*

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

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

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

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

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

Note-- All dollar estimates are in current dollars (not adjusted 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 about 91% of Town residents graduated from high school and about 20% have a bachelor's degree or higher, Table 1.18.

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

| Subject                                     | Town of Dodge |                 | Trempealeau County |                 | State of Wis. |                 |
|---|---------------|-----------------|--------------------|-----------------|---------------|-----------------|
|   | Est.          | Margin of Error | Est.               | Margin of Error | Est.          | Margin of Error |
| Population 25 years and over                | 303           | 53              | 20,026             | 47              | 3,827,815     | 831             |
| Less than 9th grade                         | 2.30%         | 1.9             | 5.30%              | 0.6             | 3.30%         | 0.1             |
| 9th to 12th grade, no diploma               | 6.30%         | 3.1             | 7.20%              | 0.7             | 6.20%         | 0.1             |
| High school graduate (includes equivalency) | 44.90%        | 9.4             | 40.40%             | 1.2             | 32.80%        | 0.2             |
| Some college, no degree                     | 16.20%        | 7.2             | 19.20%             | 1               | 21.20%        | 0.1             |
| Associate's degree                          | 10.20%        | 3.7             | 10.40%             | 0.7             | 9.60%         | 0.1             |
| Bachelor's degree                           | 14.90%        | 4.7             | 11.30%             | 0.7             | 17.70%        | 0.1             |
| Graduate or professional degree             | 5.30%         | 3.7             | 6.20%              | 0.7             | 9.10%         | 0.1             |
| Percent high school graduate or higher      | 91.40%        | 4.2             | 87.60%             | 0.9             | 90.40%        | 0.1             |
| Percent bachelor's degree or higher         | 20.10%        | 5.1             | 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 Dodge's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Dodge), 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 Dodge. This element will analyze the housing needs and identify policies and/or actions to address future housing needs.

## 2.2 Existing Housing Stock Characteristics

The 2010 census reported almost a 14% increase in housing units in the Town since the 2000 census. This exceeds increases in Trempealeau County, the State and Nation.

**Table 2.1: T. Dodge, 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. Buffalo (Buffalo Co.) | 230                 | 277               | 263                | 277                | 316                | 20.4        | -5.1        | 5.3         | 14.1        |
| T. Cross (Buffalo Co.)   | 96                  | 118               | 118                | 141                | 165                | 22.9        | 0.0         | 19.5        | 17.0        |
| T. Arcadia               | 492                 | 611               | 595                | 610                | 731                | 24.2        | -2.6        | 2.5         | 19.8        |
| <b>T. Dodge</b>          | <b>129</b>          | <b>145</b>        | <b>146</b>         | <b>176</b>         | <b>201</b>         | <b>12.4</b> | <b>0.7</b>  | <b>20.5</b> | <b>14.2</b> |
| 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         |
| <b>Trempealeau Co.</b>   | <b>7,639</b>        | <b>9,744</b>      | <b>10,097</b>      | <b>11,482</b>      | <b>12,619</b>      | <b>27.6</b> | <b>3.6</b>  | <b>13.7</b> | <b>9.9</b>  |
| <b>State of Wis.</b>     | <b>1,472,332</b>    | <b>1,863,897</b>  | <b>2,055,676</b>   | <b>2,321,144</b>   | <b>2,624,358</b>   | <b>26.6</b> | <b>10.3</b> | <b>12.9</b> | <b>13.1</b> |
| <b>United States</b>     | <b>68,704,315</b>   | <b>88,410,627</b> | <b>102,263,678</b> | <b>115,904,641</b> | <b>131,704,730</b> | <b>28.7</b> | <b>15.7</b> | <b>13.3</b> | <b>13.6</b> |

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. About 12.9% of housing units were vacant in the Town as compared to 8.7% in the County and 11.4% in the Nation. The State had higher vacancy rates reporting 13.1% respectively.

### Seasonal Homes

Three seasonal homes were reported in the Town of Dodge in 2000. As of the 2010 census 26 units were listed as vacant housing units and 23.1% of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 6 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. Dodge, 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. Buffalo (Buffalo Co.)  | 316                 | 285                          | 90.2                           | 31                         | 9.8                          |
| T. Cross (Buffalo Co.)    | 165                 | 142                          | 86.1                           | 23                         | 13.9                         |
| T. Arcadia                | 731                 | 665                          | 91                             | 66                         | 9                            |
| <b>T. Dodge</b>           | <b>201</b>          | <b>175</b>                   | <b>87.1</b>                    | <b>26</b>                  | <b>12.9</b>                  |
| T. Gale                   | 694                 | 648                          | 93.4                           | 46                         | 6.6                          |
| T. Trempealeau            | 730                 | 689                          | 94.4                           | 41                         | 5.6                          |
| <b>Trempealeau County</b> | <b>12,619</b>       | <b>11,524</b>                | <b>91.3</b>                    | <b>1,095</b>               | <b>8.7</b>                   |
| <b>State of Wis.</b>      | <b>2,624,358</b>    | <b>2,279,768</b>             | <b>86.9</b>                    | <b>344,590</b>             | <b>13.1</b>                  |
| <b>United States</b>      | <b>131,704,730</b>  | <b>116,716,292</b>           | <b>88.6</b>                    | <b>14,988,438</b>          | <b>11.4</b>                  |

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

**Table 2.3: T. Dodge, 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. Buffalo (Buffalo Co.) | 31                   | 0           | 0                      | 3.2             | 0                    | 54.8  | 0                       | 41.9           |
| T. Cross (Buffalo Co.)   | 23                   | 8.7         | 0                      | 4.3             | 0                    | 65.2  | 0                       | 21.7           |
| T. Arcadia               | 66                   | 1.5         | 3                      | 1.5             | 1.5                  | 50  | 1.5                     | 40.9           |
| <b>T. Dodge</b>          | <b>26</b>            | <b>38.5</b> | <b>0</b>               | <b>3.8</b>      | <b>7.7</b>           | <b>23.1</b>                                     | <b>0</b>                | <b>26.9</b>    |
| 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           |
| <b>Trempealeau Co.</b>   | <b>1,095</b>         | <b>27.8</b> | <b>1.6</b>             | <b>11.1</b>     | <b>2.7</b>           | <b>32.2</b>                                     | <b>0.5</b>              | <b>24.1</b>    |
| <b>State of Wis.</b>     | <b>344,590</b>       | <b>18.4</b> | <b>1.1</b>             | <b>9.9</b>      | <b>1.7</b>           | <b>56</b>                                       | <b>0.1</b>              | <b>12.9</b>    |
| <b>United States</b>     | <b>14,988,438</b>    | <b>27.6</b> | <b>1.4</b>             | <b>12.7</b>     | <b>2.8</b>           | <b>31</b>                                       | <b>0.2</b>              | <b>24.4</b>    |

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

*Owner Occupied and Renter-Occupied Housing Units*

In 2010, 74.9% of housing units in the Town were owner occupied and 25.1% were renter occupied (Table 2.4). This percentage was less than the County, State and Nation renter occupancy rates of 25.7%, 31.9% and 34.9%. The Town had a higher number of owner occupied units that were owned free and clear than the State and Nation.

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

|                          | Owner occupied    |             | Owner occupied<br>Owned with a mortgage or loan |             | Owner occupied<br>Owned free and clear |             | Renter occupied   |             |
|--------------------------|-------------------|-------------|---|-------------|--|-------------|-------------------|-------------|
|                          | Number            | Percent     | Number  | Percent     | Number                                 | Percent     | Number            | Percent     |
| T. Buffalo (Buffalo Co.) | 258               | 90.5        | 151   | 53          | 107                                    | 37.5        | 27                | 9.5         |
| T. Cross (Buffalo Co.)   | 119               | 83.8        | 75  | 52.8        | 44                                     | 31          | 23                | 16.2        |
| T. Arcadia               | 554               | 83.3        | 316   | 47.5        | 238                                    | 35.8        | 111               | 16.7        |
| <b>T. Dodge</b>          | <b>131</b>        | <b>74.9</b> | <b>93</b>                                       | <b>53.1</b> | <b>38</b>                              | <b>21.7</b> | <b>44</b>         | <b>25.1</b> |
| 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        |
| <b>Trempealeau Co.</b>   | <b>8,559</b>      | <b>74.3</b> | <b>5,594</b>                                    | <b>48.5</b> | <b>2,965</b>                           | <b>25.7</b> | <b>2,965</b>      | <b>25.7</b> |
| <b>State of Wis.</b>     | <b>1,551,558</b>  | <b>68.1</b> | <b>1,082,099</b>                                | <b>47.5</b> | <b>469,459</b>                         | <b>20.6</b> | <b>728,210</b>    | <b>31.9</b> |
| <b>United States</b>     | <b>75,986,074</b> | <b>65.1</b> | <b>52,979,430</b>                               | <b>45.4</b> | <b>23,006,644</b>                      | <b>19.7</b> | <b>40,730,218</b> | <b>34.9</b> |

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 4.21, in 2000 it declined to 2.80, and in 2010 the average household size declined to 2.2. 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 Dodge increased by 56 units, an increase of 38.6%. These housing trends show a steady increase of housing units within the Town. As the larger urban areas expand many people are moving to the rural areas. Housing unit projections are presented in Section 8.6 of this plan.

**Table 2.5: Town of Dodge Housing Trends**

|   | 1980 | 1990 | 2000 | 2010 | % Chg<br>1980-1990 | % Chg<br>1990-2000 | % Chg<br>2000-2010 | % Chg<br>1980-2010 |
|---|------|------|------|------|--------------------|--------------------|--------------------|--------------------|
| Total Housing Units                       | 145  | 146  | 176  | 201  | 0.7                | 20.5               | 14.2               | 38.6               |
| Total Occupied Housing Units (Households) | 132  | 137  | 160  | 175  | 3.8                | 16.8               | 9.4                | 32.6               |
| Owner Occupied Units                      | 110  | 109  | 125  | 131  | -0.9               | 14.7               | 4.8                | 19.1               |
| Renter Occupied Housing Units             | 22   | 28   | 35   | 44   | 27.3               | 25.0               | 25.7               | 100.0              |
| Seasonal Units                            | 0    | 0    | 3    | 6    | NA                 | NA                 | 100.0              | NA                 |
| Average Household Size                    | 3.02 | 2.9  | 2.59 | 2.22 |                    |                    |                    |                    |

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

#### *Housing Starts*

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Dodge over the last several years (Table 2.6). In 2010 three new homes were constructed in the town which was the most in the last eight years. On average 1.1 new homes have been constructed each year in the Town of Dodge over the last eight years.

Town of Dodge Comprehensive Plan

**Table 2.6: Housing Starts in Town of Dodge**

| 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total | Avg. Per Year |
|------|------|------|------|------|------|------|------|-------|---------------|
| 1    | 1    | 1    | 3    | 1    | 1    | 1    | 0    | 9     | 1.1           |

Source: Trempealeau County Land Management Department

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

*Value of Owner Occupied Units*

Table 2.7 compares the value of owner occupied units between the Town of Dodge, 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 \$162,500. That median housing value was higher than Trempealeau County.

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

|                             | Town of Dodge |      |                   | Trempealeau County |      |                   | State of Wisconsin |      |                   |
|-----------------------------|---------------|------|-------------------|--------------------|------|-------------------|--------------------|------|-------------------|
|                             | Est.          | %    | % Margin of Error | Est.               | %    | % Margin of Error | Est.               | %    | % Margin of Error |
| <b>Owner-occupied units</b> | 138           |      |                   | 8,739              |      |                   | 1,558,846          |      |                   |
| Less than \$50,000          | 10            | 7.2  | 4.7               | 628                | 7.2  | 0.8               | 84,428             | 5.4  | 0.1               |
| \$50,000 to \$99,999        | 22            | 15.9 | 7                 | 2,009              | 23.0 | 1.5               | 216,936            | 13.9 | 0.1               |
| \$100,000 to \$149,999      | 26            | 18.8 | 7.7               | 2,276              | 26.0 | 1.3               | 344,595            | 22.1 | 0.2               |
| \$150,000 to \$199,999      | 34            | 24.6 | 8.6               | 1,712              | 19.6 | 1.6               | 334,405            | 21.5 | 0.2               |
| \$200,000 to \$299,999      | 25            | 18.1 | 7.6               | 1,399              | 16.0 | 1.3               | 351,537            | 22.6 | 0.2               |
| \$300,000 to \$499,999      | 8             | 5.8  | 4.4               | 512                | 5.9  | 0.8               | 168,787            | 10.8 | 0.1               |
| \$500,000 to \$999,999      | 10            | 7.2  | 7.5               | 138                | 1.6  | 0.4               | 47,321             | 3.0  | 0.1               |
| \$1,000,000 or more         | 3             | 2.2  | 3.6               | 65                 | 0.7  | 0.2               | 10,837             | 0.7  | 0.1               |
| Median (dollars)            | 162,500       |      |                   | 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*

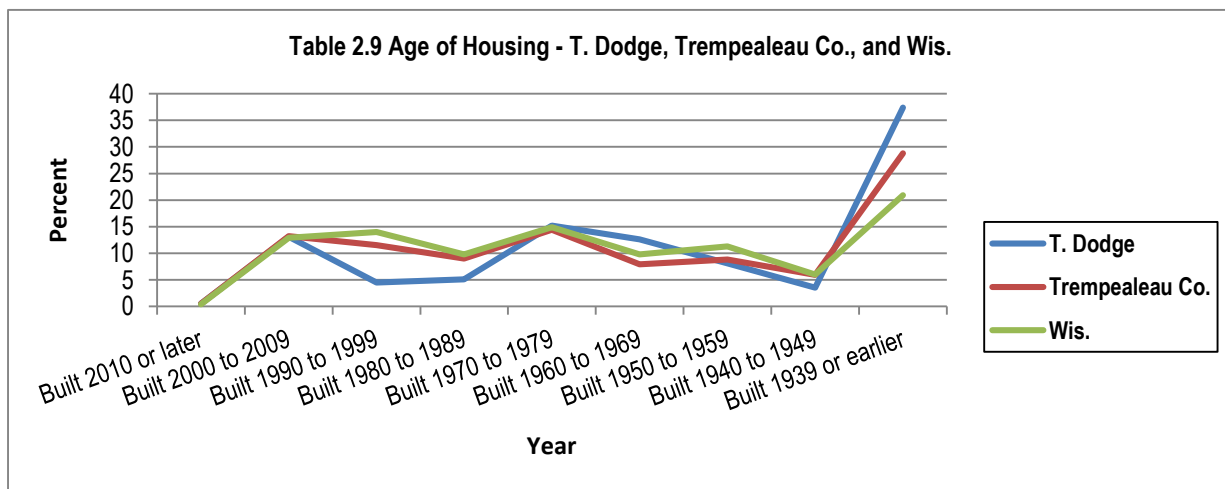
Estimates show that since 2000 the Town has had a higher percentage of new homes built than the State, Tables 2.8 and 2.9.

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

|                       | Town of Dodge |        |                   | Trempealeau County |        |                   | State of Wis. |        |                   |
|-----------------------|---------------|--------|-------------------|--------------------|--------|-------------------|---------------|--------|-------------------|
|                       | Est.          | % Est. | % Margin of Error | Est.               | % Est. | % Margin of Error | Est.          | % Est. | % Margin of Error |
| <b>Total:</b>         | 198           |        |                   | 12,655             |        |                   | 2,626,142     |        |                   |
| Built 2010 or later   | 1             | 0.5    | 1.1               | 68                 | 0.5    | 0.2               | 11,456        | 0.4    | 0.1               |
| Built 2000 to 2009    | 26            | 13.1   | 6                 | 1,666              | 13.2   | 1                 | 337,755       | 12.9   | 0.1               |
| Built 1990 to 1999    | 9             | 4.5    | 4.4               | 1,454              | 11.5   | 0.9               | 366,680       | 14     | 0.1               |
| Built 1980 to 1989    | 10            | 5.1    | 5                 | 1,141              | 9      | 1                 | 257,794       | 9.8    | 0.1               |
| Built 1970 to 1979    | 30            | 15.2   | 7.1               | 1,826              | 14.4   | 1.1               | 391,062       | 14.9   | 0.1               |
| Built 1960 to 1969    | 25            | 12.6   | 7.7               | 1,002              | 7.9    | 0.8               | 257,050       | 9.8    | 0.1               |
| Built 1950 to 1959    | 16            | 8.1    | 5.8               | 1,114              | 8.8    | 0.7               | 298,053       | 11.3   | 0.1               |
| Built 1940 to 1949    | 7             | 3.5    | 4.3               | 741                | 5.9    | 0.6               | 158,568       | 6      | 0.1               |
| Built 1939 or earlier | 74            | 37.4   | 7.5               | 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 75.8% of the Town's housing units are one unit structures and 13.1% are multi-unit structures. It's estimated that mobile homes comprise 11.1% of the Town's housing stock.

Town of Dodge Comprehensive Plan

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

|                     | Town of Dodge |        |                   | Trempealeau County |        |                   | State of Wis. |        |                   |
|---------------------|---------------|--------|-------------------|--------------------|--------|-------------------|---------------|--------|-------------------|
|                     | Est.          | % Est. | % Margin of Error | Est.               | % Est. | % Margin of Error | Est.          | % Est. | % Margin of Error |
| Total housing units | 198           |        |                   | 12,655             |        |                   | 2,626,142     |        |                   |
| 1-unit, detached    | 150           | 75.8   | 8.5               | 9,737              | 76.9   | 1.1               | 1,747,423     | 66.5   | 0.2               |
| 1-unit, attached    | 0             | 0      | 9.6               | 279                | 2.2    | 0.5               | 115,196       | 4.4    | 0.1               |
| 2 units             | 1             | 0.5    | 1                 | 568                | 4.5    | 0.6               | 173,829       | 6.6    | 0.1               |
| 3 or 4 units        | 9             | 4.5    | 3.7               | 300                | 2.4    | 0.6               | 100,247       | 3.8    | 0.1               |
| 5 to 9 units        | 11            | 5.6    | 3.3               | 463                | 3.7    | 0.6               | 127,426       | 4.9    | 0.1               |
| 10 to 19 units      | 5             | 2.5    | 3.8               | 290                | 2.3    | 0.5               | 87,150        | 3.3    | 0.1               |
| 20 or more units    | 0             | 0      | 9.6               | 155                | 1.2    | 0.5               | 177,097       | 6.7    | 0.1               |
| Mobile home         | 22            | 11.1   | 7.4               | 860                | 6.8    | 0.7               | 97,373        | 3.7    | 0.1               |
| Boat, RV, van, etc. | 0             | 0      | 9.6               | 3                  | 0      | 0.1               | 401           | 0      | 0.1               |

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

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

*Heating Fuel*

Table 2.11 shows the type of heating fuel used by occupied housing units. The most popular heating fuels used in the Town are Bottled, tank, or LP gas (34.5%), Wood (27.7%) and Fuel oil, kerosene, etc. (16.4%).

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

|                               | Town of Dodge |      |                 | Trempealeau County |      |                 | State of Wis. |      |                 |
|-------------------------------|---------------|------|-----------------|--------------------|------|-----------------|---------------|------|-----------------|
|                               | Est.          | %    | Margin of Error | Est.               | %    | Margin of Error | Est.          | %    | Margin of Error |
| <b>Occupied housing units</b> | 177           |      | +/-25           | 11,745             |      | +/-135          | 2,288,332     |      | +/-6,551        |
| Utility gas                   | 1             | 0.6  | +/-3            | 5,533              | 47.1 | +/-152          | 1,497,319     | 65.4 | +/-5,410        |
| Bottled, tank, or LP gas      | 61            | 34.5 | +/-25           | 2,102              | 17.9 | +/-128          | 248,658       | 10.9 | +/-1,686        |
| Electricity                   | 35            | 19.8 | +/-16           | 1,561              | 13.3 | +/-147          | 330,274       | 14.4 | +/-3,493        |
| Fuel oil, kerosene, etc.      | 29            | 16.4 | +/-12           | 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                          | 49            | 27.7 | +/-17           | 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                    | 2             | 1.1  | +/-3            | 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 over half of householders have moved into their present home since 2000.

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

|                               | Town of Dodge |      |                   | Trempealeau County |      |                   | State of Wis. |      |                   |
|-------------------------------|---------------|------|-------------------|--------------------|------|-------------------|---------------|------|-------------------|
|                               | Est.          | %    | % Margin of Error | Est.               | %    | % Margin of Error | Est.          | %    | % Margin of Error |
| <b>Occupied housing units</b> | 177           |      |                   | 11,745             |      |                   | 2,288,332     |      |                   |
| Moved in 2010 or later        | 31            | 17.5 | 6.6               | 1,482              | 12.6 | 1.2               | 359,986       | 15.7 | 0.2               |
| Moved in 2000 to 2009         | 61            | 34.5 | 9                 | 5,132              | 43.7 | 1.5               | 1,043,937     | 45.6 | 0.2               |
| Moved in 1990 to 1999         | 19            | 10.7 | 7.6               | 2,280              | 19.4 | 1.1               | 429,221       | 18.8 | 0.1               |
| Moved in 1980 to 1989         | 27            | 15.3 | 6.9               | 1,159              | 9.9  | 0.9               | 197,240       | 8.6  | 0.1               |
| Moved in 1970 to 1979         | 21            | 11.9 | 6.3               | 861                | 7.3  | 0.6               | 140,384       | 6.1  | 0.1               |
| Moved in 1969 or earlier      | 18            | 10.2 | 5.1               | 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 27.3% of residents had costs of 35% or more if they had a mortgage and 18% had costs of 35% or more if there was no mortgage.

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

|   | Town of Dodge |       |                   | Trempealeau County |       |                   | State of Wis.    |       |                   |
|---|---------------|-------|-------------------|--------------------|-------|-------------------|------------------|-------|-------------------|
|   | Est.          | %     | % Margin of Error | Est.               | %     | % Margin of Error | Est.             | %     | % Margin of Error |
| <b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>   | <b>77</b>     |       |                   | <b>5,411</b>       |       |                   | <b>1,040,805</b> |       |                   |
| Less than 20.0 percent  | 17            | 22.1% | +/-14.0           | 2,015              | 37.2% | +/-2.3            | 380,767          | 36.6% | +/-0.3            |
| 20.0 to 24.9 percent  | 18            | 23.4% | +/-9.9            | 974                | 18.0% | +/-1.6            | 189,341          | 18.2% | +/-0.2            |
| 25.0 to 29.9 percent  | 18            | 23.4% | +/-15.7           | 700                | 12.9% | +/-1.4            | 134,915          | 13.0% | +/-0.2            |
| 30.0 to 34.9 percent  | 3             | 3.9%  | +/-7.4            | 413                | 7.6%  | +/-1.3            | 88,737           | 8.5%  | +/-0.2            |
| 35.0 percent or more  | 21            | 27.3% | +/-14.5           | 1,309              | 24.2% | +/-1.8            | 247,045          | 23.7% | +/-0.2            |
| Not computed  | 0             | (X)   | (X)               | 1                  | (X)   | (X)               | 3,157            | (X)   | (X)               |
| <b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b> | <b>61</b>     |       |                   | <b>3,284</b>       |       |                   | <b>510,114</b>   |       |                   |
| Less than 10.0 percent  | 20            | 32.8% | +/-13.0           | 1,005              | 30.6% | +/-2.5            | 170,206          | 33.4% | +/-0.3            |
| 10.0 to 14.9 percent  | 17            | 27.9% | +/-14.2           | 747                | 22.7% | +/-2.4            | 112,602          | 22.1% | +/-0.3            |
| 15.0 to 19.9 percent  | 10            | 16.4% | +/-13.0           | 465                | 14.2% | +/-1.7            | 69,460           | 13.6% | +/-0.2            |
| 20.0 to 24.9 percent  | 2             | 3.3%  | +/-5.1            | 309                | 9.4%  | +/-1.5            | 46,331           | 9.1%  | +/-0.2            |
| 25.0 to 29.9 percent  | 1             | 1.6%  | +/-4.5            | 164                | 5.0%  | +/-0.9            | 29,656           | 5.8%  | +/-0.2            |
| 30.0 to 34.9 percent  | 0             | 0.0%  | +/-27.3           | 153                | 4.7%  | +/-1.0            | 20,170           | 4.0%  | +/-0.1            |
| 35.0 percent or more  | 11            | 18.0% | +/-13.2           | 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 Hsehold Income

**Town of Dodge Comprehensive Plan**

Table 2.14 provides estimates on gross rent as a percent of household income. In the Town an estimated 10.3% of renters had costs of 35% or higher. This was a lower percentage than shown for Trempealeau County (26.1%) and the State (39.8%).

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

|  | Town of Dodge |       |                   | Trempealeau County |       |                   | Wisconsin |       |                   |
|--|---------------|-------|-------------------|--------------------|-------|-------------------|-----------|-------|-------------------|
|  | Est.          | %     | % Margin of Error | Est.               | %     | % Margin of Error | Est.      | %     | % Margin of Error |
| <b>Occupied units paying rent (excluding units where GRAPI cannot be computed)</b> | 39            |       |                   | 2,634              |       |                   | 686,858   |       |                   |
| Less than 15.0 percent   | 11            | 28.2% | +/-25.4           | 446                | 16.9% | +/-2.4            | 87,626    | 12.8% | +/-0.3            |
| 15.0 to 19.9 percent   | 4             | 10.3% | +/-14.6           | 437                | 16.6% | +/-2.7            | 94,652    | 13.8% | +/-0.3            |
| 20.0 to 24.9 percent   | 7             | 17.9% | +/-21.1           | 451                | 17.1% | +/-3.0            | 90,028    | 13.1% | +/-0.3            |
| 25.0 to 29.9 percent   | 10            | 25.6% | +/-22.7           | 417                | 15.8% | +/-3.1            | 81,865    | 11.9% | +/-0.2            |
| 30.0 to 34.9 percent   | 3             | 7.7%  | +/-10.0           | 195                | 7.4%  | +/-1.9            | 59,088    | 8.6%  | +/-0.2            |
| 35.0 percent or more   | 4             | 10.3% | +/-21.9           | 688                | 26.1% | +/-3.5            | 273,599   | 39.8% | +/-0.4            |
| Not computed   | 0             | (X)   | (X)               | (X)                | (X)   | (X)               | 42,628    | (X)   | (X)               |

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

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

**2.3 Housing Programs**

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

**2.4 Housing Element Goals and Actions**

The Town of Dodge has created goals and objectives for its Housing Element to assist the town in meeting the needs of the Town’s residents. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

**Goal:** Housing that meets the needs of existing and future community residents, while maintaining a predominantly rural atmosphere.

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

Action: Use Land Use Plan for and development.

Objective 2: Encourage high quality construction standards for housing.

Action: Follow the Wisconsin Uniform Dwelling Code.

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

Action: Consider cluster houses in rural areas or creating subdivisions.

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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 Dodge's roadway network is comprised of approximately 90 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 Dodge 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.

Town of Dodge Comprehensive Plan

**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) January 1, 2015 - TOWN OF DODGE**

| Road Name           | Gross Miles  | County Miles | Municipal Miles | County Jurisdiction |              |             | Municipal Jurisdiction |             |              |
|---------------------|--------------|--------------|-----------------|---------------------|--------------|-------------|------------------------|-------------|--------------|
|                     |              |              |                 | Arterial            | Collector    | Local       | Arterial               | Collector   | Local        |
| Bear Coulee Rd      | 1.25         |              | 1.25            |                     |              |             |                        |             | 1.25         |
| Cemetery Rd         | 0.06         |              | 0.06            |                     |              |             |                        |             | 0.06         |
| CTH F               | 0.29         | 0.29         |                 |                     |              | 0.29        |                        |             |              |
| CTH G               | 7.32         | 7.32         |                 |                     | 7.32         |             |                        |             |              |
| CTH J               | 4.35         | 4.35         |                 |                     | 4.35         |             |                        |             |              |
| CTH P               | 0.03         | 0.03         |                 |                     | 0.03         |             |                        |             |              |
| Dodge Hill Rd       | 1.40         |              | 1.40            |                     |              |             |                        | 1.40        |              |
| Galewski Rd         | 1.56         |              | 1.56            |                     |              |             |                        |             | 1.56         |
| Glodowski Rd        | 1.08         |              | 1.08            |                     |              |             |                        |             | 1.08         |
| Jefferson St        | 0.12         |              | 0.12            |                     |              |             |                        |             | 0.12         |
| Jercezek Ln         | 0.15         |              | 0.15            |                     |              |             |                        |             | 0.15         |
| Kaldunski Rd        | 0.13         |              | 0.13            |                     |              |             |                        |             | 0.13         |
| Kulas Rd            | 1.48         |              | 1.48            |                     |              |             |                        |             | 1.48         |
| Lambert Rd          | 0.28         |              | 0.28            |                     |              |             |                        |             | 0.28         |
| Lilla Ln            | 0.06         |              | 0.06            |                     |              |             |                        |             | 0.06         |
| Main St             | 0.27         |              | 0.27            |                     |              |             |                        |             | 0.27         |
| Old County J Rd     | 0.28         |              | 0.28            |                     |              |             |                        |             | 0.28         |
| Old CTH J           | 0.16         | 0.16         |                 |                     |              | 0.16        |                        |             |              |
| Peplinski Rd        | 0.27         |              | 0.27            |                     |              |             |                        |             | 0.27         |
| Pine Creek Ridge Rd | 2.93         |              | 2.93            |                     |              |             |                        |             | 2.93         |
| Schmickle Valley Rd | 3.87         |              | 3.87            |                     |              |             |                        |             | 3.87         |
| Stanislawski Ln     | 0.03         |              | 0.03            |                     |              |             |                        |             | 0.03         |
| TN RD 20            | 0.04         |              | 0.04            |                     |              |             |                        |             | 0.04         |
| Vista View Rd       | 0.24         |              | 0.24            |                     |              |             |                        |             | 0.24         |
| Whistler Pass Rd    | 2.07         |              | 2.07            |                     |              |             |                        |             | 2.07         |
| Ziegler Ln          | 0.52         |              | 0.52            |                     |              |             |                        |             | 0.52         |
| <b>Total Miles</b>  | <b>30.24</b> | <b>12.15</b> | <b>18.09</b>    | <b>0.00</b>         | <b>11.70</b> | <b>0.45</b> | <b>0.00</b>            | <b>1.40</b> | <b>16.69</b> |

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) - 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 Dodge from 2004- 2009. The traffic count data available shows traffic sporadically increased/decreased at various collection points over the five year period.

**Table 3.2: T of Dodge Annual Average Daily Traffic Counts 2004-2009**

|                                  | 2004 | 2009 |
|----------------------------------|------|------|
| CTH J N of CTH P, Dodge Township | 380  | 500  |
| CTH J N of CTH G, Dodge Township | 420  | 340  |
| CTH G N of CTH J, Dodge Township | 430  | 270  |

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 you 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 or other truck routes in the Town.

## Town of Dodge Comprehensive Plan

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

### 3.10 Summary of Existing Transportation Plans

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

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 Dodge over the six year period.

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 overlay with 4 inches new black top, 5 foot paved shoulders, pavement marking, and permanent signs replacement.   |
| 053 | Galesville - Whitehall           | 0.06  | \$500,000-\$749,999     | 2016  | BRRHB     | Bridge rehabilitation replacing the existing bridge 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-lane 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.  |

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 | 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.   |
| 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 Dodge 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.

#### 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 using PASER, continue to evaluate local roads.

*Action:* Review the five-year road plan on a semi-annual basis.

**Objective 2:** Assess the need for maintaining and adding additional road signage in the town.

*Action:* Utilize town road maintenance personnel for inspection purposes.

**Objective 3:** Support the creation of non-motorized bike trails in the town.

*Action:* When roads are constructed, consider the potential of adding bike lanes or wide shoulders.



## **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 Dodge Community Facilities)**

#### *Water Supply*

The Town of Dodge 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 throughout the majority of 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.

The unincorporated communities of Dodge and Pine Creek are located in sanitary districts which provide public sewer treatment facilities for residents and businesses located in the communities.

#### *Solid Waste Disposal and Recycling Facilities*

Town of Dodge residents may drop off refuse and recyclables at a site located behind the Town Hall at W29861 Bambanek Street in the Town of Dodge.

#### *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.

## Town of Dodge Comprehensive Plan

### *Fire and Rescue*

Fire protection is provided by the Trempealeau and Arcadia Fire Departments.

### *Libraries*

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

### *Town Hall/Garage*

The Town Hall is located at W29861 Bambanek Street, Dodge, Wisconsin.

### *Cemeteries*

The Town has one cemetery, Pioneer Cemetery, located in the town.

### *Communications Facilities*

In the past, wireless communication towers have been constructed in the town. 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 and Internet is provided by Tri-County Communications.

### *Electric & Gas Utilities*

Riverland Energy Cooperative is the primary electrical provider for the Town.

### *Power Plants, Substations, and Transmission Lines*

There are no transmission lines, 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 Mayo Health System – Oakridge in Osseo, Mayo Health System – Oakridge in Mondovi or Gundersen Health System Clinics in Independence and Whitehall. Hospitals where residents may attain care include Mayo Health System-Oakridge Hospital and Clinics-Osseo, Gundersen Tri-County Hospital and Clinics-Whitehall, Gundersen Health System in La Crosse, and Mayo Health System in La Crosse.

### *Senior Care Facilities*

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

#### **Name of Facility and Address**

Dove Health Care – Osseo, 13025 8th Street, Osseo  
Pigeon Falls Health Care Center, 13197 Church Street, Pigeon Falls  
Gundersen Tri-County Care Center, 18601 Lincoln St, Whitehall  
Trempealeau County Health Care Center, STH 121, Whitehall  
Clover Way RCAC, 36125 E End Rd, Independence  
Mayo Health Clinic System Oakridge, 13025 8th Street, Osseo  
Country Ridge, 13197 Church Street, Pigeon Falls  
Sunrise Manor, 36024 Park Street, Whitehall  
Family Circle, 211 6th Ave, Strum  
Crystal Lake Terrace, 208 Elm Street, Strum

#### **Type of Facility**

Licensed Nursing Home  
Licensed Nursing Home  
Licensed Nursing Home  
Licensed Nursing Home  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Residential Care Apartment Complex  
Community Based Residential Facility  
Community Based Residential Facility

**Name of Facility and Address**

Farnam Community Living Center, 18425 Dodge Street, Whitehall  
 Apple Way Adult Family Home, 23094 Whitehall Rd, Independence  
 Clover Way Adult Family Home, 36125 East End Rd, Independence  
 Church Street Community Club, 13197 Church Street, Pigeon Falls

**Type of Facility**

Community Based Residential Facility  
 Adult Family Home Facility  
 Adult Family Home Facility  
 Adult Day Care Facility

*Child Care Facilities*

There are no child care facilities located in the Town.

**4.4 Educational Facilities**

Most children of school age attend the Arcadia and the Gale-Etrick-Trempealeau School Districts.

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

**4.5 Recreational Facilities**

*Parks*

Within the Town, there is land to recreate on off of County Rd J, owned by the Dodge Sportsman’s Club, where there notably is an annual ice fishing contest that draws crowds from around the county. County Residents also have access to Joe Pietrek Jr. Memorial Park, a county park, that is open 6 a.m. - 10 p.m. daily from the 15th of April until the 30th of November. The park is located on/off Highway 93 between the cities of Arcadia and Independence and offers two shelters available for rent, tent camping and RV camping, nine hole disc golf course, volleyball, basketball, playground, fishing, horse arena, swimming beach, canoeing and tubing, hiking, bird watching, and an observation deck.

*Trails*

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

Horse Trails: The Trempealeau County Horse Trail connected to Pietrek Park is located on Highway 93 between Arcadia and Independence.

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.tourdetrempe.com/>).

**4.6 Utilities and Community Facilities Element Goals and Actions**

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

**Utilities and Community Facilities**

**Goal:** Support community facilities and services, which contribute to the overall improvement of the community.

Objective 1: Expand public infrastructure when necessary to meet the needs of the town.

*Action: Continue to allow utility companies to use road rights-a-way for utility line expansion.*

Objective 2: Encourage and support the burial of utility lines when and where feasible.

*Action: Provide utility companies with the Town of Dodge Comprehensive Plan and work with them to bury lines when possible.*



## **NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT**

### **5.1 Introduction**

This element looks at the natural, agricultural and cultural resources in the Town of Dodge such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Dodge 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 Dodge was formed from parts of the Town of Trempealeau in 1866. The first settlers began to arrive in 1855 and were mostly of Polish and Bohemian descent. The Town of Dodge is approximately 12,396 acres and is located in the southwestern portion of Trempealeau County.

#### *Topography*

The Town of Dodge with its rolling hills and scenic valleys is a rural town. The Town of Trempealeau borders the town along its southern and eastern boundaries; Buffalo County forms the town's western border; and the Town of Arcadia borders Dodge to its north. There are no incorporated communities located within the town. The Town's landscape is primarily made up of woodland and farmland with scattered single family homes.

#### *Slopes*

Steep slopes are common in Trempealeau County. The Town of Dodge's landscape is one of rolling hills, scenic valleys, open spaces and woodlands. Slopes of 30% or greater are found in many areas of the Town. The County's current Zoning Ordinance provides that construction on slopes of 20% to 30% shall require a conditional use permit and construction on slopes greater than 30% is prohibited (See Appendix A - Map 3 Town of Dodge Contours/Slope Map).

#### *Soils*

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

"The upland soils of the Town of Dodge consist of the Stony and rocky land-Seaton-Palsgrove, clayey subsoil variant association. These soils are excessively drained to well drained soils that have a subsoil of loam, silt loam, silty clay loam, or clay: shallow and deep over limestone and sandstone. Along the Trempealeau River, which borders the Town of Dodge along its western boundary, is found the wet alluvial land-Marsh association. These soils are poorly drained soils and very poorly drained soils under shallow water in places. The upland areas of Dodge Township has scattered pockets of soils which, according to the Soil Conservation Service, have slight to moderate limitations for on-site septic disposal systems. These same soils, however, have a crop productivity rating of high to very high making these soils best suited to agricultural production. The river terraces, along the Trempealeau River, have soils which are marshy and have very severe limitations for on-site septic disposal systems. These areas should be preserved for open space as well as a preservation area for maintaining a plant life genetic pool."

**Town of Dodge Comprehensive Plan**

*Forest Resources*

The 1992 WISCLAND data indicates that 27% of Trempealeau County is covered by forest. According to Wisconsin Department of Revenue, 2015 Statement of Assessments there are 3,319 acres of forested land in the Town of Dodge (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 |
| <b>T. Dodge</b> | 2,559        | 3.5        | 760          | 3.5        | 3,319        | 3.5        |

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

*County-Owned Forest Lands*

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

*State-Owned Forest Lands*

There are no state owned forest lands in the Town.

*Federally-Owned Forest Lands*

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

*Mineral Resources*

There is currently one active non-metallic mineral mining operation of construction aggregate and industrial sand located within the Town of Dodge. There has been a dramatic increase in the number of non-metallic 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*

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

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

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

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

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

*Water Quality*

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

**Table 5.2: Trempealeau County Exceptional Resource Waters**

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

Town of Dodge Comprehensive Plan

**Table 5.2: Trempealeau County Exceptional Resource Waters**

| Official Waterbody Name | Local Waterbody Name    | ORW/ERW | Start Mile | End Mile | Mileage     | Counties             |
|-------------------------|-------------------------|---------|------------|----------|-------------|----------------------|
| 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 |
| <b>Total Miles</b>      |                         |         |            |          | <b>83.7</b> |                      |

Source: Wisconsin DNR, September 15, 2015

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   | 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          | 24.44    | 24.44       | Miles | PCBs              | 303d Listed       | Low           | TMDL Needed (5A)       |
| Buffalo River  | River | 57.06      | 70.13    | 13.07       | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Buffalo River  | River | 44.94      | 57.06    | 12.12       | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Elk Creek  | River | 0          | 21.51    | 21.51       | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Hawkinson Creek  | River | 0          | 4        | 4           | Miles | Unknown Pollutant | Proposed for List | Low           | TMDL Needed (5A)       |
| Irvin Creek  | River | 0          | 5.31     | 5.31        | Miles | Unknown Pollutant | 303d Listed       | Low           | TMDL Needed (5A)       |
| Marinuka Lake  | Lake  |            |          | 116.56      | Acres | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Meyers Valley Creek  | River | 2.14       | 5.88     | 3.74        | Miles | Unknown Pollutant | 303d Listed       | Low           | TMDL Needed (5A)       |
| North Fork of Beaver Creek   | River | 0          | 11.59    | 11.59       | Miles | Total Phosphorus  | Proposed for List | Medium        | TMDL Needed (5A)       |
| Pigeon Creek   | River | 0          | 7.93     | 7.93        | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Tamarack Creek   | River | 0          | 6.31     | 6.31        | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Trempealeau River  | River | 0          | 31.28    | 31.28       | Miles | Mercury           | 303d Listed       | Low           | TMDL Needed (5A)       |
| Trempealeau River  | River | 0          | 31.28    | 31.28       | Miles | Total Phosphorus  | 303d Listed       | Medium        | TMDL Needed (5A)       |
| Trout Run Creek  | River | 0          | 3.8      | 3.8         | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Trout Run Creek  | River | 3.8        | 6.05     | 2.25        | Miles | Unknown Pollutant | 303d Listed       | Low           | TMDL Needed (5A)       |
| Trout Run Creek  | River | 0          | 3.8      | 3.8         | Miles | Unknown Pollutant | 303d Listed       | Low           | TMDL Needed (5A)       |
| Turton Creek (American Valley Creek)   | River | 0          | 3.6      | 3.6         | Miles | Total Phosphorus  | 303d Listed       | Low           | TMDL Needed (5A)       |
| Mississippi (Reach 3) LaCrosse-Pine – LD 6 to Root River (Pool 7 to upper Pool 8)        | River | 693.7      | 714.2    | 20.5        | Miles | Mercury           | 303d Listed       | Low           | TMDL Needed (5A)       |
| " "  | River | 693.7      | 714.2    | 20.5        | Miles | PCBs              | 303d Listed       | Low           | TMDL Needed (5A)       |
| Black River  | River | 0          | 24.44    | 24.44       | Miles | Mercury           | 303d Listed       | Low           | Mercury Atm. Dep. (5B) |
| Marinuka Lake  | Lake  |            |          | 116.56      | Acres | Mercury           | 303d Listed       | Low           | Mercury Atm. Dep. (5B) |

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

| Waterbody Name  | Type  | Start Mile | End Mile | Length/size | Units | Pollutant         | Status        | TMDL Priority | Listing Detail                    |
|---|-------|------------|----------|-------------|-------|-------------------|---------------|---------------|-----------------------------------|
| " "   | 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 2004 (4A) |
| Hardies Creek   | River | 1.64       | 3.54     | 1.9         | Miles | Sediment/TSS      | TMDL Approved | N/A           | TMDL approved by EPA in 2008 (4A) |
| Hardies Creek   | River | 0          | 1.64     | 1.64        | Miles | Sediment/TSS      | 303d Listed   | Low           | TMDL approved by EPA in 2008 (4A) |
| 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 Pool 8) | River | 693.7      | 714.2    | 20.5        | Miles | Mercury           | 303d Listed   | Low           | TMDL Needed (5A)                  |
| " "   | River | 693.7      | 714.2    | 20.5        | Miles | PCBs              | 303d Listed   | Low           | TMDL Needed (5A)                  |
| Black River   | River | 0          | 24.44    | 24.44       | Miles | Mercury           | 303d Listed   | Low           | Mercury Atm. Dep. (5B)            |
| Marinuka Lake   | Lake  |            |          | 116.56      | Acres | Mercury           | 303d Listed   | Low           | Mercury Atm. Dep. (5B)            |
| " "   | River | 714.2      | 763.4    | 49.2        | Miles | Total Phosphorus  | 303d Listed   | Low           | Phosphorus Listed (5P)            |
| Black River   | River | 0          | 24.44    | 24.44       | Miles | Total Phosphorus  | 303d Listed   | Low           | Phosphorus Listed (5P)            |
| " "   | River | 693.7      | 714.2    | 20.5        | Miles | Total Phosphorus  | 303d Listed   | Low           | Phosphorus Listed (5P)            |
| Irvin Creek   | River | 0          | 5.31     | 5.31        | Miles | Sediment/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) |

Source: Wisconsin DNR, Impaired Waters List March 1, 2016 Draft List. TSS = Total Suspended Solids TMDL = Total maximum daily loads (TMDLs)

**Watersheds**

A watershed is a land area that drains to a particular body of water. There is one watershed located in the Town of Dodge. The watershed is the Lower Trempealeau River Watershed which is located on the southeastern edge of Dodge along the Trempealeau River.

**Town of Dodge Lakes and Streams**

There are no lakes in the Town of Dodge.

**Town of Dodge Comprehensive Plan**

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.

*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.

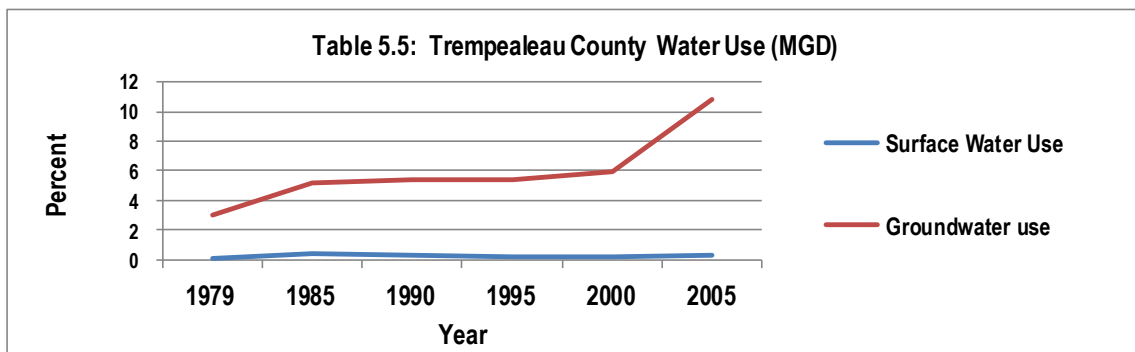
*Groundwater*

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<br>1979-90 | % Chg<br>1990-00 | % Chg<br>2000-05 | % Chg<br>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            |
| <b>Total Water Use</b> | <b>4.19</b> | <b>5.54</b> | <b>5.73</b> | <b>5.62</b> | <b>6.15</b> | <b>11.15</b> | <b>36.8</b>      | <b>7.3</b>       | <b>81.3</b>      | <b>166.1</b>     |

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 Dodge 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.<sup>1</sup> Two legacy places are located in the Town of Dodge, Table 5.6.

**Table 5.6 Legacy Places**

| Name  | Size                | Description  |
|---|---------------------|--|
| Black River   | 100 miles in length | The Black River originates in the northern forests of central Taylor County and meanders south for more than 100 miles to its confluence with the Mississippi River. Biological diversity along the corridor is high due to its north-south orientation, association with four ecological landscapes, and the presence of pronounced, intact, wet-to-dry environmental gradients along the length of the river. Due to its relatively undeveloped and outstanding scenic qualities, the lower stretch of the Black River was once considered for national Wild and Scenic River status. It presently offers “wilderness-like” canoeing opportunities. The river corridor provides important nesting and migratory habitat for a variety of songbirds and waterfowl, and serves as an important north-south dispersal corridor for bear, wolves and fisher. |
| Buffalo River   |                     | This corridor, running from Jackson County to the Mississippi River, contains a diverse mixture of high quality habitats ranging from broad wetlands to large forest blocks to oak savanna. The lower end of the Buffalo River provides valuable nesting and migratory habitat for many species of birds in the Mississippi River Valley and serves as an important staging area for migrating tundra swans. The flat, meandering floodplain lies in stark contrast to the adjacent steep bluffs. Narrow, sharp-crested ridges and broad valleys characterize the upper watershed.   |
| Thompson Valley Savanna                                   | Small in size       | This largely rural area presently consists of a mosaic of farms and large wooded tracts and represents one of the best opportunities in the state to restore a large oak savanna.  |
| Trempealeau River   | Medium              | The Trempealeau River arises from cold water trout streams located in deeply incised valleys. As it flows southwest, the river gradually becomes larger and warmer and in its lower reach supports a good quality warm water fishery. Abundant nutrients and frequent flooding in the lower stretch nourish extensive high quality wetlands that provide significant habitat for reptiles, amphibians, waterfowl, wading birds, and mammals.   |
| 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 Dodge has wetlands along the Trempealeau River and other smaller streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 1,150 acres of emergent wetlands, 230 acres of scrub/shrub, and 1,180 acres of forested.

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

### 5.3 Agricultural Lands

#### *Productive Agricultural Lands*

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

#### *County Agricultural History*

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

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

#### *Prime Farmland*

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

### 5.4 Cultural Resources

#### *Introduction*

Cultural resources help define a community and are shown in a variety of ways such as the people, festivals, buildings, or gatherings. 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. 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 Beef and Dairy Days held in August at 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.

#### *Wisconsin Architecture and History Inventory*

The Wisconsin Architecture and History Inventory listed 7 sites in the Town of Dodge as of December 2016. The sites include a statues, 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 Dodge 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:** Preserve, 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.*

Objective 2: Protect surface and groundwater quality.

*Action: Educate people about the importance of recognizing exotics and invasive species.*

*Action: Bring septic systems to code.*

*Action: Promote programs and regulations to reduce pollution to ground water and surface water.*

*Action: Support best management practices.*

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

*Action: Zone wetlands as environmentally significant.*

*Action: Support the U.S. Fish and Wildlife Service in the town.*

#### *Agricultural Resources*

**Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.

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

*Action: Work with county Department of Land Management to maintain two-homes per 40-acre zoning district for agricultural areas.*

Objective 2: Mitigate nutrient run-off from agricultural lands.

*Action: Support state and county departments to maximize education and incentives (CRP) relative to nutrient run-off.*

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 places, sites and landscapes.

Objective 1: Identify and recognize historical, rural, and cultural resources.

*Action: Preserve the current road naming system in the Town of Dodge.*

*Action: Label historic sites within the town.*

*Action: Work to identify historical, archeological sites and cultural resources in the Town of Dodge.*



## 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 Dodge Area.

### 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 7.7% 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<br>2008-<br>2014 | % Chg<br>2000-<br>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 & 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,<br>Transportation<br>& Utilities | Leisure &<br>Hospitality | Public<br>Administration | Professional &<br>business<br>services | Education<br>& health<br>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,<br>Transportation<br>& Utilities | Public<br>Administration | Leisure &<br>hospitality | Professional &<br>business<br>services | Education<br>& health<br>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*

**Town of Dodge Comprehensive Plan**

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

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

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

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

**6.4 Current Business Inventory**

The Town of Dodge is located in the southwestern part of the county. State Highway 93 travels north to south just east of the Town connecting the residents to the Cities of Eau Claire, Independence, and Arcadia to the north. STH 35 travels south of the the Town. These highways systems make a commute easy to employment opportunities located in these communities. There are no incorporated communities in the Town of Dodge. Major employers in Trempealeau County, both public and private are listed below in Table 6.5. Farming operations are predominant in the Town.

**Table 6.5: Major Employers (Public And Private)**

| Employer                         | Employment | Industry  |
|----------------------------------|------------|---|
| Ashley Furniture Industries Inc  | 1000+      | Nonupholstered Wood Household Furniture Manufacturing                     |
| Pilgrim's Pride                  | 250 - 499  | Poultry Processing  |
| Ashley Distribution Services Ltd | 250 - 499  | General Freight Trucking, Long-Distance, Truckload (NAICS                 |
| Associated Milk Producers        | 100-249    | Dairy Product (Except dried or canned) Merchant Wholesalers               |
| School District of Arcadia       | 100 - 249  | Elementary And Secondary Schools  |
| Global Finishing Solutions LLC   | 100 - 249  | Sheet Metal Work Manufacturing  |
| Nelson Global Products           | 100 - 249  | Other Motor Vehicle Parts Manufacturing                                   |
| E-Bay Enterprise                 | 100 - 249  | Electronic Shopping   |
| Gundersen Tri-County Hospital    | 100 - 249  | General Medical and Surgical Hospitals                                    |
| GEA Farm Technologies Inc.       | 100-249    | Farm Machinery and Equipment Manufacturing                                |
| 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-Ettrick-Trempealeau Schools | 50 - 99    | Elementary and Secondary Schools  |
| Marinuka Manor Nursing Home      | 50 - 99    | Other Social Advocacy Organizations                                       |
| Pehler & Sons Inc                | 50 - 99    | General Freight Trucking, Local   |
| 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 (September 2015)

## 6.5 Attracting and Retaining Business and Industry

There are many advantages to locating a business or industry in the Town. The town has low taxes, good services and roads, access to State Highways 93 and 35. The town is within 45 minutes of La Crosse, Winona, and Eau Claire and within 2 hours driving time of Minneapolis, MN. The town offers a rural lifestyle.

The Town of Dodge does not have a municipal water supply which does limit the type and size of businesses that could locate in the Town. The unincorporated communities of Dodge and Pine Creek are located in sanitary districts which provide public sewer treatment facilities which would be beneficial to future development.

## 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

## Town of Dodge Comprehensive Plan

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 Dodge 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:** Economic development activities, which provide for a healthy, diversified, and sound economy.
- Objective 1: Promote entrepreneurship and the growth of small business within the town.  
*Action: Determine what other businesses might be appropriate for the town.*
- Objective 2: Encourage the development, clean-up, and redevelopment of abandoned sites with the town.  
*Action: Support Trempealeau County Zoning in the on-going effort the clean-up junk areas.*
- Objective 3: Coordinate with county and regional organizations relative to economic development.  
*Action: Seek to concentrate new commercial development in the commercial areas identified on the future land use map.*  
*Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plan.*

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## **INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT**

### **7.1 Introduction**

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

### **7.2 Governmental Units and Relationships**

#### *Adjoining Towns and Cities*

Towns adjoining the Town of Dodge are: the Town of Cross, Buffalo County; and the Towns of Trempealeau and Arcadia in Trempealeau County. The town cooperates with the County for police protection through the County Sheriff's office. The Arcadia Fire Department and the Trempealeau Fire Department 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*

Two school districts serve the town: Arcadia and the Gale-Ettrick-Trempealeau School Districts.

#### *Relationship to the Mississippi River Regional Planning Commission*

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

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

#### *Wisconsin Department of Transportation*

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

WisDOT supports all forms of transportation. The department is responsible for planning, building and maintaining Wisconsin's network of state highways and Interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities.

## **Town of Dodge Comprehensive Plan**

### *Wisconsin Department of Natural Resources*

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

## **7.3 Existing and Proposed Local, County and Regional Plans**

### *Adjacent Units of Government*

Adjacent governments to the Town of Dodge are the Towns of Arcadia and Trempealeau located in Trempealeau County. The Town of Cross in Buffalo County is another adjacent government. 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 Dodge 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 revised and re-adopted in February 2017. This plan reviews the needs/actions for the outdoor recreation facilities needed throughout the county.

### *Trempealeau County Land and Water Resource Management Plan (2016)*

The *Trempealeau County Land and Water Resource Management Plan (2016)* 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 Zone" or areas designated in agricultural zoning districts certified by DATCP. Trempealeau County updated the County Farmland Preservation Plan in December 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 Arcadia 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 Dodge 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:** Establish cooperative relationships with adjacent and overlapping jurisdictions.
- Objective 1: Coordinate the sharing of community facilities whenever possible.  
*Action: List facilities to share.*
- Objective 2: Encourage working relationships with neighboring communities.  
*Action: Promote attendance at town meetings.*



## 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 Dodge is used directly impacts all the other planning elements. It is vital to the success of the plan that the land use element directly reflects input gathered from landowners and residents during the planning process. The element contains background information on land use, a land use map and goals and strategies pertaining to future land uses.

### 8.2 Agricultural Use and Productivity

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

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

**Table 8.1 Trempealeau County Agricultural Data**

| Farms                                      | 1992    | 1997    | 2002    | 2007    | 2012    | % Chge<br>1992-2002 | % Chge<br>2002-2012 | % Chge<br>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                |
| <b>Farm Size</b>                           |         |         |         |         |         |                     |                     |                     |
| 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                |
| <b>Livestock &amp; Poultry Farms</b>       |         |         |         |         |         |                     |                     |                     |
| Beef Cows                                  | 268     | 290     | 275     | 314     | 278     | 2.6                 | 1.1                 | 3.7                 |
| Milk Cows                                  | 608     | 434     | 310     | 257     | 195     | -49.0               | -37.1               | -67.9               |
| Hogs and Pigs                              | 155     | 78      | 44      | 52      | 32      | -71.6               | -27.3               | -79.4               |
| Sheep and Lambs                            | 37      | 33      | 42      | 55      | 25      | 13.5                | -40.5               | -32.4               |
| Broilers and other meat type chickens sold | 34      | 46      | 58      | 68      | 76      | 70.6                | 31.0                | 123.5               |
| <b>Livestock &amp; Poultry</b>             |         |         |         |         |         |                     |                     |                     |
| 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               |

Town of Dodge Comprehensive Plan

**Table 8.1 Trempealeau County Agricultural Data**

| Farms                  | 1992       | 1997       | 2002       | 2007       | 2012       | % Chge<br>1992-2002 | % Chge<br>2002-2012 | % Chge<br>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               |
| <b>Selected Crops</b>  |            |            |            |            |            |                     |                     |                     |
| Harvested Cropland     | 169,922    | 159,536    | 162,850    | 149,821    | 175,392    | -4.2                | 7.7                 | 3.2                 |
| Corn for grain (acres) | 60,089     | 62,501     | 59,953     | 66,061     | 82,920     | -0.2                | 38.3                | 38.0                |
| Soybeans (acres)       | 13,371     | 16,103     | 31,249     | 22,182     | 32,118     | 133.7               | 2.8                 | 140.2               |
| Hay-Alfalfa (acres)    | 81,604     | 69,206     | 59,428     | 47,930     | 42,756     | -27.2               | -28.1               | -47.6               |

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

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

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

**Table 8.2 Trempealeau County Farms by North America Industrial Classification**

| NAICS Classifications  | 2007         |                  | 2012         |                  | % Chg<br>2007-2012 |
|--|--------------|------------------|--------------|------------------|--------------------|
|  | No. of Farms | % Farms in NAICS | No. of Farms | % Farms in NAICS |                    |
| <b>Total Farms</b>   | <b>1,721</b> |                  | <b>1,436</b> |                  | <b>-16.6</b>       |
| 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 Dodge is a rural town located in the southern portion of Trempealeau County. The terrain consists of rolling hills and valley bottoms. There are no incorporated areas located within the town. The landscape is primarily made up of farmland

and 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 |
|--|---------------|---------------------|
| <b>Real Estate Classes – T. Dodge 2015</b> |               |                     |
| Residential                                | 218           | 1.75                |
| Commercial                                 | 21            | 0.17                |
| Manufacturing                              | 93            | 0.75                |
| Agricultural                               | 6,627         | 53.46               |
| Undeveloped/Other                          | 1,996         | 16.1                |
| Forest/Ag Forest                           | 3,319         | 27.77               |
| Other (public land, etc.)                  | 122           | 1.00                |
| <b>Total</b>                               | <b>12,396</b> | <b>100.00</b>       |

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

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 53.46% of the Town. Forest/Ag Forest was the second largest real estate class comprising 27.77% of the Town’s acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2008. The zoning ordinance is administered by the Trempealeau County Planning/Zoning Department. For the most part, the town is zoned Rural Residential 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 Dodge 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 Dodge over the last eight years. The projections assume that the average number of housing starts from the last eight years in the Town of Dodge (1.1 housing starts per year) will remain constant through 2040.

**Table 8.4: New Housing Starts in Town of Dodge**

| Jurisdiction  | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | New Resid 2007-2014 | 8 yr Avg | Town Est. Hsg. 2015* | Prj New Hsg 2020 | Prj New Hsg 2025 | Prj New Hsg 2030 | Prj New Hsg 2035 | Prj New Hsg 2040 |
|---------------|------|------|------|------|------|------|------|------|---------------------|----------|----------------------|------------------|------------------|------------------|------------------|------------------|
| Town of Dodge | 1    | 1    | 1    | 3    | 1    | 1    | 1    | 0    | 9                   | 1.1      | 4                    | 7                | 6                | 6                | 6                | 6                |

Source: Trempealeau County Land Management Department

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

**Table 8.5: Housing Projections Through 2040**

| Jurisdiction | 1980 <sup>(1)</sup> | 1990 <sup>(1)</sup> | 2000 <sup>(1)</sup> | 2010 <sup>(1)</sup> | 2020 <sup>(2)</sup> | 2025 <sup>(2)</sup> | 2030 <sup>(2)</sup> | 2035 <sup>(2)</sup> | 2040 <sup>(2)</sup> |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| T. Dodge     | 145                 | 146                 | 176                 | 201                 | 211                 | 217                 | 223                 | 229                 | 235                 |

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

As of the 2010 Census there were 201 housing units in the Town of Dodge. The straight line projection method utilized forecasts that there will be 211 housing units in the Town of Dodge in the year 2020 and 235 housing units by the year 2040.

**Town of Dodge Comprehensive Plan**

*Population Projections, Density and Distribution*

Population data and population projections for the Town of Dodge are illustrated in Table 8.6. The population projections to 2040 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Dodge 1.9 people reside in each housing unit (389 people/201 housing units = 1.9 people per housing unit). The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 1.8 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 1.8 people in the town.

**Table 8.6: Population Projections through 2040**

| Jurisdiction  | 1980 <sup>(1)</sup> | 1990 <sup>(1)</sup> | 2000 <sup>(1)</sup> | 2010 <sup>(1)</sup> | 2015 <sup>(2)</sup> | 2020 <sup>(3)</sup> | 2025 <sup>(3)</sup> | 2030 <sup>(3)</sup> | 2035 <sup>(3)</sup> | 2040 <sup>(3)</sup> |
|---------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Town of Dodge | 399                 | 397                 | 414                 | 389                 | 369                 | 380                 | 391                 | 401                 | 412                 | 423                 |

Source: (1) U.S. Census Bureau, Decennial Censuses; (2) WIS DOA 2015 Population Projections, (3) Town of Dodge Population Projections

The projection method utilized forecasts that there will be 423 people residing in the Town of Dodge in the year 2040. This is compared to 389 town residents in 2010.

*Land Use Projections*

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

Commercial/Industrial land use acreage projections are based on the Town of Dodge'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 acre of land developed for residential development, 2 acres of commercial/industrial development will occur.

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. 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 Dodge (in Acres)**

| Town             | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | Total<br>2015-2040 |
|------------------|------|------|------|------|------|------|--------------------|
| <b>Dodge</b>     |      |      |      |      |      |      |                    |
| Com./Indust.     | 3    | 5    | 5    | 5    | 5    | 5    | 28                 |
| Residential      | 6    | 9    | 9    | 9    | 9    | 9    | 51                 |
| Agriculture/Open | -9   | -14  | -14  | -14  | -14  | -14  | -79                |

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 (28 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 51 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 Dodge during the planning process are listed below:

- Residential housing development in traditional agricultural areas

The Town of Dodge 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, utilized development impacts may not be experienced. The population of the town will increase by 34 people and the number of housing units will increase by 34 units from 2010-2040. The 34 new housing units will generate an additional 340 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 Dodge 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:** Balance individual property rights with the property rights of neighbors and the common good of the township.

Objective 1: Town Board input on land use decisions.

*Action: Follow rezoning process.*

Objective 2: Inform landowners that requesting modifications to the plan is an option and promote a public planning process by landowner notification of meetings and the 3 year review of land use plan.

*Action: Explain rezone process and three year revision of land use plan.*

**Goal:** Encourage the farming lifestyle and the preservation of prime agricultural land.

## Town of Dodge Comprehensive Plan

Objective 1: Encourage agricultural uses on prime agricultural lands.  
*Action: Zone prime agricultural lands as agriculture.*

**Goal:** Encourage and promote managed growth (industry, commercial, residential) in an effort to minimize future taxes.

Objective 1: Manage the location and density non-farm developments.  
*Action: Follow land use plan.*

Objective 2: Develop areas for industrial, commercial and residential uses.  
*Action: Create these districts in the land use plan.*

**Goal:** Preserve the natural habitat and environmental quality of the town (wildlife, wetlands, woodlands).

Objective 1: Restrict development in sensitive environmental areas such as wetlands and steep forested areas (30% or more slope).  
*Action: Zone wetlands as environmentally significant.*

Objective 2: Encourage sound land conservation practices (erosion control) for non-agricultural and agricultural uses.  
*Action: Work with the Department of Land Management staff.*

**Goal:** Preserve the existing lifestyle within the town – rural setting, openness, friendly neighbors, family, etc...

Objective 1: Manage the density of development.  
*Action: Follow land use plan.*

Objective 2: Ensure growth is sensitive to the rural character of the town.  
*Action: Follow land use plan.*

## 8.7 Land Use Districts

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempts 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 Dodge may not wish to utilize all districts at this time.

The Exclusive Agriculture and Exclusive Agriculture-2 districts were developed primarily to serve the purpose of preserving agricultural land and the rural atmosphere in the town. It is intended that areas designated in the agricultural districts are properties with better soils, topography favorable for agriculture and/or consist of contiguous farm areas. The agricultural districts will be limited to agricultural uses/structures or uses/structures consistent with agricultural uses. In addition these districts will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

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

In order to implement the districts developed by the Advisory Planning Committee with respect to land use regulation in the town and to restrict the density of development in the manner indicated above will require the adoption of ordinances by Trempealeau County and/or the town. More specifically, to be effective to govern, guide and regulate land use in the town the referenced Districts would have to be incorporated in either an amendment to the existing Trempealeau County Zoning Code or in comprehensive revision of the same. In order for the amendment or revision to be enforceable, it would have to be

ratified according §59.69(5), Wis. Stats. For purposes of implementing the density recommendations, either the town, Trempealeau County or both, would have to adopt subdivision control ordinances according to §236.45, Wis. Stats.

Exclusive Agriculture (EA). This district preserves class I, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Dodge. 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 Dodge. 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 1 acre is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners will be eligible to take advantage of the farmland preservation tax credits if the county pursues DATCP district certification.

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

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

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

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

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

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

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

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

**Town of Dodge Comprehensive Plan**

**Land Use Districts**

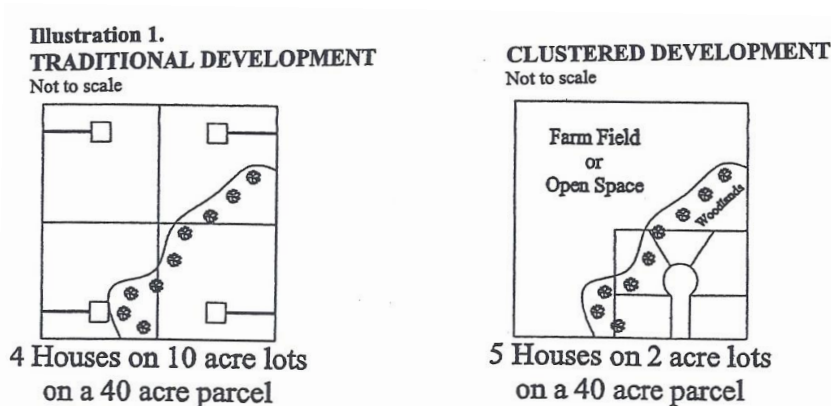
| Land Use Districts            | Residential Density    | Minimum Lot Size | Clustering: Permitted | Clustering Bonus       |
|-------------------------------|------------------------|------------------|-----------------------|------------------------|
| Exclusive Agriculture         | 1 house per 35 acres   | 35 Acres         | No                    | N/A                    |
| Exclusive Agriculture 2       | 1 house per 35 acres   | 1 acre           | No                    | N/A                    |
| Primary Agriculture           | 2 houses per 40 acres  | 1 acre           | Yes                   | 3 houses per 40 acres  |
| Rural Residential             | 4 houses per 40 acres  | 1 acre           | Yes                   | 5 houses per 40 acres  |
| Residential - 8               | 8 houses per 40 acres  | 1 acre           | Yes                   | 10 houses per 40 acres |
| Residential - 20              | 20 houses per 40 acres | 1 acre           | NA                    | NA                     |
| Residential Public Facilities | NA                     | 7,500 sq. ft.    | NA                    | NA                     |
| Commercial                    | NA                     | 1 acre           | NA                    | NA                     |
| Industrial                    | NA                     | 1 acre           | NA                    | NA                     |
| Environmental                 | NA                     | 1 acre           | NA                    | NA                     |
| Institutional                 | NA                     | 1 acre           | NA                    | NA                     |

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 Dodge. 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 Dodge Land Use Map) has been developed to guide future land use decisions and manage the future development of the Town of Dodge. The land use districts utilized best allow the Town of Dodge 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, questionnaire results, soil types and topography of the town were taken into consideration. In general, the land use map concentrates higher density residential development adjacent to the unincorporated communities of Dodge and Pine Creek. Locating the higher density residential development near these specific areas reduces the potential for agriculture/residential land use conflicts. In addition the land use map recognizes the topography of the town and provides for low density residential development opportunities throughout the town.

#### Exclusive Agriculture Areas

The land use map preserves farmland in the town by designating several areas Exclusive Agriculture-2. The areas designated as Exclusive Agriculture-2 are locations in which the soil types and topography are most suited for productive agriculture.

Historically, the Town of Dodge was made up of primarily small family dairy operations. Agriculture in Trempealeau County is changing and the changes are also visible in the Town of Dodge. The trend in Trempealeau County is for fewer but larger milk cow operations. Additionally, more cash cropping of soybeans and corn is taking place in the County. The Town of Dodge consists of rolling hills and steep wooded terrain. The larger dairy operations and cash croppers tend to locate and farm areas of minimal slope. The operations can be more productive and profitable if the land they utilized is productive farmland versus steep woodland.

## **Town of Dodge Comprehensive Plan**

### *Farmland Preservation*

Properties currently enrolled in the Farmland Preservation Program have been designated as Exclusive Agriculture -2 properties. State Statute previously required that for a property owner to receive farmland preservation tax credits, the property had to be designated in an Exclusive Agriculture district.

The Town of Dodge Advisory Planning Committee recommends that if a property owner with a Farmland Preservation Program contract, determines at contracts end that they no longer desire to be eligible to receive farmland preservation tax credits and the property owner requests to be designated in a different land use category, it is recommended that these properties be designated as Rural Residential to be consistent with the other properties in this area. If a property is located within a sanitary district it is recommended that the property be designated as Residential Public Facilities to be consistent with the other properties in the sanitary district.

### **Sanitary Districts**

Located within the Town of Dodge are two sanitary districts. One of the sanitary districts encompasses the unincorporated community of Dodge (Sections 10 and 11) and the other sanitary district encompasses the unincorporated community of Pine Creek (Section 12). A sanitary line connecting the two sanitary districts runs through Dodge Hill in Section 11. The Advisory Planning Committee recommends that these areas served by public facilities should be designated as areas of higher density residential growth. The Advisory Planning Committee developed a land use district for areas served by public sewer which recommends a minimum lot size of 7,500 square feet. In addition, the Advisory Planning Committee recommends that if a property owner located outside of the sanitary districts gains approval to hook up to the sanitary district the minimum lot size is recommended to be 7,500 square feet. The minimum lot size for areas of the town not in a sanitary district is recommended to be one acre.

### **Wetlands, Floodplains and Wooded Areas**

The Town of Dodge has an abundant amount of natural areas. The Advisory Planning Committee recognizes the importance of these areas and has designated these areas in the Environmental Significance land use district or the Exclusive Agriculture-2 district. Both districts serve the purpose of preserving these areas that residents have indicated are important to maintain.

The remaining areas in the town that are not located in a sanitary district, exclusive agriculture district or an environmentally significant area have been designated as either Rural Residential, Residential-8 or Residential-20. These districts permit varying densities of residential development in the rural areas of the town.

### **Criteria for Commercial and Industrial Uses**

The land use map does not designate specific areas for commercial or industrial uses. It was determined that commercial and industrial uses shall be considered on a case by case basis. However, criteria has been developed, that proposed industrial or commercial uses must meet, prior to locating in the Town of Dodge. The criteria will provide town and county officials with a framework to make land use decisions.

1. The proposed use must be consistent with the goals established by the Land Use Plan.
2. 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 residential uses or planned residential areas.
3. Proposed roads must be constructed to the specifications of the Town of Dodge at the expense of the developer.
4. Driveway access must meet town and county requirements
5. The proposed use must demonstrate that there is adequate area to expand the proposed operation yet meet all the criteria listed.

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

#### *Working Lands Initiative*

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

#### *Non-metallic Mining*

The mining of non-metallic mining minerals has been an issue in Trempealeau County. Current mining regulations require that prior to any mining or exploration for non-metallic minerals, a conditional use permit is necessary which requires a public hearing. In addition the reviewing committees may require specific conditions to ensure the health, safety and welfare of town residents.

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

To assist Towns in addressing industrial scale silica sand mining in the County, the County Department of Land Management proposed a non-metallic mining overlay district in 2016 for Towns to consider. The Dodge Town Board discussed this suggestion and subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Town of Dodge comprehensive plan. Town of Dodge determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. The Town adopted a resolution stating their desire not to be designated in a non-metallic mining overlay district. This decision was based on resident input as well as the Town's desire to maintain the existing tax base of the township and to preserve landowner rights. A resolution was passed unanimously by the Town Board in April of 2018 stating that they wish to decline the creation of a mining overlay district.

### **8.10 Conclusion**

The Town of Dodge 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 Dodge during the planning process.



## **IMPLEMENTATION ELEMENT**

### **9.1 Introduction**

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

### **9.5 Plan Implementation Schedule**

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

### ***Actions to be implemented Throughout the Planning Period***

#### **Housing**

**Goal:** Housing that meets the needs of existing and future community residents, while maintaining a predominantly rural atmosphere.

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

*Action: Use Land Use Plan for and development.*

Objective 2: Encourage high quality construction standards for housing.

*Action: Follow the Wisconsin Uniform Dwelling Code.*

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

*Action: Consider cluster houses in rural areas or creating subdivisions.*

## Town of Dodge Comprehensive Plan

### 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 using PASER, continue to evaluate local roads.*  
*Action: Review the five-year road plan on a semi-annual basis.*
- Objective 2: Assess the need for maintaining and adding additional road signage in the town.  
*Action: Utilize town road maintenance personnel for inspection purposes.*
- Objective 3: Support the creation of non-motorized bike trails in the town.  
*Action: When roads are constructed, consider the potential of adding bike lanes or wide shoulders.*

### Utilities and Community Facilities

- Goal:** Support community facilities and services, which contribute to the overall improvement of the community.
- Objective 1: Expand public infrastructure when necessary to meet the needs of the town.  
*Action: Continue to allow utility companies to use road rights-of-way for utility line expansion.*
- Objective 2: Encourage and support the burial of utility lines when and where feasible.  
*Action: Provide utility companies with the Town of Dodge Comprehensive Plan and work with them to bury lines when possible.*

### Agricultural, Natural and Cultural Resources

#### *Natural Resources*

- Goal:** Preserve, 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.*
- Objective 2: Protect surface and groundwater quality.  
*Action: Educate people about the importance of recognizing exotics and invasive species.*  
*Action: Bring septic systems to code.*  
*Action: Promote programs and regulations to reduce pollution to ground water and surface water.*  
*Action: Support best management practices.*
- Objective 3: Protect and preserve wetlands, wildlife habitat, and woodlands.  
*Action: Zone wetlands as environmentally significant.*  
*Action: Support the U.S. Fish and Wildlife Service in the town.*

#### *Agricultural Resources*

- Goal:** Preservation of valuable and productive farmland for existing and future agricultural activity.
- Objective 1: Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming.  
*Action: Work with the county's Department of Land Management to maintain two-homes per 40-acre zoning district for agricultural areas.*
- Objective 2: Mitigate nutrient run-off from agricultural lands.  
*Action: Support state and county departments to maximize education and incentives (CRP) relative to nutrient run-off.*
- 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 places, sites and landscapes.
- Objective 1: Identify and recognize historical, rural, and cultural resources.  
*Action: Preserve the current road naming system in the Town of Dodge.*  
*Action: Label historic sites within the town.*

*Action: Work to identify historical, archeological sites and cultural resources in the Town of Dodge.*

**Economic Development**

**Goal:** Economic development activities, which provide for a healthy, diversified, and sound economy.

Objective 1: Promote entrepreneurship and the growth of small business within the town.

*Action: Determine what other businesses might be appropriate for the town.*

Objective 2: Encourage the development, clean-up, and redevelopment of abandoned sites within the town.

*Action: Support Trempealeau County Zoning in the on-going effort to clean-up junk areas.*

Objective 3: Coordinate with county and regional organizations relative to economic development.

*Action: Seek to concentrate new commercial development in the commercial areas identified on the future land use map.*

*Action: Search local, regional, state, and federal government agencies for financial resources available to meet economic development plan.*

**Intergovernmental**

**Goal:** Establish cooperative relationships with adjacent and overlapping jurisdictions.

Objective 1: Coordinate the sharing of community facilities whenever possible.

*Action: List facilities to share.*

Objective 2: Encourage working relationships with neighboring communities.

*Action: Promote attendance at town meetings.*

**Land Use**

**Goal:** Balance individual property rights with the property rights of neighbors and the common good of the township.

Objective 1: Town Board input on land use decisions.

*Action: Follow rezoning process.*

Objective 2: Inform landowners that requesting modifications to the plan is an option and promote a public planning process by landowner notification of meetings and the 3 year review of land use plan.

*Action: Explain rezone process and three year revision of land use plan.*

**Goal:** Encourage the farming lifestyle and the preservation of prime agricultural land.

Objective 1: Encourage agricultural uses on prime agricultural lands.

*Action: Zone prime agricultural lands as agriculture.*

**Goal:** Encourage and promote managed growth (industry, commercial, residential) in an effort to minimize future taxes.

Objective 1: Manage the location and density non-farm developments.

*Action: Follow land use plan.*

Objective 2: Develop areas for industrial, commercial and residential uses.

*Action: Create these districts in the land use plan.*

**Goal:** Preserve the natural habitat and environmental quality of the town (wildlife, wetlands, woodlands).

Objective 1: Restrict development in sensitive environmental areas such as wetlands and steep forested areas (30% or more slope).

*Action: Zone wetlands as environmentally significant.*

Objective 2: Encourage sound land conservation practices (erosion control) for non-agricultural and agricultural uses.

*Action: Work with the Department of Land Management staff.*

**Goal:** Preserve the existing lifestyle within the town – rural setting, openness, friendly neighbors, family, etc...

Objective 1: Manage the density of development.

*Action: Follow land use plan.*

Objective 2: Ensure growth is sensitive to the rural character of the town.

*Action: Follow land use plan.*

### **9.6 Plan Implementation Policies**

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Dodge has been under county zoning since 1972 and adopted the revised zoning ordinance in 2008.

# **APPENDIX A – MAPS**

Map 1 - Town of Dodge Transportation System Map

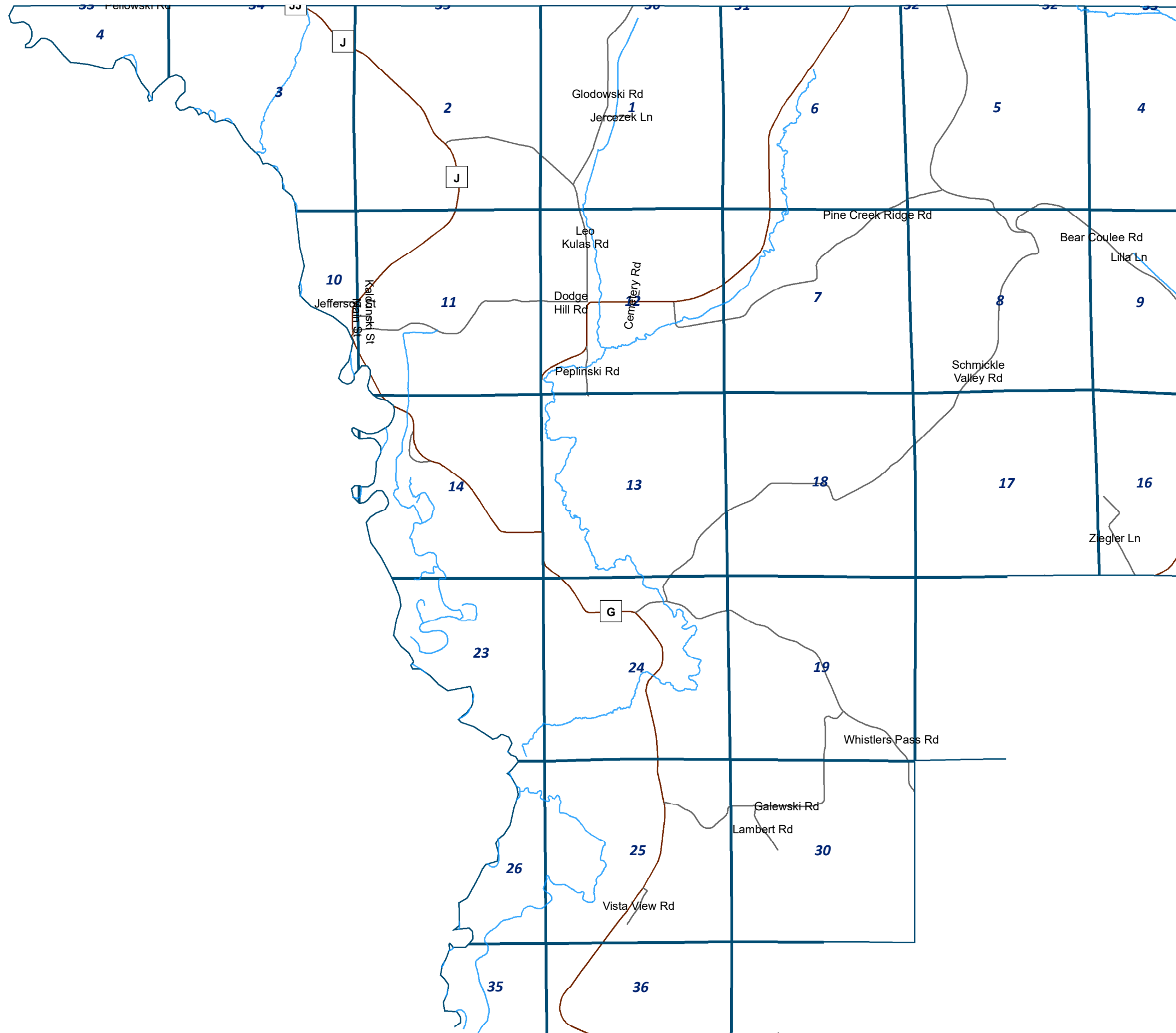
Map 2 - Town of Dodge Community Facilities Map

Map 3 - Town of Dodge Contour/Slope Map

Map 4 - Town of Dodge Soils Map

Map 5 - Town of Dodge Land Use Map

# Map 1 Town of Dodge Transportation System Map

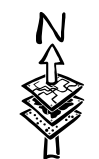


**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

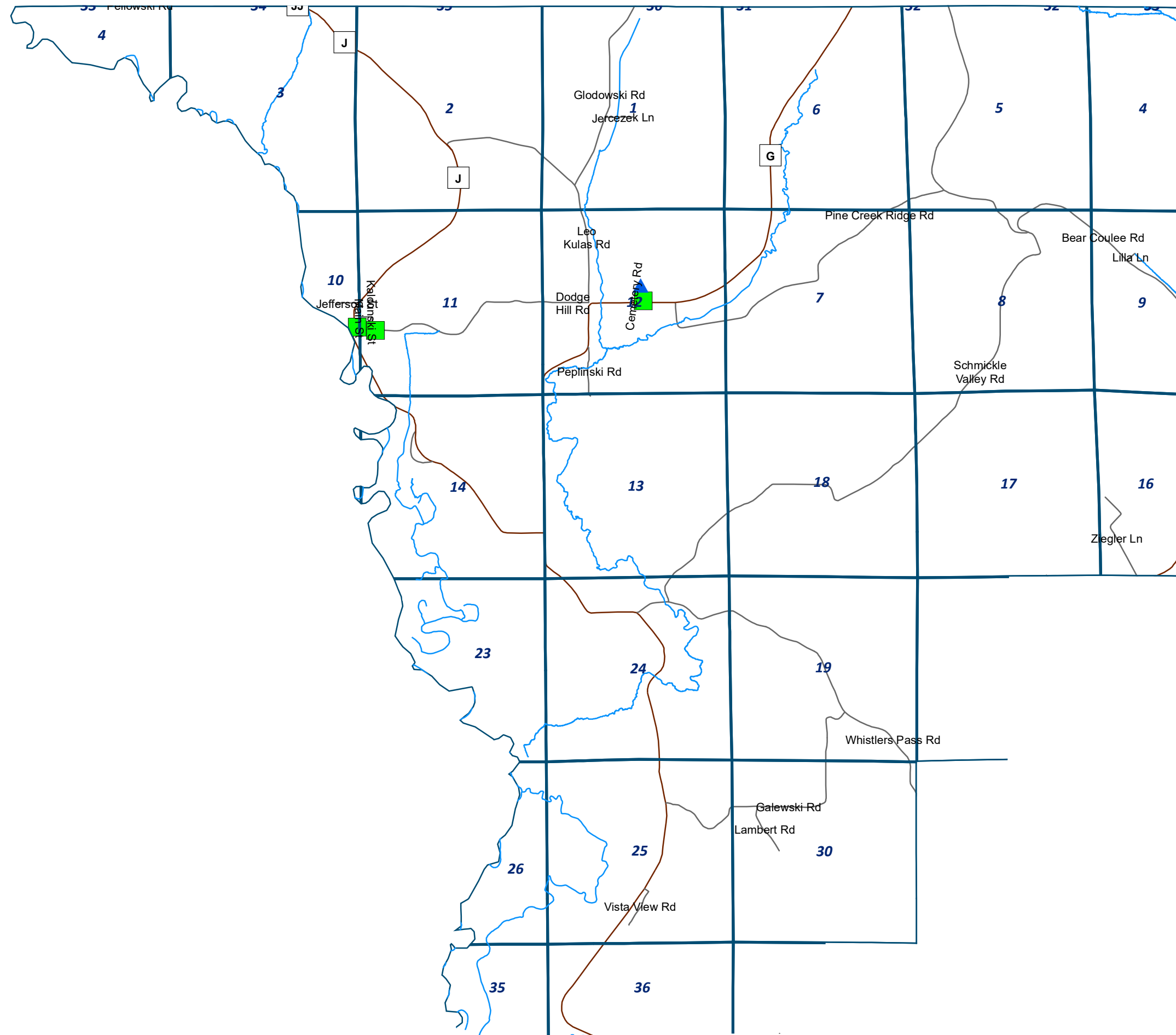
**Roads**

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

  
 1 inch = 0.57 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 Dodge Sites

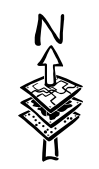


**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits
- ▲ CEMETERY
- GOVERNMENT
- PARK

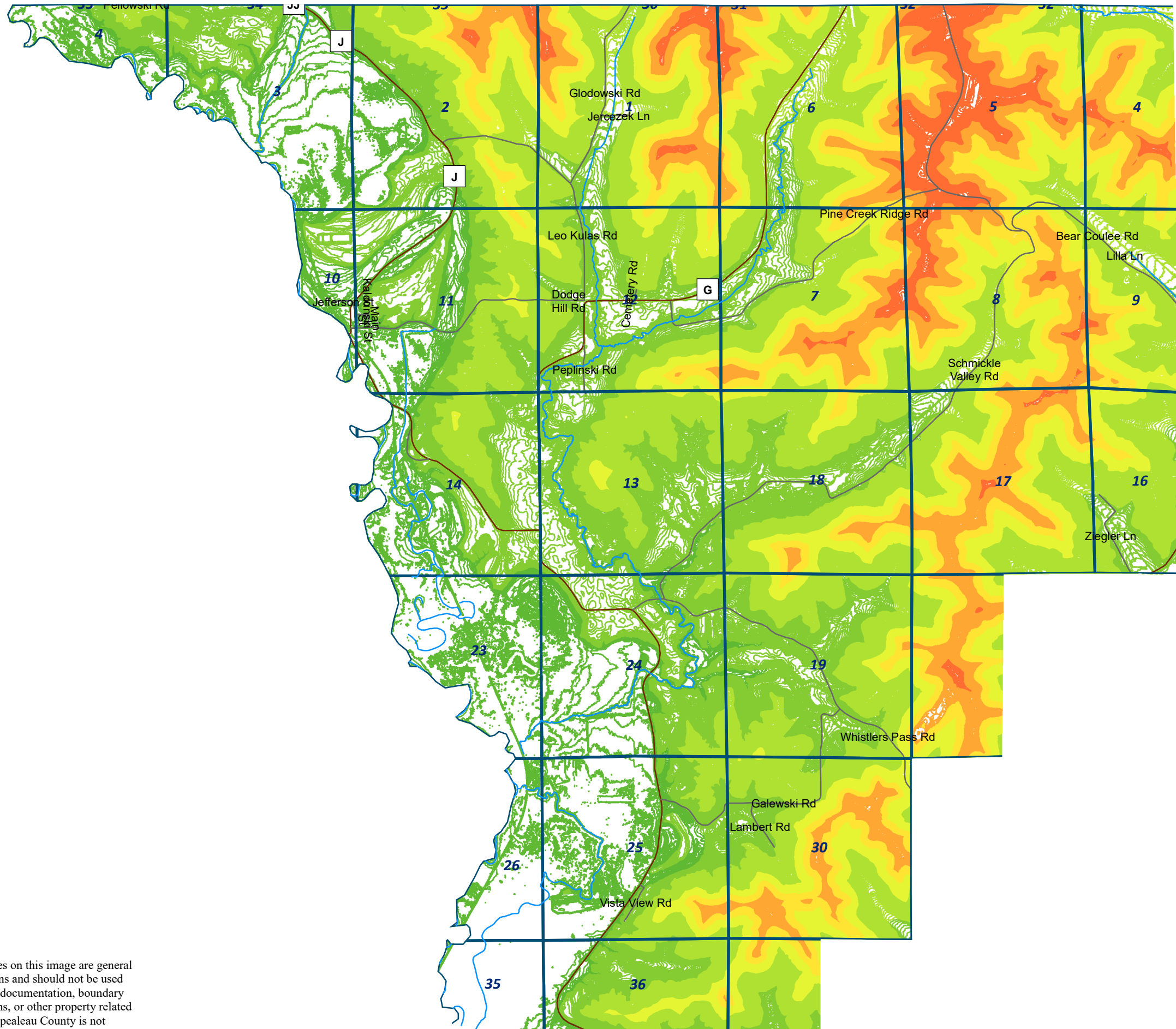
**Roads**

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

  
 1 inch = 0.57 miles

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# Map 3 Town of Dodge Contours

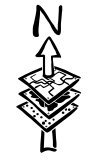


**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

**Roads**

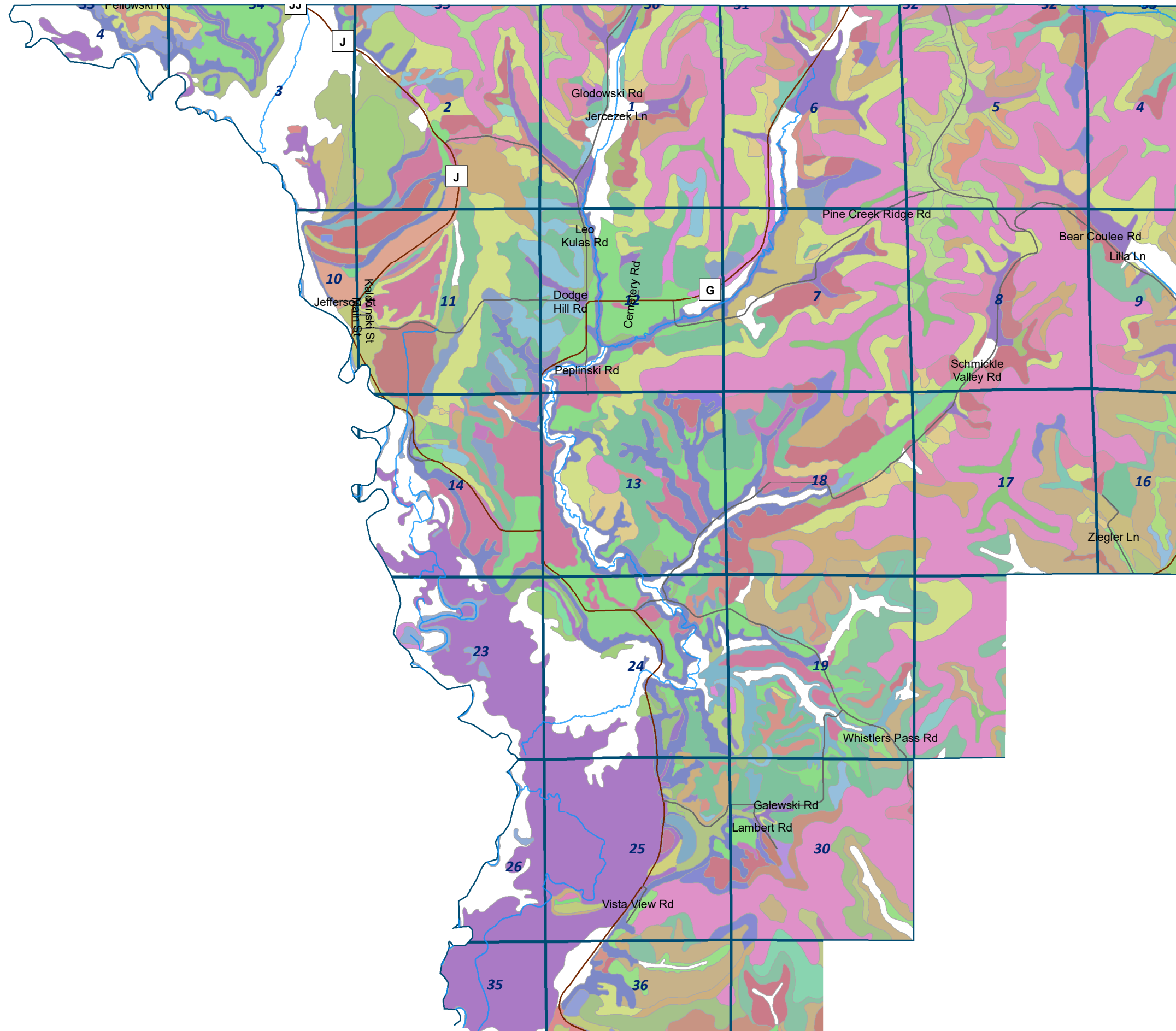
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.57 miles

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# Map 4 Town of Dodge Soils Map



## Legend

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

## Roads

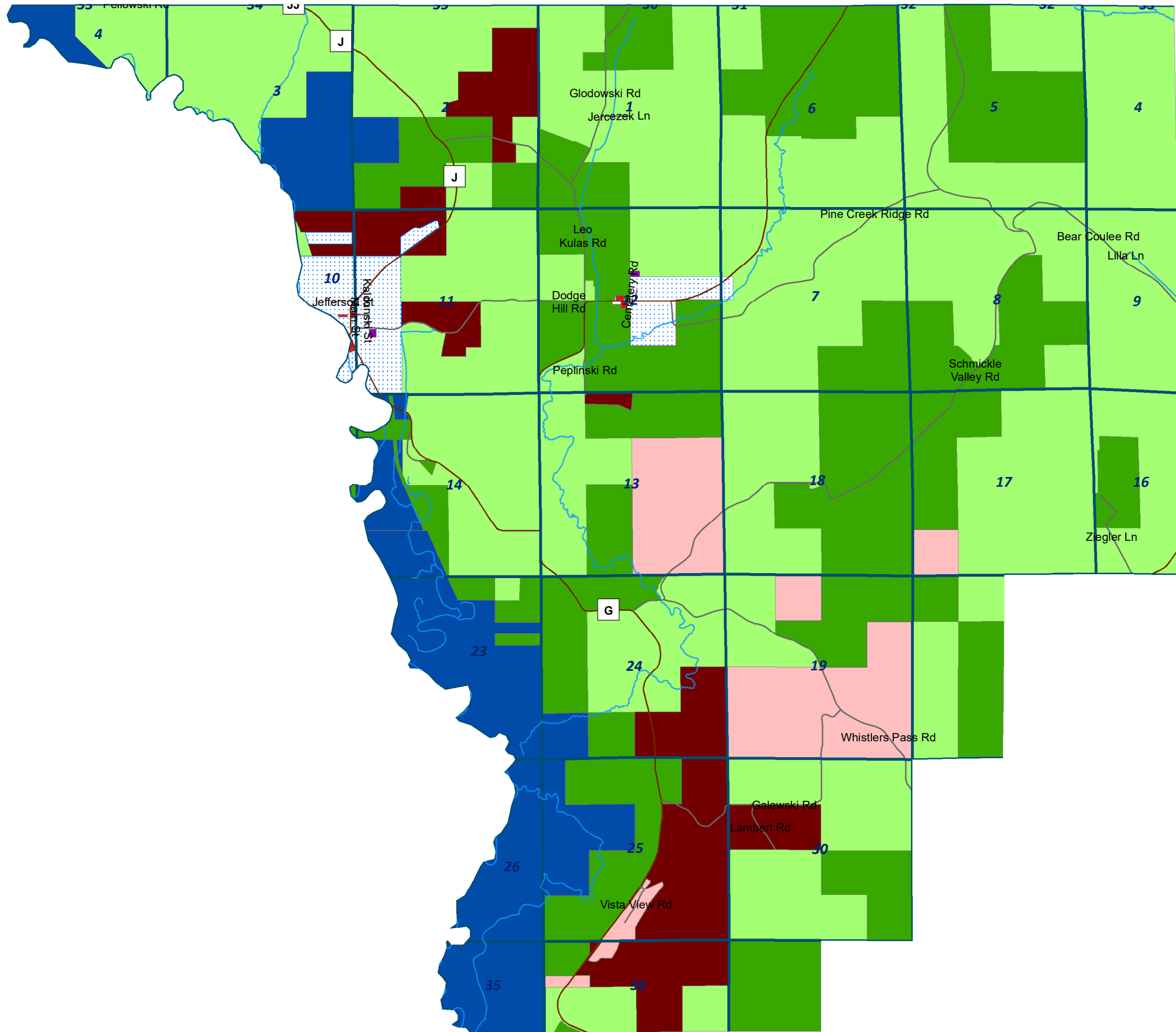
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 0.57 miles

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# Map 5 Town of Dodge Land Use Map



**Legend**

- Water\_Line
- Water\_Region
- County\_Sections
- Corp\_Limits

**Roads**

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

**Land Use Planning Districts**

**District**

- Exclusive Agriculture (EA)
- Exclusive Agriculture 2 (EA 2)
- Rural Residential (RR)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Environmental Significance (ES)
- Residential Public Utilities (RPU)
- Commercial (C)
- Environmental Significance (ES)
- Institutional (INST)

N

1 inch = 0.57 miles

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# **APPENDIX B**

## **April 9, 2018 Resolution in Opposition to the Creation of a Mining Overlay District in the Township of Dodge, WI**

**A RESOLUTION IN OPPOSITION TO THE CREATION OF A MINING OVERLAY DISTRICT IN THE TOWNSHIP OF DODGE, WISCONSIN**

WHEREAS, the Town of Dodge reviewed their existing Land Use Plan in June 2016-March 2018, in accordance with meeting Wisconsin's Comprehensive Planning and Smart Growth Laws,

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

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

WHEREAS, the Advisory Planning Committee has come to the conclusion that due to the desire to maintain the existing tax base of the township, and preserve land owner rights, it is inappropriate for the Town of Dodge to adopt a Mining Overlay District, and


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

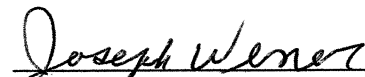
Dated at Town of Dodge, Trempealeau County, Wisconsin this 9<sup>th</sup> day of April 2018.

Respectfully submitted,


Town of Dodge Board:

  
\_\_\_\_\_  
Daniel Lilla, Chairman

  
\_\_\_\_\_  
David Kujak, Supervisor

  
\_\_\_\_\_  
Joseph Wener, Supervisor

Approved by the Town of Dodge Board this 9<sup>th</sup> day of April, 2018.

  
\_\_\_\_\_  
Kara Wener, Clerk