

TOWN OF HALE

Comprehensive Plan 2018-2038

Trempealeau County, Wisconsin

March 2018



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

ABSTRACT

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

Summary: The Town of Hale 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: Eric Franson

Town Board: David Lyngen
 Craig Marlosek

Town Planning Committee: Eugene Halama, Jr.
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TOWN OF HALE

N42111 COUNTY ROAD O
WHITEHALL, WI 54773
715-694-2113

April 11, 2018

TO: The Honorable Trempealeau County Board of Supervisors

**FROM: The Honorable Town of Hale Board of Supervisors
Eric Franson, David Lyngen and Craig Marsolek**

The Resolution and Amendments to the Town of Hale Comprehensive Plan have been approved by a majority vote by the Town of Hale Board. We ask that Trempealeau County Board of Supervisors approve and incorporate the Town of Hale Comprehensive Plan Amendments.

Thank you for your consideration.


Sincerely,



Eric Franson, Town of Hale Chairperson



David Lyngen, Town of Hale 1st Supervisor



Craig Marsolek, Town of Hale 2nd Supervisor

PUBLIC HEARING NOTICE:

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

Please take notice that a Public Hearing will be held by the Town of Hale Board of Supervisors on the adoption of the amendments to the Town of Hale Comprehensive Plan. This hearing will be held on April 10, 2018 at 5:45 pm in the Hale Town Hall, N42111 County Rd O, Whitehall, WI 54773.

Copies of the Comprehensive Plan can be viewed at the Town Hall by appointment (715-694-2113) or online at <http://www.trempeleaucounty.com>.

Written comments must be submitted prior to or at the public hearing on April 10, 2018. Any questions, written comments, or requests for copies of the Comprehensive Plan should be directed to Donald Halvorson, Town of Hale Clerk, N44233 County Rd D, Strum, WI 54770. Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

Donald Halvorson, Town of Hale Clerk

ORDINANCE 018-01

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

THE TOWN BOARD OF THE TOWN OF HALE, 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 Hale 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 Hale, 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 Hale held a public hearing on April 10, 2018 on this ordinance (Revised Comprehensive Plan), in compliance with the requirements of Section 66.1001 (4) (d) of the Wisconsin Statutes.

SECTION 4

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

ADOPTED this 10th day of April, 2018



Eric Franson, Chairman
Town of Hale

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- Map 3 Town of Hale Contour/Slope Map
- Map 4 Town of Hale Soils Map
- Map 5 Town of Hale Land Use Map

Appendix B – Town of Hale Resolution Responding to the Proposal to Establish a Mining Overlay District

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 Hale was developed in pursuant to Wisconsin State Statutes Comprehensive Planning Law and as required by the law was updated in 2016-2017. Comprehensive plans are required to be updated a minimum of once every 10 years by statute. The updated plan for the Town of Hale will assist the Town and County address development needs and issues in the future.

Throughout the planning process and subsequent plan updates public input has been facilitated by the Town's Advisory Planning Committee and Town Board. Public input has been gathered through public meetings, public hearings, surveys and public input exercises. The plan goals and objectives are a product of the public input received throughout 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 Hale's population has fluctuated up and down since 1960, Table 1.1. The 1960 census reported the highest population for the Town (1,167 residents) but by the 2000 census the Town's population had decreased by 15% to 988. The 2010 census again reported an increase in the Town's population to 1,037, an increase of 5% since the 2000 census.

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

	Population						% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	% Chg 00-10
	1960	1970	1980	1990	2000	2010					
T. Northfield (Jackson Co)	659	587	652	572	586	639	-10.9	11.1	-12.3	2.4	9.0
T. Burnside	708	693	639	653	529	511	-2.1	-7.8	2.2	-19.0	-3.4
T. Chimney Rock	489	345	390	267	276	241	-29.4	13.0	-31.5	3.4	-12.7
T. Hale	1,167	1,041	983	971	988	1,037	-10.8	-5.6	-1.2	1.8	5.0
T. Lincoln	882	811	935	889	829	823	-8.0	15.3	-4.9	-6.7	-0.7
T. Pigeon	768	759	876	766	894	891	-1.2	15.4	-12.6	16.7	-0.3
T. Sumner	613	594	785	711	806	810	-3.1	32.2	-9.4	13.4	0.5
T. Unity	469	487	564	473	556	506	3.8	15.8	-16.1	17.5	-9.0
Trempealeau Co.	23,377	23,344	26,158	25,263	27,010	28,816	-0.1	12.1	-3.4	6.9	6.7
State of Wis.	3,951,777	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	11.8	6.5	4	9.6	6
United States	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	308,745,538	13.4	11.4	9.8	13.2	9.7

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

Town of Hale 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. Hale, Surrounding Municipalities, County, State and Nation Population Projections

	2020	2025	2030	2035	2040	% Chg 20- 25	% Chg 25- 30	% Chg 30- 35	% Chg 35- 40	% Chg 20- 40
T. Northfield (Jackson Co)	695	725	750	760	760	4.3	3.4	1.3	0.0	9.4
T. Burnside	510	505	500	485	465	-1.0	-1.0	-3.0	-4.1	-8.8
T. Chimney Rock	235	235	230	225	215	0.0	-2.1	-2.2	-4.4	-8.5
T. Hale	1,085	1,115	1,135	1,140	1,140	2.8	1.8	0.4	0.0	5.1
T. Lincoln	905	940	970	985	990	3.9	3.2	1.5	0.5	9.4
T. Pigeon	930	950	970	975	970	2.2	2.1	0.5	-0.5	4.3
T. Sumner	855	885	905	915	915	3.5	2.3	1.1	0.0	7.0
T. Unity	505	510	510	505	495	1.0	0.0	-1.0	-2.0	-2.0
Trempealeau Co.	30,725	31,840	32,810	33,240	33,450	3.6	3.0	1.3	0.6	8.9
State of Wis.	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	3.3	2.8	1.6	0.2	8.1
United States	334,503,000	347,335,000	359,402,000	370,338,000	380,219,000	3.8	3.5	3.0	2.7	13.7

Source: WIS DOA Population Projections

Factors Affecting Population Change

There are numerous social characteristics that may cause population fluctuations that may include households having fewer children, residents living longer, school or employment opportunities.

1.3 Age Distribution and Demographic Trends

Gender Characteristics

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

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

	Male		Female		Total
	Number	Percent	Number	Percent	
T. Northfield (Jackson Co)	338	52.9	301	47.1	639
T. Burnside	272	53.2	239	46.8	511
T. Chimney Rock	123	51.0	118	49.0	241
T. Hale	544	52.5	493	47.5	1037
T. Lincoln	445	54.1	378	45.9	823
T. Pigeon	455	51.1	436	48.9	891
T. Sumner	405	50.0	405	50.0	810
T. Unity	271	53.6	235	46.4	506
Trempealeau Co	14,638	50.8	14,178	49.2	28,816
State of Wis.	2,822,400	49.6	2,864,586	50.4	5,686,986
U.S.	151,781,326	49.2	156,964,212	50.8	308,745,538

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

Age and Gender

Table 1.4 illustrates a breakdown of the Town's population by age and gender as of the 2010 census. As of the 2010 census the age groups in the Town ranked as follows: 45-54 (16.9%), 5-14 (15.6%), 35-44 (14%), 55-64 (14.1%), 65 and over (13.4%), 15-24 (9%), 25-34 (10.5%), and under 5 years (6.5%).

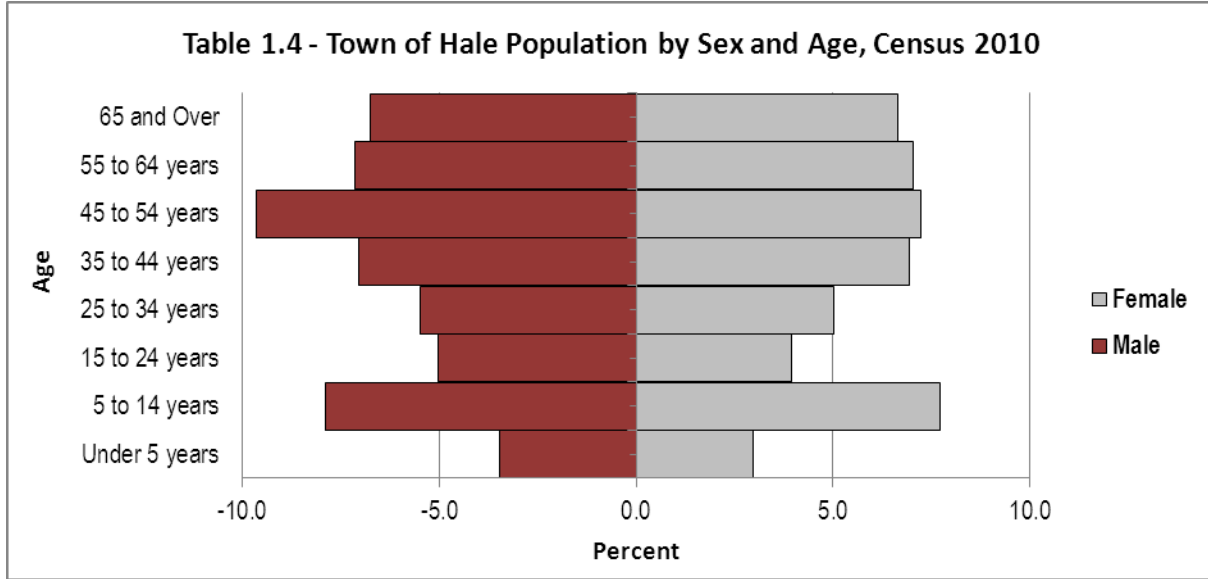
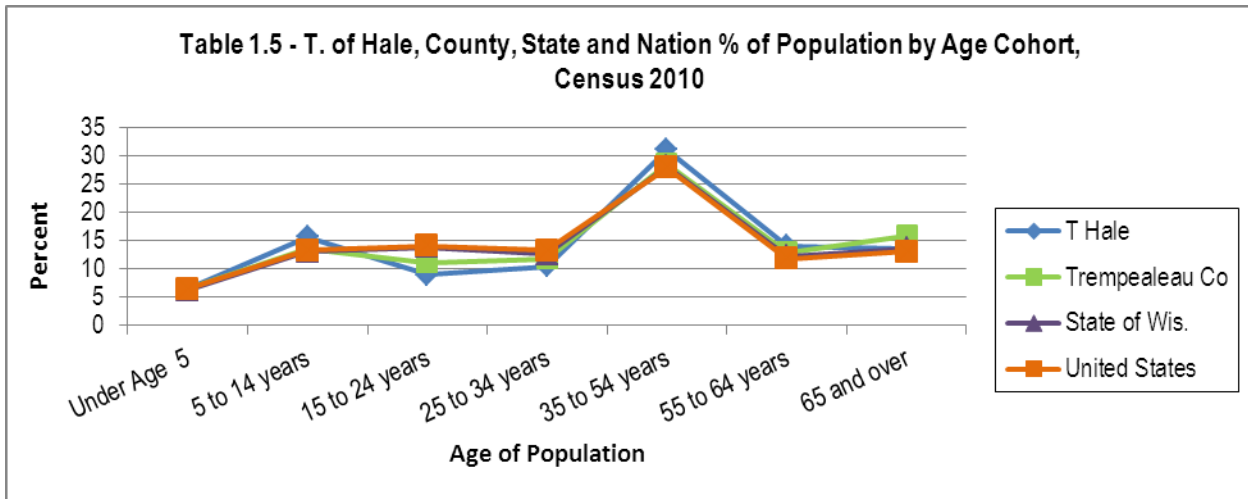


Table 1.5 compares the age of Town residents with the County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 5-14 age groups and less in the 25-34 age group than the County, State and Nation.



Town of Hale Comprehensive Plan

Race

As of the 2010 census 97% of the Town’s population was White alone. The County, State, and Nation all had lower numbers of the White alone population group at 94.5%, 86.2% and 72.4%.

Table 1.6: T. Hale, 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. Northfield (Jackson Co)	639	618	1	0	4	1	4	11	96.7%	3.3%
T. Burnside	511	483	0	1	0	0	23	4	94.5%	5.5%
T. Chimney Rock	241	234	2	1	2	1	1	0	97.1%	2.9%
T. Hale	1,037	1,006	2	2	13	0	4	10	97.0%	3.0%
T. Lincoln	823	795	3	3	4	0	14	4	96.6%	3.4%
T. Pigeon	891	854	0	1	9	0	15	12	95.8%	4.2%
T. Sumner	810	798	2	1	3	0	0	6	98.5%	1.5%
T. Unity	506	502	0	0	2	0	1	1	99.2%	0.8%
Trempealeau	28,816	27,230	62	63	123	4	1,086	248	94.50%	5.50%
State of Wis.	5,686,986	4,902,067	359,148	54,526	129,234	1,827	135,867	104,317	86.20%	13.80%
United States	308,745,538	223,553,265	38,929,319	2,932,248	14,674,252	540,013	19,107,368	9,009,073	72.40%	27.60%

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

1.4 Household Characteristics

As of the 2010 Census the Town had 394 households; (73.6 %) were family households and (26.4%) were nonfamily households. About one third of family households included individuals under 18 years. Nonfamily households are people living alone and households which do not have any members related to the householder.

Table 1.7: T. Hale, 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. Northfield (Jackson Co)	250	74	59.6	6.8	7.6	26	22.4	29.6	32
T. Burnside	194	75.8	66	5.7	4.1	24.2	19.6	33.5	23.7
T. Chimney Rock	98	75.5	66.3	5.1	4.1	24.5	16.3	23.5	24.5
T. Hale	394	73.6	59.9	8.6	5.1	26.4	19.5	31.5	23.6
T. Lincoln	254	73.6	60.6	7.9	5.1	26.4	19.7	36.6	24
T. Pigeon	307	78.5	67.8	4.6	6.2	21.5	17.3	37.8	23.8
T. Sumner	307	78.2	63.5	6.2	8.5	21.8	16	32.6	30.3
T. Unity	193	76.7	62.2	10.9	3.6	23.3	15.5	33.2	26.9
Trempealeau	11,524	67	53.1	5.9	7.9	33	26.7	31.5	27.1
State of Wis.	2,279,768	64.4	49.6	4.5	10.3	35.6	28.2	30.6	24
United States	116,716,292	66.4	48.4	5	13.1	33.6	26.7	33.4	24.9

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

1.5 Employment, Income, and Poverty Statistics

Employment Characteristics

The predominant employment sector in the Town is Agriculture, Forestry, Fishing and Hunting, and Mining, whereas Trempealeau County’s is Manufacturing, Table 1.8. Other major employment sectors in the Town include Education Services, and Health Care and Social Assistance and Manufacturing.

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error	Est.	Percent	% Margin of Error
Civilian employed population 16 years and over	654		(X)	14,790		(X)	2,839,636		(X)
Agriculture, forestry, fishing & hunting, & mining	149	22.8%	+/-7.7	1,110	7.5%	+/-0.9	70,743	2.5%	+/-0.1
Construction	63	9.6%	+/-3.4	868	5.9%	+/-0.7	151,201	5.3%	+/-0.1
Manufacturing	106	16.2%	+/-4.2	4,235	28.6%	+/-1.3	515,649	18.2%	+/-0.1
Wholesale trade	8	1.2%	+/-1.1	389	2.6%	+/-0.5	77,035	2.7%	+/-0.1
Retail trade	39	6.0%	+/-3.3	1,379	9.3%	+/-0.9	324,973	11.4%	+/-0.1
Transportation & warehousing, & utilities	35	5.4%	+/-3.4	628	4.2%	+/-0.6	124,407	4.4%	+/-0.1
Information	2	0.3%	+/-0.7	134	0.9%	+/-0.2	48,652	1.7%	+/-0.1
Finance & ins. & real estate & rental & leasing	9	1.4%	+/-1.0	583	3.9%	+/-0.5	176,812	6.2%	+/-0.1
Professional, scientific, & mgt. & admin. & waste mgt services	38	5.8%	+/-2.1	601	4.1%	+/-0.5	225,521	7.9%	+/-0.1
Educational services, & health care & social assist.	144	22.0%	+/-5.5	3,196	21.6%	+/-1.1	657,565	23.2%	+/-0.2
Arts, entertainment, & recreation, & accommodation & food services	14	2.1%	+/-1.5	711	4.8%	+/-0.8	246,390	8.7%	+/-0.1
Other services, except public admin.	27	4.1%	+/-1.9	490	3.3%	+/-0.5	119,054	4.2%	+/-0.1
Public administration	20	3.1%	+/-1.8	466	3.2%	+/-0.5	101,634	3.6%	+/-0.1

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

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

Table 1.9: Trempealeau County Employment by Industry

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

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

Town of Hale 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 2008-2018. Employment for this region is projected to increase by 3.6% during this period and sectors with the highest projected growth are Education and Health Services and Hospitals. Manufacturing is projected to lose the most employees.

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

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

SOC Code	Occupational Title	Estimated Employment ⁽¹⁾			Annual Openings				Estimated Salary and Wages		
		2012	2022	Change	% Change	New Jobs	Replacements ⁽²⁾	Total ⁽³⁾	25 th percentile	50 th percentile	75 th percentile
00-0000	Total, All Occupations	139,677	151,338	11,661	8.3%	1,290	3,264	4,554	\$22,558	\$32,627	\$46,929
11-0000	Management Occupations	5,511	6,118	607	11.01%	62	113	175	\$50,613	\$72,275	\$100,055
13-0000	Business and Financial Operations Occupations	5,232	5,793	561	10.72%	58	104	162	\$40,089	\$52,004	\$67,786
15-0000	Computer and Mathematical Occupations	1,883	2,186	303	16.09%	31	32	63	\$43,014	\$55,845	\$72,079
17-0000	Architecture and Engineering Occupations	1,388	1,423	35	2.52%	7	33	40	\$47,242	\$60,099	\$75,615
19-0000	Life, Physical, and Social Science Occupations	863	894	31	3.59%	5	26	31	\$38,084	\$52,722	\$69,042
21-0000	Community and Social Services Occupations	1,834	1,982	148	8.07%	15	42	57	\$33,442	\$43,293	\$55,914
23-0000	Legal Occupations	638	739	101	15.83%	10	10	20	\$37,880	\$47,177	\$70,490
25-0000	Education, Training, and Library Occupations	4,858	5,198	340	7.0%	35	107	142	\$28,754	\$41,930	\$54,757
27-0000	Arts, Design, Entertainment, Sports, and Media	1,876	2,093	217	11.57%	24	44	68	\$21,555	\$32,461	\$44,971
29-0000	Healthcare Practitioners and Technical	9,935	11,729	1,794	18.06%	180	192	372	\$43,646	\$54,848	\$68,831
31-0000	Healthcare Support Occupations	4,559	5,141	582	12.77%	58	87	145	\$23,294	\$27,554	\$32,879
33-0000	Protective Service Occupations	2,716	2,890	174	6.41%	18	78	96	\$23,303	\$38,419	\$47,015
35-0000	Food Preparation and Serving Related	12,781	13,854	1,073	8.4%	109	488	597	\$16,864	\$18,375	\$20,900
37-0000	Building and Grounds Cleaning and Maintenance	4,294	4,932	638	14.86%	64	88	152	\$19,696	\$24,906	\$30,634
39-0000	Personal Care and Service Occupations	5,706	6,458	752	13.18%	75	99	174	\$18,120	\$21,080	\$24,304
41-0000	Sales and Related Occupations	13,760	14,553	793	5.76%	85	428	513	\$18,278	\$23,062	\$36,763
43-0000	Office and Administrative Support Occupations	19,308	20,543	1,235	6.4%	148	438	586	\$24,247	\$30,568	\$38,134
45-0000	Farming, Fishing, and Forestry Occupations	774	655	-119	-15.37%	0	20	20	\$26,429	\$33,460	\$40,620
47-0000	Construction and Extraction Occupations	5,336	6,214	878	16.45%	88	88	176	\$33,629	\$42,964	\$58,282
49-0000	Installation, Maintenance, & Repair Occupations	6,405	6,845	440	6.87%	46	143	189	\$32,229	\$40,284	\$49,101
51-0000	Production Occupations	16,373	16,470	97	.59%	62	306	368	\$26,517	\$32,789	\$39,947
53-0000	Transportation and Material Moving Occupations	13,647	14,628	981	7.19%	110	298	408	\$23,420	\$31,156	\$41,703

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

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

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

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

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

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

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

NAICS	Industry Title	Estimated Employment			
		2012	2022	Change	% Chge
	Total, All Industries	139,677	151,338	11,661	8.35%
1133, 21, 23	Natural Resources and Mining	1,064	1,026	-38	-3.57%
31-33	Construction	4,542	5,512	970	21.36%
311	Manufacturing	22,935	22,623	-312	-1.36%
333	Trade Transportation and Utilities	29,490	31,423	1,933	6.55%
51	Information	1,481	1,535	54	3.65%
52-53	Financial Activities	5,472	5,988	516	9.43%
54-56	Professional and Business Services	8,996	11,521	2,525	28.07%
61-62	Education and Health Services	27,922	31,986	4,064	14.55%
71-72	Leisure and Hospitality	13,083	14,349	1,266	9.68%
81	Other Services	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 are employed in the Mgt. business, science, and arts occupations according to the 2009-2013 American Community Survey 5-year estimates, Table 1.12.

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

	Town of Hale			Trempealeau County			State of Wisconsin		
	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error	Estimate	%	Percent Margin of Error
Civilian employed population 16 years and over	654	100.0	+/-88	14,790	100.0	+/-204	2,839,63	100.0	+/-
Mgt. business, science, and arts occupations	255	39.0	+/-64	4,433	30.0	+/-180	963,978	33.9	+/-
Service occupations	76	11.6	+/-23	2,106	14.2	+/-137	482,179	17.0	+/-
Sales and office occupations	104	15.9	+/-34	2,825	19.1	+/-133	676,268	23.8	+/-
Natural resources, construction, & maint.	117	17.9	+/-33	1,701	11.5	+/-149	242,773	8.5	+/-
Prod., transportation, & material moving	102	15.6	+/-26	3,725	25.2	+/-184	474,438	16.7	+/-

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

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

Labor Force Trends

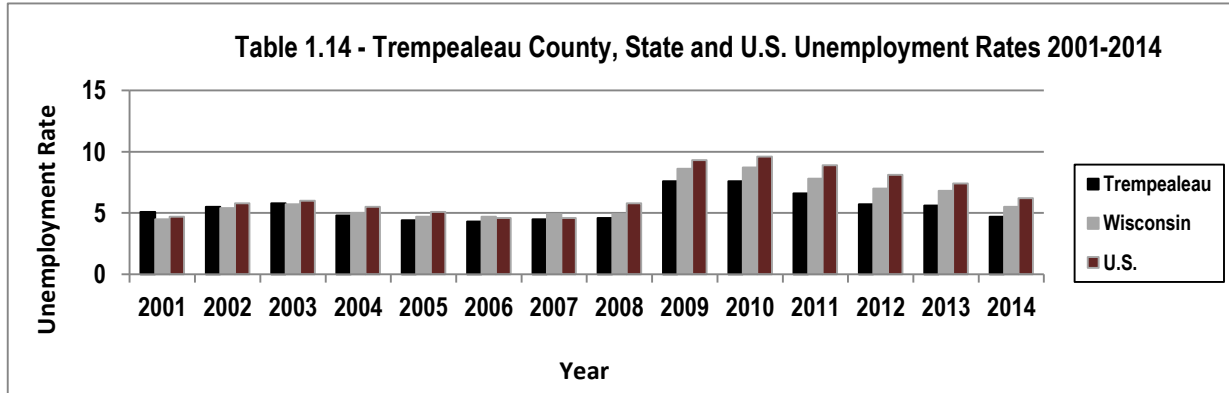
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 1.3% from 2008 to 2014 while the number employed increased by 1.1%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

Table 1.13: Trempealeau County Civilian Labor Force

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

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

Table 1.14 - Trempealeau County, State and U.S. Unemployment Rates 2001-2014



Household Income

Estimates in Table 1.15 show that about 23% 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. About 18% of Town residents were in the \$75,000 to \$99,999 group.

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Total households	433	433	(X)	11,745	11,745	(X)	2,288,332	2,288,332	(X)
Less than \$10,000	22	5.1%	+/-4.2	587	5.0%	+/-0.7	137,450	6.0%	+/-0.1
\$10,000 to \$14,999	10	2.3%	+/-1.6	703	6.0%	+/-0.8	121,727	5.3%	+/-0.1
\$15,000 to \$24,999	28	6.5%	+/-3.4	1,275	10.9%	+/-0.9	251,043	11.0%	+/-0.1
\$25,000 to \$34,999	57	13.2%	+/-5.4	1,442	12.3%	+/-1.2	246,907	10.8%	+/-0.1
\$35,000 to \$49,999	65	15.0%	+/-5.8	1,994	17.0%	+/-1.3	334,469	14.6%	+/-0.1
\$50,000 to \$74,999	103	23.8%	+/-5.8	2,479	21.1%	+/-1.1	453,672	19.8%	+/-0.2
\$75,000 to \$99,999	80	18.5%	+/-5.0	1,506	12.8%	+/-1.0	307,662	13.4%	+/-0.1
\$100,000 to	53	12.2%	+/-3.6	1,322	11.3%	+/-0.9	285,744	12.5%	+/-0.1
\$150,000 to	4	0.9%	+/-1.1	234	2.0%	+/-0.3	82,188	3.6%	+/-0.1
\$200,000 or more	11	2.5%	+/-2.5	203	1.7%	+/-0.3	67,470	2.9%	+/-0.1
Median household	57,734	(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 89% of Town residents graduated from high school and about 21.1% have a bachelor's degree or higher, Table 1.18.

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

Subject	Town of Hale		Trempealeau County		State of Wis.	
	Est.	Margin of Error	Est.	Margin of Error	Est.	Margin of Error
Population 25 years and over	824	80	20,026	47	3,827,815	831
Less than 9th grade	5.00%	4.5	5.30%	0.6	3.30%	0.1
9th to 12th grade, no diploma	6.10%	2.8	7.20%	0.7	6.20%	0.1
High school graduate (includes equivalency)	42.00%	6.2	40.40%	1.2	32.80%	0.2
Some college, no degree	17.20%	3.4	19.20%	1	21.20%	0.1
Associate's degree	8.60%	2.1	10.40%	0.7	9.60%	0.1
Bachelor's degree	11.80%	3.4	11.30%	0.7	17.70%	0.1
Graduate or professional degree	9.30%	3.1	6.20%	0.7	9.10%	0.1
Percent high school graduate or higher	89.00%	5.1	87.60%	0.9	90.40%	0.1
Percent bachelor's degree or higher	21.10%	4.7	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 Hale's goal is to satisfy the needs of its constituency, to participate in the future growth of the community (Town of Hale), and provide a sustainable rural lifestyle.

HOUSING ELEMENT

2.1 Introduction

The Town of Hale is a rural town with no incorporated cities or villages. Housing primarily consists of single family dwellings located on farms or rural residences constructed on rural housing lots. The unincorporated community of Pleasantville is one of the few locations in the town with a higher density of housing. 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 a 10.5% increase in housing units in the Town since the 2000 census. This is less than the State or the Nation.

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

	TOTAL HOUSING UNITS					%	%	%	%
	1970	1980	1990	2000	2010	Chg 70-80	Chg 80-90	Chg 90-00	Chg 00-10
T. Northfield (Jackson Co)	219	256	242	261	289	16.9	-5.5	7.9	10.7
T. Burnside	192	201	219	202	209	4.7	9.0	-7.8	3.5
T. Chimney Rock	124	146	109	104	115	17.7	-25.3	-4.6	10.6
T. Hale	311	343	355	380	420	10.3	3.5	7.0	10.5
T. Lincoln	179	267	262	271	279	49.2	-1.9	3.4	3.0
T. Pigeon	217	278	272	326	337	28.1	-2.2	19.9	3.4
T. Sumner	181	256	257	305	317	41.4	0.4	18.7	3.9
T. Unity	146	187	178	218	210	28.1	-4.8	22.5	-3.7
Trempealeau Co.	7,639	9,744	10,097	11,482	12,619	27.6	3.6	13.7	9.9
State of Wis.	1,472,332	1,863,897	2,055,676	2,321,144	2,624,358	26.6	10.3	12.9	13.1
United States	68,704,315	88,410,627	102,263,678	115,904,641	131,704,730	28.7	15.7	13.3	13.6

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

Occupied and Vacant Housing Units

Tables 2.2 and 2.3 provide statistics on occupied and vacant housing units as of the 2010 census. 6.2% of housing units were vacant in the Town as compared to 8.7% in the County. The State and Nation both had higher vacancy rates reporting 13.1% and 11.4% respectively.

Seasonal Homes

As of the 2010 census 26 units were listed as vacant housing units and 61.5% of those were identified as seasonal, recreational or occasional use leaving the assumption there is at least 16 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.

Town of Hale Comprehensive Plan

Table 2.2: T. Hale, 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. Northfield (Jackson Co)	289	250	86.5	39	13.5
T. Burnside	209	194	92.8	15	7.2
T. Chimney Rock	115	98	85.2	17	14.8
T. Hale	420	394	93.8	26	6.2
T. Lincoln	279	254	91	25	9
T. Pigeon	337	307	91.1	30	8.9
T. Sumner	317	307	96.8	10	3.2
T. Unity	210	193	91.9	17	8.1
Trempealeau County	12,619	11,524	91.3	1,095	8.7
State of Wis.	2,624,358	2,279,768	86.9	344,590	13.1
United States	131,704,730	116,716,292	88.6	14,988,438	11.4

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

Table 2.3: T. Hale, 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. Northfield (Jackson Co)	39	2.6	0	0	0	61.5	0	35.9
T. Burnside	15	0	0	13.3	0	53.3	0	33.3
T. Chimney Rock	17	0	0	11.8	0	70.6	0	17.6
T. Hale	26	11.5	0	3.8	0	61.5	0	23.1
T. Lincoln	25	32	0	4	0	16	4	44
T. Pigeon	30	3.3	3.3	16.7	3.3	46.7	0	26.7
T. Sumner	10	0	0	10	0	50	0	40
T. Unity	17	5.9	0	5.9	0	64.7	0	23.5
Trempealeau County	1,095	27.8	1.6	11.1	2.7	32.2	0.5	24.1
State of Wis.	344,590	18.4	1.1	9.9	1.7	56	0.1	12.9
United States	14,988,438	27.6	1.4	12.7	2.8	31	0.2	24.4

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

Owner Occupied and Renter-Occupied Housing Units

In 2010, 87.3% of housing units in the Town were owner occupied and 12.7% were renter occupied. This percentage is 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 County, State or Nation.

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

	Owner occupied	Owner occupied	Owner occupied Owned with a mortgage or loan	Owner occupied Owned with a mortgage or loan	Owner occupied Owned free and clear	Owner occupied Owned free and clear	Renter occupied	Renter occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
T. Northfield (Jackson Co)	215	86	137	54.8	78	31.2	35	14
T. Burnside	158	81.4	79	40.7	79	40.7	36	18.6
T. Chimney Rock	88	89.8	49	50	39	39.8	10	10.2
T. Hale	344	87.3	226	57.4	118	29.9	50	12.7
T. Lincoln	205	80.7	119	46.9	86	33.9	49	19.3
T. Pigeon	268	87.3	182	59.3	86	28	39	12.7
T. Sumner	272	88.6	168	54.7	104	33.9	35	11.4
T. Unity	167	86.5	117	60.6	50	25.9	26	13.5
Trempealeau Co.	8,559	74.3	5,594	48.5	2,965	25.7	2,965	25.7
State of Wis.	1,551,558	68.1	1,082,099	47.5	469,459	20.6	728,210	31.9
United States	75,986,074	65.1	52,979,430	45.4	23,006,644	19.7	40,730,218	34.9

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

Decline in Inhabitants per Occupied Housing Unit

There has been a decline in persons per housing unit in the Town since 1980. In 1980 the Town's average household size was 3.08, in 2000 it declined to 2.79, and in 2010 the average household size declined to 2.63.

Housing Unit Trends

From 1980 to 2010 Housing units in the Town of Hale increased by 77 units, an increase of 22.4% (Table 2.5). 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 Hale Housing Trends

	1980	1990	2000	2010	% Chg 1980-1990	% Chg 1990-2000	% Chg 2000-2010	% Chg 1980-2010
Total Housing Units	343	355	380	420	3.5	7.0	10.5	22.4
Total Occupied Housing Units (Households)	319	336	354	394	5.3	5.4	11.3	23.5
Owner Occupied Units	264	251	290	344	-4.9	15.5	18.6	30.3
Renter Occupied Housing Units	55	85	64	50	54.5	-24.7	-21.9	-9.1
Seasonal Units	7	3	13	16	-57.1	333.3	23.1	128.6
Average Household Size	3.08	2.88	2.79	2.63				

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

Town of Hale Comprehensive Plan

Housing Starts

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Hale over the last several years (Table 2.6). In 2009 nine new homes were constructed in the town which was the most over the time period. On average 4.8 new homes have been constructed each year in the Town of Hale over the last eight years.

Table 2.6: Housing Starts in Town of Hale

2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg. Per Year
6	6	9	1	2	4	6	4	38	4.8

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 Hale, Trempealeau County, and the State. Most of the housing units in the Town were valued between \$200,000-\$299,999 and the estimated median housing value was \$179,700. That median housing value was higher than Trempealeau County and the State of Wisconsin.

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

	Town of Hale			Trempealeau County			State of Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Owner-occupied units	373			8,739			1,558,846		
Less than \$50,000	21	5.6	3.5	628	7.2	0.8	84,428	5.4	0.1
\$50,000 to \$99,999	66	17.7	6.9	2,009	23.0	1.5	216,936	13.9	0.1
\$100,000 to \$149,999	59	15.8	5.5	2,276	26.0	1.3	344,595	22.1	0.2
\$150,000 to \$199,999	73	19.6	6.6	1,712	19.6	1.6	334,405	21.5	0.2
\$200,000 to \$299,999	108	29.0	7	1,399	16.0	1.3	351,537	22.6	0.2
\$300,000 to \$499,999	23	6.2	3.5	512	5.9	0.8	168,787	10.8	0.1
\$500,000 to \$999,999	13	3.5	2.5	138	1.6	0.4	47,321	3.0	0.1
\$1,000,000 or more	10	2.7	2.2	65	0.7	0.2	10,837	0.7	0.1
Median (dollars)			179,700			135,200			167,100

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

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

Housing Stock

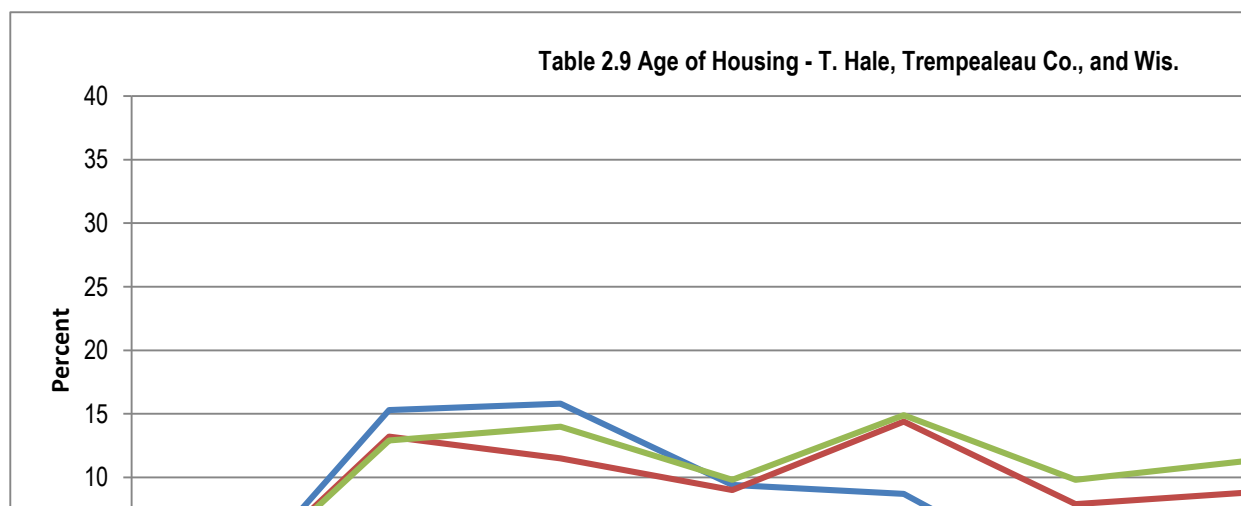
Estimates show that since 1990 the Town has had a higher percentage of new homes built than Trempealeau County or the State, Tables 2.8 and 2.9.

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total:	438			12,655			2,626,142		
Built 2010 or later	0	0	4.5	68	0.5	0.2	11,456	0.4	0.1
Built 2000 to 2009	67	15.3	5.2	1,666	13.2	1	337,755	12.9	0.1
Built 1990 to 1999	69	15.8	5.8	1,454	11.5	0.9	366,680	14	0.1
Built 1980 to 1989	41	9.4	4.5	1,141	9	1	257,794	9.8	0.1
Built 1970 to 1979	38	8.7	3.2	1,826	14.4	1.1	391,062	14.9	0.1
Built 1960 to 1969	6	1.4	2	1,002	7.9	0.8	257,050	9.8	0.1
Built 1950 to 1959	22	5	3.3	1,114	8.8	0.7	298,053	11.3	0.1
Built 1940 to 1949	32	7.3	3.5	741	5.9	0.6	158,568	6	0.1
Built 1939 or earlier	163	37.2	7.1	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 90% of the Town's housing units are one unit structures and 1.2% are multi-unit structures. Its estimated mobile homes comprise 8.9% of the Town's housing stock.

Town of Hale Comprehensive Plan

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error	Est.	% Est.	% Margin of Error
Total housing units	438			12,655			2,626,142		
1-unit, detached	394	90	4.6	9,737	76.9	1.1	1,747,423	66.5	0.2
1-unit, attached	0	0	4.5	279	2.2	0.5	115,196	4.4	0.1
2 units	2	0.5	0.8	568	4.5	0.6	173,829	6.6	0.1
3 or 4 units	3	0.7	1	300	2.4	0.6	100,247	3.8	0.1
5 to 9 units	0	0	4.5	463	3.7	0.6	127,426	4.9	0.1
10 to 19 units	0	0	4.5	290	2.3	0.5	87,150	3.3	0.1
20 or more units	0	0	4.5	155	1.2	0.5	177,097	6.7	0.1
Mobile home	39	8.9	4.4	860	6.8	0.7	97,373	3.7	0.1
Boat, RV, van, etc.	0	0	4.5	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 (41.3%), Wood (26.6%), and Fuel oil, kerosene, etc. (15.2%).

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	%	Margin of Error	Est.	%	Margin of Error	Est.	%	Margin of Error
Occupied housing units	433		+/-50	11,745		+/-135	2,288,332		+/-6,551
Utility gas	24	5.5	+/-14	5,533	47.1	+/-152	1,497,319	65.4	+/-5,410
Bottled, tank, or LP gas	179	41.3	+/-33	2,102	17.9	+/-128	248,658	10.9	+/-1,686
Electricity	44	10.2	+/-20	1,561	13.3	+/-147	330,274	14.4	+/-3,493
Fuel oil, kerosene, etc.	66	15.2	+/-25	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	115	26.6	+/-32	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	5	1.2	+/-7	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 to estimates in Table 2.12 half of householders have moved into their present home since 2000.

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied housing units	433			11,745			2,288,332		
Moved in 2010 or later	19	4.4	2.7	1,482	12.6	1.2	359,986	15.7	0.2
Moved in 2000 to 2009	186	43	6.7	5,132	43.7	1.5	1,043,937	45.6	0.2
Moved in 1990 to 1999	126	29.1	6.3	2,280	19.4	1.1	429,221	18.8	0.1
Moved in 1980 to 1989	49	11.3	3.7	1,159	9.9	0.9	197,240	8.6	0.1
Moved in 1970 to 1979	26	6	2.5	861	7.3	0.6	140,384	6.1	0.1
Moved in 1969 or earlier	27	6.2	3.4	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 37.1% of residents had costs of 35% or more if they had a mortgage and 12.5% had costs of 35% or more if there was no mortgage.

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

	Town of Hale			Trempealeau County			State of Wis.		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	237			5,411			1,040,805		
Less than 20.0 percent	56	23.6%	+/-7.8	2,015	37.2%	+/-2.3	380,767	36.6%	+/-0.3
20.0 to 24.9 percent	39	16.5%	+/-7.2	974	18.0%	+/-1.6	189,341	18.2%	+/-0.2
25.0 to 29.9 percent	30	12.7%	+/-5.5	700	12.9%	+/-1.4	134,915	13.0%	+/-0.2
30.0 to 34.9 percent	24	10.1%	+/-4.4	413	7.6%	+/-1.3	88,737	8.5%	+/-0.2
35.0 percent or more	88	37.1%	+/-10.0	1,309	24.2%	+/-1.8	247,045	23.7%	+/-0.2
Not computed	0	(X)	(X)	1	(X)	(X)	3,157	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	136			3,284			510,114		
Less than 10.0 percent	41	30.1%	+/-9.7	1,005	30.6%	+/-2.5	170,206	33.4%	+/-0.3
10.0 to 14.9 percent	33	24.3%	+/-9.4	747	22.7%	+/-2.4	112,602	22.1%	+/-0.3
15.0 to 19.9 percent	23	16.9%	+/-7.6	465	14.2%	+/-1.7	69,460	13.6%	+/-0.2
20.0 to 24.9 percent	17	12.5%	+/-9.8	309	9.4%	+/-1.5	46,331	9.1%	+/-0.2
25.0 to 29.9 percent	4	2.9%	+/-3.6	164	5.0%	+/-0.9	29,656	5.8%	+/-0.2
30.0 to 34.9 percent	1	0.7%	+/-3.0	153	4.7%	+/-1.0	20,170	4.0%	+/-0.1
35.0 percent or more	17	12.5%	+/-6.0	441	13.4%	+/-1.7	61,689	12.1%	+/-0.2
Not computed	0	(X)	(X)	43	(X)	(X)	4,770	(X)	(X)

Source: 2009-2013 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics - (Data are based on a sample and are subject to sampling variability) Note: (SMOCAPI) = Selected Monthly Owner Costs as a % of Household Income

Table 2.14 provides estimates on gross rent as a percent of household income. In the Town, an estimated 44% of renters had costs of 35% or higher. This was a higher percentage than shown for Trempealeau County (26.1%) and the State (39.8%).

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

	Town of Hale			Trempealeau County			Wisconsin		
	Est.	%	% Margin of Error	Est.	%	% Margin of Error	Est.	%	% Margin of Error
Occupied units paying rent (excluding units where GRAP cannot be computed)	25			2,634			686,858		
Less than 15.0 percent	6	24.0%	+/-23.8	446	16.9%	+/-2.4	87,626	12.8%	+/-0.3
15.0 to 19.9 percent	8	32.0%	+/-35.2	437	16.6%	+/-2.7	94,652	13.8%	+/-0.3
20.0 to 24.9 percent	0	0.0%	+/-46.5	451	17.1%	+/-3.0	90,028	13.1%	+/-0.3
25.0 to 29.9 percent	0	0.0%	+/-46.5	417	15.8%	+/-3.1	81,865	11.9%	+/-0.2
30.0 to 34.9 percent	0	0.0%	+/-46.5	195	7.4%	+/-1.9	59,088	8.6%	+/-0.2
35.0 percent or more	11	44.0%	+/-30.9	688	26.1%	+/-3.5	273,59	39.8%	+/-0.4
Not computed	35	(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 Hale has created goals and objectives for its Housing Element to guide the town to meet the needs of those living in the community.

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

Objective 1: Encourage high quality construction standards for housing.

Action: Follow the Wisconsin Uniform Dwelling Code.

Objective 2: 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 clustering houses in rural areas or creating subdivisions.

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TRANSPORTATION ELEMENT

3.1 Introduction

The transportation infrastructure is key to the movement of goods and people in the Town. The majority of products moved on town roads are agricultural commodities. Local roads also play a critical role in connecting residents and neighboring town residents to places of employment. The chapter inventories facilities of 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 Hale's roadway network is comprised of approximately 109 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 Hale 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 Hale 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) Jan. 1, 2015 - TOWN OF HALE

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Arts Rd	0.42		0.42						0.42
Bautch Rd	0.27		0.27						0.27
Behringer Rd	1.90		1.90						1.90
Blount Rd	0.58		0.58						0.58
Bolen Rd	0.28		0.28						0.28
Bradison Rd	0.21		0.21						0.21
Bye-Nelson Rd	3.10		3.10						3.10
Castad Rd	0.17		0.17						0.17
CTH D	8.29	8.29			8.29				
CTH E	11.18	11.18			11.18				
CTH EE	2.44	2.44			2.44				
CTH O	7.61	7.61			7.61				
CTH OO	4.30	4.30			4.30				
Daggett Coulee Rd	0.60		0.60						0.60
Dahl Rd	0.28		0.28						0.28
Dubiel Rd	0.15		0.15						0.15
Elmon Rd	2.27		2.27						2.27
Elliot Rd	0.25		0.25						0.25
Erickson Rd	1.00		1.00						1.00
Franson Rd	0.65		0.65						0.65
Fuller Coulee Rd	0.86		0.86						0.86
Gavel Rd	2.07		2.07						2.07
Gierol Rd	1.09		1.09						1.09
Gjestvang Rd	0.39		0.39						0.39
Gleeson Ln	0.11		0.11						0.11
Gunderson Rd (1)	0.45		0.45						0.45
Gunderson Rd (2)	0.14		0.14						0.14
Gunem Rd	1.31		1.31						1.31
Guse Rd	0.57		0.57						0.57
Hagen Rd	0.06		0.06						0.06
Halama Rd	1.71		1.71						1.71
Halvorson Rd	0.61		0.61						0.61
Hammerstad Rd	1.65		1.65						1.65
Helgeson Rd	0.62		0.62						0.62
Herman Rd	0.35		0.35						0.35
Holmen Rd	3.02		3.02						3.02
Huskelhus Rd	3.43		3.43						3.43

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

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Isom Rd	1.76		1.76						1.76
Jacobson Rd	0.26		0.26						0.26
Johnson Valley Rd	2.40		2.40						2.40
Karlstad Rd	0.34		0.34						0.34
Kens Rd	0.11		0.11						0.11
Kindschy Rd	1.17		1.17						1.17
Kowahl Rd	0.25		0.25						0.25
Langner Rd	1.27		1.27						1.27
Laurel Rd	0.89		0.89						0.89
Lee Rd	4.42		4.42						4.42
Leonard Rd	0.34		0.34						0.34
Loga Rd	2.83		2.83						2.83
Lund Rd	2.93		2.93						2.93
Main St	0.04		0.04						0.04
Marsolek Rd	0.06		0.06						0.06
Martin Rd	0.50		0.50						0.50
Matchey Rd	0.14		0.14						0.14
Melby Rd	0.46		0.46						0.46
Neitzke Rd	0.76		0.76						0.76
Oklahoma Rd	1.15		1.15						1.15
Olafs Rd	0.25		0.25						0.25
Old 53 Rd	0.62		0.62						0.62
Osborne Rd	1.49		1.49						1.49
Party Rd	0.04		0.04						0.04
Pawelke Rd	3.26		3.26						3.26
Roskos Rd	4.04		4.04						4.04
Route 66	0.24		0.24						0.24
Sagen Rd	0.07		0.07						0.07
Schroeder Rd	2.76		2.76						2.76
Semingson Rd	0.23		0.23						0.23
Skoyen Rd	1.37		1.37						1.37
Steig Coulee Rd	1.42		1.42						1.42
Stuve Rd	0.46		0.46						0.46
Svuem Rd	0.19		0.19						0.19
Sylvin Rd	0.32		0.32						0.32
Thoma Rd	0.77		0.77						0.77
Thomley Rd	0.25		0.25						0.25
Thompson Rd	0.42		0.42						0.42

Town of Hale 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) Jan. 1, 2015 - TOWN OF HALE

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Thorson Rd	1.74		1.74						1.74
Torpen Rd	0.72		0.72						0.72
Von Uhl Rd	0.10		0.10						0.10
Witt Hill Rd	1.96		1.96						1.96
Total Miles	109.19	33.82	75.37	0.00	33.82	0.00	0.00	0.00	75.37

Source: Wis-DOT Wisconsin Information System for Local Roads (WISLR) - Last updated 04/29/2015

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 3.1 illustrates traffic counts on selected public roads in the Town of Hale from 2004-2015. The traffic count data available shows traffic increased at almost every collection point over the eight-year period.

Table 3.2 T. Hale Annual Average Daily Traffic Counts 2004-2015

	2004	2009	2015
CTH E Southwest of US 53, Hale Township	450	320	NA
US 53 2 miles south of CTH E, Hale	2,400	2,400	2,400
CTH E Northeast of CTH O, Hale Township	480	450	NA
CTH EE West of US 53, Hale Township	260	230	NA
CTH O South of CTH E, Hale Township	390	290	NA

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

3.3 Airports and Aviation

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

3.4 Multi-Use Trails

There are no public ATV trails in the Town.

3.5 Elderly and Disabled Transportation

Trempealeau County's ADRC office has services that provide transportation to the elderly persons of the County. 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. USH 53, a designated long truck route extends through the eastern portion of the Town north to south.

3.8 Rail System

There are no railways located in the Town.

3.9 Water Transportation

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

Town of Hale Comprehensive Plan

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 Hale 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 Trempealeau County Six Year Highway Improvement Program below. There is some work to be done in the Town of Hale but it should not affect the town’s comprehensive plan.

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

Hwy	Project Title and Project Limits	Miles	Estimate (Range)	Year	Work Type	Project Description
010	Osseo - Fairchild	2.18	\$1,000,000- \$1,999,999 \$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	\$1,000,000 \$500,000 \$749,999	2016	BRRHB	Bridge rehabilitation replacing the existing bridge deck, with the sidewalk width increased from 5 to 6 feet.
053	Galesville - Whitehall	0.07	\$1,000,000- \$1,999,999	19-21	BRRPL	Bridge Replacement
053	V Pigeon Falls, Ekern Street	0.06	\$250,000 \$449,999	2016	BRRHB	Bridge rehabilitation, concrete overlay of Pigeon Creek Bridge.
053	Whitehall – Osseo	7.90	\$4,000,000- \$4,999,999	2016	RESURF	Resurface improvement, surface mill 3 to 4 inches of existing pavement and overlay with 5 inches HMA, beam guard and culvert pipe replacement (as needed), pavement marking and permanent signs replacement.
054	Gilmanton - Independence	9.17	\$1,000,000- \$1,999,999	2018	RDMTN	Mill and overlay existing roadway with new black top.
093	Arcadia, STH 93	0.64	\$1,000,000 \$1,999,999	2016	RESURF	Safety improvement, 2 inch mill/overlay, restripe Blaschko Drive and STH 95 to a 2-lane with dedicated right and left turn lanes, 3-lan TWTL near McDonalds and chop island at Detloff Ct. Traffic Signal Wilson Ave.
093	Centerville – Independence	0.06	\$250,000- \$449,999	2016	MISC	Construct, brake check pullout at the hill top east. It will have 2 one-way driveways, with trucks entering south and exiting at north, both via right turn. Northbound right turn lane constructed at south drive.
093	Centerville – Independence	0.41	\$250,000- \$449,999	2018	MISC	Safety improvement on the Trempealeau River Bridge (8-61-0054) Polymer Overlay.
093	Centerville – Independence	0.35	\$100,000- \$249,999	2018	RECOND	Widen roadway to the west to provide a new 12 foot southbound through lane and convert the existing southbound through lane to a dedicated 12-foot center left turn lane. Widening includes 8-foot shoulder, 3 saved.
093	Centerville – Independence	7.87	\$5,000,000- \$5,999,999	2018	RESURF	Roadway maintenance, mill existing road and overlay with new blacktop.
093	Centerville – Independence	4.88	\$3,000,000- \$3,999,999	19-21	RESURF	Mill and overlay the existing roadway with new black top.
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.

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

3.11 Transportation Element Goals and Actions

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

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

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

Action: In accordance with state law using PASER, continue to evaluate local roads.

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

UTILITIES & COMMUNITY FACILITIES ELEMENT

4.1 Introduction

This element identifies and analyzes existing utilities and community facilities in the Town of Hale. Community facilities are important as they help provide needs and services necessary to improve the quality of life of Town residents. 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 Hale Community Facilities)

Water Supply

The Town of does not provide municipal water service. Private wells maintained by the property owner are the source of water for Town residents. There are no plans to develop a public water system at this time. The State of Wisconsin has well regulations (NR 812, Wis. Adm. Code), administered by the Department of Natural Resources (DNR). Since 1988, 137 new wells have been constructed, and 83 wells were replaced in the town.

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

On-Site Waste Disposal Facilities

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

Solid Waste Disposal and Recycling Facilities

Town residents are allowed to drop off garbage at the Town facility. Items recycled are aluminum, newspaper, cardboard, tire, waste oil, tires, glass and plastics #1 and #2.

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.

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Law Enforcement

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

Fire and Rescue

Fire protection is provided by the Town of Hale Fire Department.

Libraries

The Town of Hale does not have a library, but the residents can utilize the City libraries of Whitehall, Osseo and Independence and the Village of Strum Library.

Town Hall/Garage

The town hall is located at N42111 County Road O, Whitehall, Wisconsin 54773.

Cemeteries

The Town of Hale has six cemeteries located in the town: Bruce Valley Cemetery, Elk Creek Cemetery, Grace Lutheran Cemetery (also known as Pleasantville Cemetery), Hale Township Cemetery, St. Paul's Evangelical Lutheran Cemetery (also known as German Valley Cemetery), and Warner Cemetery.

Communications Facilities

There are no communication towers located in the Town. Trempealeau County has an ordinance in place for the construction of communication towers.

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

Electric & Gas Utilities

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

Power Plants, Substations, and Transmission Lines

There is a substation located at the intersection of CTH O and CTH EE 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, 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.

<u>Name of Facility and Address</u>	<u>Type of Facility</u>
Church Street Community Club, 13197 Church St, Pigeon Falls	Adult Day Care Facility
Mayo Health Clinic System Oakridge, 13025 8th Street, Osseo	Residential Care Apartment Complex
Country Ridge, 13197 Church Street, Pigeon Falls	Residential Care Apartment Complex
Sunrise Manor, 36024 Park Street, Whitehall	Residential Care Apartment Complex
River Way South, 39910 Commercial Ave., Pigeon Falls	Adult Family Home
River Way North, 39906 Commercial Ave., Pigeon Falls	Adult Family Home
Prairie Road Home, 222 Butternut Dr., Strum	Adult Family Home
Farnam Community Living Ctr, 18425 Dodge St, Whitehall	Community Based Residential Facility
Family Circle, 211 6th Ave, Strum	Community Based Residential Facility
Dove Health Care – Osseo, 13025 8th Street, Osseo	Licensed Nursing Home
Pigeon Falls Health Care Ctr, 13197 Church Street, Pigeon Falls	Licensed Nursing Home
Gundersen Tri-County Care Center, 18061 Lincoln St, Whitehall	Licensed Nursing Home
Trempealeau County Health Care Ctr, W20298 STH 121, Whitehall	Licensed Nursing Home

Child Care Facilities

There are no child care facilities located in the Town.

4.4 Educational Facilities

Most children of school age attend the Osseo Fairchild and Whitehall Districts. The 2015-2016 school census for the Osseo-Fairchild School District was 859 and Whitehall District was 765. Since 2011-2012 school enrollment in the Osseo-Fairchild School District has declined by 10% and Whitehall’s enrollment increased by 3%. There are no private schools located near the Town.

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

4.5 Recreational Facilities

Parks

There are no parks located within the Town. There is one State Wildlife Area located in the Town. The 120-acre Tollefson Marsh Wildlife Area is open to the public for birding, cross-country skiing, hiking, hunting, trapping and wildlife viewing.

Trails

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

Horse Trails: The Trempealeau County Horse Club has developed a horse trail along the Trempealeau River. The trail is connected to Pietrek Park on STH 93 between Arcadia and Independence.

Bike Trails: There are 18 bike loops designated in Trempealeau County as offering road biking opportunities. Loop 11 and 18 travel through the Town, <http://www.tourdetremp.com/loops/>.

4.6 Utilities and Community Facilities Element Goals and Actions

The Town of Hale 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: To be able to provide public facilities at an affordable price.

Objective 1: Encourage and support the burial of utility lines when and where feasible.

Action: Provide utility companies with the Town of Hale 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 Hale such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. As with other Town's in the Trempealeau County, the Town of Hale has an abundance of natural resources such as forests, streams, and agricultural land. The natural, agricultural and cultural resources are continually cited by residents as being important to preserve and enhance. Maintaining and preserving the natural resource base is critical to the Town's future and quality of life for residents.

5.2 Natural Resources

Background

The Town of Hale is approximately 44,608 acres. Located in the north central part of the county its eastern border parallels Jackson County. The first settler was George Hale who came from Connecticut in 1858. The Town was a small trading center in its early days. At one time the Town had ten rural schools. The majority of its first settlers were Norwegian but there were also Polish families.

USH 53 passes through the eastern portion of the Town and STH 93 passes through the western portion. The Town is rural with no incorporated communities in the Town, however there are two unincorporated populated areas, Elk Creek and Pleasantville.

Topography

The Town of Hale is in the unglaciated (driftless) region of Wisconsin. The Town's landscape is covered with rolling hills and scenic views. It's made up primarily of farmland and scattered single homes.

Slopes

Steep slopes are common in Trempealeau County. The majority of slopes 30% or greater are located in the most northwest area 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 Hale Contours/Slope Map).

Soils

A soil evaluation for the Town of Hale was prepared for the 1981 Trempealeau County Farmland Preservation Plan. The soil evaluation follows (See Appendix A - Map 4 Town of Hale Soils Map): The following evaluation was taken from the Trempealeau County Comprehensive Plan-2009.

"The upland soils of the Town of Hale consist of the Fayette-LaFarge-Eleva association. These are well drained soils that have a subsoil of sandy loam to silty clay loam which are moderately deep to deep over sandstone. The stream and river terraces are of the Billet-Sparta-Gotham association which are well drained soils that have a subsoil of sandy loam to loamy sand over sand. The upland areas of Hale Township have scattered pockets of soils which, according to the Soil Conservation Service, have moderate limitations for on-site septic disposal systems. These same soils, however, have a high to very high rating for crop productivity which would make these soils best suited to continued agricultural production. The soils found on the Elk Creek stream terraces include large areas which, according to the Soil Conservation Service, have slight to moderate

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limitations for on-site septic disposal systems. These same soils vary greatly over the ratings for soil productivity. Generally, those soils which are located north of the Elk Creek terrace have soils which have a high to very high rating for crop productivity while those soils south of the Elk Creek have moderate to low ratings for soil productivity. Those soils which have slight to moderate limitations for on-site septic disposal systems as well as moderate to low ratings for crop productivity have been mapped so as to be available if the demand for rural non-farm housing makes it necessary to convert farmland to other land uses.”

Forest Resources

In 2015 the Town had 15,206 acres assessed as either Forest or Ag/Forest, Table 5.1. These acres make up over 15% of the acres assessed as Ag Forest and Forest in the County. The Agriculture Forest assessment district was established to provide lower assessments to forest land attached or adjacent to productive agricultural land as a way to provide tax relief to agricultural producers. The majority of forest land in Trempealeau County is privately owned.

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

	Ag Forest		Forest		Total	
	No. of Acres	% Land Use	No. of Acres	% Land Use	No. of Acres	% Land Use
T. Hale	6,589	16.8	1,506	3.8	8,104	20.6

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

County-Owned Forest Lands

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

State-Owned Forest Lands

There are approximately 120 acres of forested state-owned land in the Town of Hale. These acres are found in the Tollefson Marsh Wildlife Area. The property consists of hardwoods and marsh and offers opportunities for hunting, trapping, birding, cross-county skiing, wildlife viewing, and hiking (no designated trails).

Federally-Owned Forest Lands

There are no federally owned forest lands in the Town.

Mineral Resources

The Town currently has two municipal shale pits, each which are less than one acre in size. Over the past decade, there has been a dramatic increase in the number of mining proposals in Trempealeau County due to a surge in hydrofracking. Hydrofracking is a technique used by the petroleum industry to extract natural gas and/or crude oil from rock formations.

Surface Water Resources

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

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

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

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

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

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

Water Quality

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

Table 5.2: Trempealeau County Exceptional Resource Waters

Official Waterbody Name	Local Waterbody Name	ORW/ERW	Start Mile	End Mile	Mileage	Counties
Bear Creek	Bear Creek	/ERW	0	4.9	4.9	Trempealeau
Buffalo River	Buffalo River	/ERW	57.06	70.13	13.07	Trempealeau
Dutch Creek	Dutch Creek	/ERW	0	4.11	4.11	Trempealeau

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Table 5.2: Trempealeau County Exceptional Resource Waters

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

Source: Wisconsin DNR, March 1, 2016

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

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

Waterbody Name	Water Type	Start Mile	End Mile	Length/ Size	Measurement Unit	Pollutant	Status	TMDL Priority	Listing Detail
Buffalo River	RIVER	0	42.38	42.38	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Mississippi (Reach 2) Buffalo-Whitewater - Chippewa River to LD 6 (lower Pool 4 to Pool 6)	RIVER	714.2	763.4	49.2	MILES	Mercury	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
" "	RIVER	714.2	763.4	49.2	MILES	PFOs	303d Listed	Low	TMDL Needed (5A)
Timber Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Trump Coulee Creek	RIVER	0	7.71	7.71	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Black River	RIVER	0	24.44	24.44	MILES	PCBs	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	57.06	70.13	13.07	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Buffalo River	RIVER	44.94	57.06	12.12	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Elk Creek	RIVER	0	21.51	21.51	MILES	Total Phosphorus	303d Listed	Low	TMDL Needed (5A)
Hawkinson Creek	RIVER	0	4	4	MILES	Unknown Pollutant	Proposed for List	Low	TMDL Needed (5A)
Invin 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)

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

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

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

Watersheds

A watershed is a land area that drains to a particular body of water. The major watershed in the Town is the Elk Creek Watershed. A small portion of the Town lies in the Upper Buffalo River Watershed and the Pigeon Creek Watershed.

Town of Hale Lakes and Streams

There are no lakes in the Town. Elk Creek, Bruce Valley Creek (Class II), King Creek (Class I) and Elk Creek North (Class II) trout streams are located in the Town.

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.

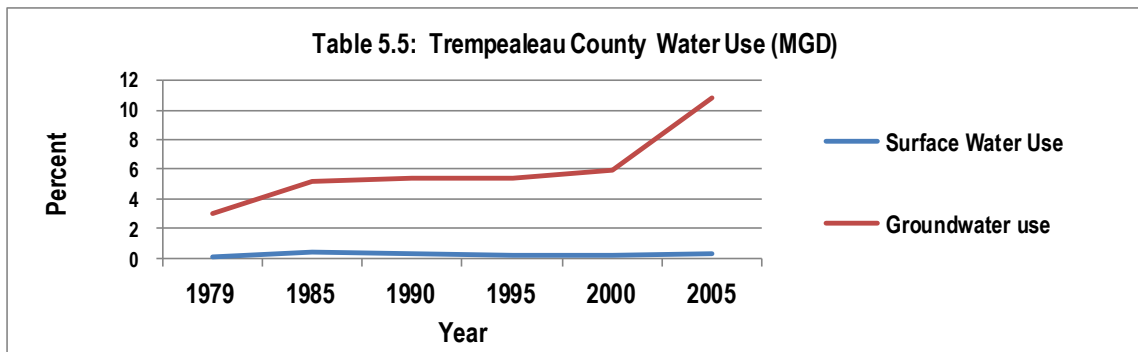
Groundwater

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 1979-90	% Chg 1990-00	% Chg 2000-05	% Chg 1979-05
Surface Water Use	0.13	0.38	0.35	0.22	0.21	0.28	169.2	-40.0	33.3	115.4
Groundwater use	3.06	5.16	5.38	5.4	5.94	10.87	75.8	10.4	83.0	255.2
Total Water Use	4.19	5.54	5.73	5.62	6.15	11.15	36.8	7.3	81.3	166.1

Source: Water use data from USGS Water Use in Wis. Reports, 1979, 1985, 1990, 1995, 2000, 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 Hale are located in the Western Coulee and Ridges ecological landscape. This landscape is characterized by highly eroded, unglaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming, are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape.¹

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

¹ Wisconsin Land Legacy Report, An Inventory of Places to Meet Future Conservation and Recreation Needs, Wisconsin DNR 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 has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in Trempealeau County are aquatic beds, emergent/wet meadows, scrub/shrub/ and forested. There are an approximate 1,150 acres of emergent wetlands, 230 acres of scrub/shrub, and 1,180 acres of forested.

5.3 Agricultural Lands

Productive Agricultural Lands

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

County Agricultural History

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

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

Prime Farmland

Trempealeau County has implemented Farmland Preservation policies under Wisconsin State Statute 91. The Farmland Preservation program was established in 1977, while in 1989 the Farmland Tax Relief Credit was created. Trempealeau County updated the County's Farmland Preservation Plan in 2016 which creates the opportunity for landowners to received 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.

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 31 sites in the Town. The sites include bridges, churches, outbuildings and houses etc.

Town of Hale Comprehensive Plan

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

Natural Resources

Goal: Conserve, protect, and manage natural resources.

- Objective 1: Protect surface and groundwater quality.
Action: Use County Department of Land Management for best management practices.
Action: Bring septic systems up to code.
- Objective 2: Preservation of natural wooded areas – woodlands, wildlife, etc.
Action: Encourage forestry best management practices.
Action: Establish housing density requirements for the town.

Agricultural Resources

Goal: Preserve 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: Use Land Use Plan districts for low housing density.

Cultural and Historic Resources

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

- Objective 1: Identify historical sites and areas of natural significance.
Action: Label historical sites within the town.
Action: Place markers at the Wagner Cemetery and the Lewis Cemetery.

ECONOMIC DEVELOPMENT ELEMENT

6.1 Introduction

The Town of Hale's local economy is significantly influenced by agriculture, since the town is very rural and has no incorporated cities or villages. A purpose of this element is to present background information about the local economy and identify trends and economic resources. This element also takes into consideration the residents' attitudes toward economic development and identifies actions to maintain and improve economic development in the Town of Hale.

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 18.4% and the unemployment rate ranged from a low of 4.1% in 2000 to a high of 7.6% in 2009, Table 6.1.

Table 6.1: Trempealeau County Civilian Labor Force

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

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

6.3 Economic Base

The 2010 Trempealeau County workforce profile projected that over 40% of the County's employment was (Manufacturing) and another 21% was (Education and Health Services). Manufacturing and Professional and Business Services had the highest average wage by industry, Tables 6.2 and 6.3.

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

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

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

Table 6.3 Average Wages by Industry in 2012

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

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

Town of Hale 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 Hale is located in the northeastern part of the county. State Highway 93 cuts through the southwestern corner of the town and USH 53 runs north to south on the eastern side of the Town making a commute easy to major employment opportunities Eau Claire, WI. There are no incorporated communities in the Town of Hale. 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 advantages to locating a business or industry in the Town of Hale. The town has low taxes, good services and roads, access to State Highways 93 and 53. The town is within a 35 drive from Eau Claire and within 2 hours driving time of Minneapolis, MN.

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

6.6 Program Assistance

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

6.7 Economic Development Element Goals and Actions

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

Economic Development

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.

Action: Promote the county's fiber optic network as a means to attract or lead to the development of new internet or technology based businesses in the area.

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INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

7.1 Introduction

Coordination, communication and cooperation among units of government at all levels is very important. The Town of Hale is an active member of the Trempealeau County Town's Association which provides a forum for Town's to communicate and share experiences with each other. Cooperation between local units of government can often provide more or services at a lower cost to taxpayers. This element identifies the various local government and agency jurisdictions.

7.2 Governmental Units and Relationships

Adjoining Towns and Cities

Towns and cities adjoining the Town of Hale are: Town of Lincoln, Town of Pigeon, Town of Sumner, Town of Unity, Town of Chimney Rock, and the Town of Burnside. The town cooperates on road maintenance with adjoining towns. The Town of Hale Fire Department works together with the Strum Fire Department, Osseo Fire Department, and the Whitehall Fire Departments under mutual aid agreements. Other agreements are with the County for police protection and emergency services such as Whitehall Ambulance, and Tri-State of La Crosse for emergency calls.

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 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: Whitehall and Osseo-Fairchild 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

Town of Hale Comprehensive Plan

supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities.

Wisconsin Department of Natural Resources

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

7.3 Existing and Proposed Local, County and Regional Plans

Adjacent Units of Government

Adjacent governments to the Town of Hale are the Towns of Lincoln, Pigeon, Sumner, Unity, Chimney Rock, and the Burnside. The Towns are all located in Trempealeau County and 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 Hale adopted this ordinance in 2008.

Trempealeau County Outdoor Recreation Plan (February, 2017)

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

Trempealeau County Land and Water Resource Management Plan (2016)

The *Trempealeau County Land and Water Resource Management Plan (2016)* plan assesses the counties 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 area designated as an "Agriculture Enterprise Zone" or areas designated in agricultural zoning district certified by DATCP. Trempealeau County updated and readopted the County Farmland Preservation Plan in December of 2016.

Wisconsin State Highway Improvement Plan

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

7.5 Existing Relationships, Shared Services, and Agreements

The town cooperates with the County for police protection through the County Sheriff's office. The Hale Township Fire Department and the Strum-Unity 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 Hale developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Intergovernmental

Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.

Objective 1: Share community facilities when feasible.

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 Hale 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 numbers of milk cow and hog farms have decreased by 67.9% and 79.4% respectively. The number of chicken farms has increased by 123.5%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of dairy farms decreased by 67.9% while the actual number of milk cows decreased by only 27.5%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

Table 8.1 Trempealeau County Agricultural Data

Farms	1992	1997	2002	2007	2012	% Chge 1992-2002	% Chge 2002-2012	% Chge 1992-2012
Number of Farms	1,424	1,408	1,744	1,721	1,436	22.5	-17.7	0.8
Total Acres	348,602	340,536	367,830	341,370	323,157	5.5	-12.1	-7.3
Average Size Acres	245	242	211	198	225	-13.9	6.6	-8.2
Farm Size								
1-179 Acres	685	723	1,098	1,154	930	60.3	-15.3	35.8
180-499 Acres	596	552	503	440	369	-15.6	-26.6	-38.1
500 Plus Acres	143	133	143	127	137	0.0	-4.2	-4.2
Livestock & Poultry Farms								
Beef Cows	268	290	275	314	278	2.6	1.1	3.7
Milk Cows	608	434	310	257	195	-49.0	-37.1	-67.9
Hogs and Pigs	155	78	44	52	32	-71.6	-27.3	-79.4
Sheep and Lambs	37	33	42	55	25	13.5	-40.5	-32.4
Broilers and other meat type chickens sold	34	46	58	68	76	70.6	31.0	123.5
Livestock & Poultry								
Beef Cows	4,961	5,418	5,086	5,566	6,466	2.5	27.1	30.3
Milk Cows	29,485	25,699	22,046	21,811	21,373	-25.2	-3.1	-27.5

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Table 8.1 Trempealeau County Agricultural Data

Farms	1992	1997	2002	2007	2012	% Chge 1992-2002	% Chge 2002-2012	% Chge 1992-2012
Hogs and Pigs	16,008	9,813	6,100	7,443	4,032	-61.9	-33.9	-74.8
Sheep and Lambs	1,534	1,198	1,279	1,863	924	-16.6	-27.8	-39.8
Chickens (Broilers)	10,667,093	17,241,247	19,126,486	23,547,301	23,779,098	79.3	24.3	122.9
Selected Crops								
Harvested Cropland	169,922	159,536	162,850	149,821	175,392	-4.2	7.7	3.2
Corn for grain (acres)	60,089	62,501	59,953	66,061	82,920	-0.2	38.3	38.0
Soybeans (acres)	13,371	16,103	31,249	22,182	32,118	133.7	2.8	140.2
Hay-Alfalfa (acres)	81,604	69,206	59,428	47,930	42,756	-27.2	-28.1	-47.6

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

Evaluation of the selected crop information indicates that there is more cash cropping taking place in Trempealeau County. The typical cash crops in the county are corn and soybeans and the number of acres harvested has increased in the 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 2007-2012
	No. of Farms	% Farms in NAICS	No. of Farms	% Farms in NAICS	
Total Farms	1,721		1,436		-16.6
Oilseed and grain farming (1111)	271	15.7	450	31.3	66.1
Vegetable and melon farming (1112)	13	0.8	6	0.4	-53.8
Fruit and tree nut farming (1113)	15	0.9	20	1.4	33.3
Greenhouse, nursery, and floriculture production (1114)	18	1	13	0.9	-27.8
Sugarcane farming, hay farming, & all other crop farming (11193, 11194,	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 Hale is a rural town located in the northeastern portion of Trempealeau County. The terrain consists to rolling hills and scenic valleys. The Towns of Burnside, Lincoln and Pigeon border the town along its southern boundary. The Towns of Unity and Sumner border the town on its northern boundary. The Towns of Chimney Rock and Burnside border it to the west. Jackson County borders the Town of Hale on its eastern border. The landscape is primarily made up of farmland with scattered single family homes.

Table 8.3 Land Use Property Assessment Inventory

Land Type	Acres	Percent of Land Use
Real Estate Classes – T. Hale 2015		
Residential	676	1.7
Commercial	18	0.1
Manufacturing	0	0.00
Agricultural	25,954	66.0
Undeveloped/Other	4,220	10.7
Forest/Ag Forest	8,095	20.7
Other (public land,	326	0.8
Total	39,289	100.00

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

Wisconsin Department of Revenue – 2015 Statement of Assessments indicate that agricultural acres comprised 66.0% of the Town. Forest/Ag Forest was the second largest real estate class comprising 20.7% of the Town’s acreage. These figures show the rural character of the Town.

The town adopted the revised County Zoning Ordinance in 2006. 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 Hale is one acre.

8.4 Land Use Projections

Housing Units and Housing Unit Projections

Housing unit data and housing unit projections have been prepared and are illustrated in Table 8.4 and 8.5. Housing unit projections were established based on the number of housing starts in the Town of Hale over the last eight years. The projections assume that the average number of housing starts from the last fourteen years in the Town of Hale (4.8 housing starts per year) will remain constant through 2040.

Table 8.4: Housing Starts – T. of Hale

Town	2007	2008	2009	2010	2011	2012	2013	2014	New Resid 2007-2014	8 Yr Avg	Town Est. Hsg. 2015*	Prj New Hsg 202	Prj New Hsg 2025	Prj New Hsg 2030	Prj New Hsg 2035	Prj New Hsg 2040
T. Hale	6	6	9	1	2	4	6	4	38	4.8	21	24	24	24	24	24

Source: Trempealeau County Land Management Department, MRRPC

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

Table 8.5: Housing Projections Through 2040

Town	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾	2030 ⁽²⁾	2035 ⁽²⁾	2040 ⁽²⁾
T. Hale	355	380	420	441	465	489	513	537	561

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

As of the 2010 Census there were 420 housing units in the Town of Hale. The straight line projection method utilized forecasts that there will be 465 housing units in the Town of Hale in the year 2020 and 561 housing units by the year 2040. This is compared to 420 housing units recorded in the 2010 census.

Population Projections, Density and Distribution

Population data and population projections for the Town of Hale 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 Hale 2.5 people reside in each housing unit (1,037 people/420 housing units = 2.5 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.5 people in the town. The historical trend indicates that the average number of persons per household will continue to drop. The population projections prepared assumes the average number of persons per household will drop to 2.4 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.4 people in the town.

Table 8.6: Population Projections through 2040

Town	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽¹⁾	2015	2020	2025	2030	2035	2040
Town of Hale	971	988	1,037	1,058	1,116	1,174	1,231	1,289	1,346

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

The projection method utilized forecasts that there will be 1,346 people residing in the Town of Hale in the year 2040. This is compared to 1,037 town residents in 2010. The population throughout the Town of Hale is fairly evenly distributed in the rural areas of the town.

Land Use Projections

Residential land use acreage projections for the Town of Hale (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 Town of Hale will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Hale’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 38 acres of residential development 1 acre of land will be needed for commercial/industrial development.

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

These projections are intended as a guide for further discussion about programs and policies that may affect land use in the Town. The projections represent an aggressive development scenario (most case). It is important to point out that factors such as location and proximity to incorporated areas, changes in the economy, transportation and infrastructure issues, and social issues are not accounted for in projections but may have a significant impact on future land use in a given area. Also, projections at the town level are based on very small changes in land uses and may not accurately represent likely change over a long period of time. Based on these considerations, projections and policy decisions based on projections should be reviewed and updated every 3 to 5 years.

Table 8.7 Land Use Projections for the Town of Hale (in Acres)

Land Use	2015	2020	2025	2030	2035	2040	Total 2015-2040
Com./Indust.	1	1	1	1	1	1	6
Residential	32	36	36	36	36	36	212
Agriculture/Open	-33	-37	-37	-37	-37	-37	-218

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 (6 acres). Residential development will have the greatest impact. It is anticipated that over the planning period that 212 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 Hale during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- Industrial sand mining (frac sand)

The Town of Hale 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 309 people and the number of housing units will increase by 141 units from 2010-2040. The 141 new

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housing units will generate an additional 1410 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 Hale developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. As previously described, in the context of this plan goals are broad statements that the Town desires to achieve. Following each goal are definitions, policies, programs/actions, etc. that are recommended to address each goal.

Goal: Preserve rural character in the town.

- Objective 1: Preserve agricultural land.
Action: Zone areas of land agriculture on zoning map.
- Objective 2: Preserve and enhance the environmental quality of the township.
Action: Restrict development in sensitive environmental areas such as wetlands, floodplains and steep forested areas.
Action: Discourage all types of mining in the Town.
Action: Encourage sound land conservation practices (erosion control) for non-agricultural and agricultural uses.
Action: 1 acre minimum lot size (referring to minimum area required)
Action: Encourage the county to develop regulations to protect (groundwater, surface water and air quality).
- Objective 3: Preserve the rural nature of the township by planning residential, commercial, and industrial development.
Action: Utilize existing land use districts.
Action: Promote cluster development in the township.
Action: Encourage commercial and residential development around the population centers of the township (Elk Creek, Pleasantville).
Action: Second farm residences for family members or workers is recommended.
- Objective 4: Protect the right to farm.
Action: Encourage sound land conservation practices (erosion control) for agricultural uses.
Action: Utilize all Agriculture land use districts (and Rural Residential) to allow property owners to receive farmland preservation tax credits.
Action: Encourage adherence to existing Livestock Siting ordinance.
- Objective 5: Reduce land use conflicts.
Action: Establish separate areas for agricultural uses, commercial uses, and residential uses.
- Objective 6: Protect environmentally sensitive areas such as wetlands and woodlands.
Action: Development of these areas should be discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the area.
Action: Promote preservation of existing woodlands through sound forestry management.
Action: Promote use of Forestry Best Management Practices.
Action: Establish erosion control regulations for building on steep slopes.
- Objective 7: Preserve the rural atmosphere of the township (rural setting, openness, natural beauty).

- Action: Encourage enforcement of the junk ordinance and dumping regulations.*
Action: Maintain the road right-of-way using practices that do not destroy the scenery.
Action: Use manual brush removal techniques when feasible or use mechanical means at a time and manner that reduces the impact on the scenery.
Action: Limit the use of herbicides for controlling invasive species.
- Objective 8: Preserve the rights and encourage the responsibility of landowners.
Action: Inform landowners that rezoning is an option.

8.7 Land Use Districts

The Advisory Planning Committee developed the following land use districts to define and guide future land uses. The classifications attempt to meet the goals of the plan yet allow enough flexibility to meet the needs of the property owners. The districts illustrated are representative of the available land use districts. The Town of Hale 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.

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 Hale. 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 Hale. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. A maximum residential density of 1

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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.

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	N/A	N/A
Commercial	NA	1 acre	N/A	NA
Industrial	NA	1 acre	N/A	N/A
Environmental	NA	1 acre	N/A	N/A
Institutional	NA	1 acre	N/A	N/A

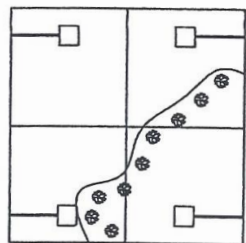
A detailed description of permitted uses, conditional uses, and prohibited uses will be developed in the future. Maximum lot size when clustered is 2 acres.

8.8 Cluster Development

The Advisory Planning Committee determined that a clustered housing component to the land use plan would be beneficial to the future development of the Town of Hale. 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. Lots must

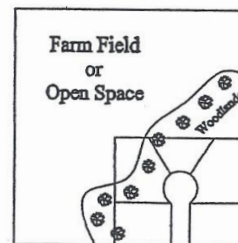
Clustered housing preserves the rural character of the town. It efficiently provides for public services and permits greater development flexibility for property owners. In an attempt to encourage property owners to cluster housing a clustering bonus is recommended if a property owner clusters housing, an additional dwelling unit shall be permitted for the forty-acre parcel (see Land Use Districts Chart on page 8-13). 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.).

Illustration 1.
TRADITIONAL DEVELOPMENT
Not to scale



4 Houses on 10 acre lots
on a 40 acre parcel

CLUSTERED DEVELOPMENT
Not to scale



5 Houses on 2 acre lots
on a 40 acre parcel

8.9 Land Use Map

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

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

Rural Residential

The Town of Hale's first land use map was developed approximately sixteen years ago, and designated the majority of property in the Town in a Residential District (Residential-8). The Residential-8 District recommends a housing density of 8 house per 40 acres and discourages agricultural uses. The Residential-8 designation was utilized based on resident input at the time and was based on concerns over restricting housing development. Over the years, the restriction on agricultural uses have caused agricultural producers issues when seeking to locate or expand farm operations. Based on experiences with the Residential-8 District and changes to the State's Farmland Preservation Program, in 2015 the Town of Hale reevaluated the Town land use map and re-designated the majority of land in the Town Rural Residential which recommends a housing density of 4 houses per 40 acres and permits farm uses.

Exclusive Agriculture Areas

The Town of Hale is a rural town with rolling hills and agricultural areas. The Town consists of farms of various sizes with larger operations locating on farm acreages with minimal slope. Properties currently enrolled in the Farmland Preservation Program and under Farmland Preservation contracts are designated as Exclusive Agriculture properties. The Town determined if a property owner's Farmland Preservation contract expires and they no longer receive Farmland Preservation tax credits, the property or properties shall be re-designated on the Town land use map and County zoning map as "Rural Residential" properties through the applicable map amendment process.

In the event that the Exclusive Agriculture properties are not re-designated to the "Rural Residential" district on the Town land use map and county zoning map, future land use requests made through the conditional use process shall be denied if the proposed use is not consistent with permitted or conditional uses of the "Rural Residential" land use and zoning districts.

Properties owned by the Department of Natural Resources or local Rod and Gun Clubs were designated in the land use classification of Environmental Significance.

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 Hale 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.

Metallic Mining and Non-metallic Mining

The mining of metallic and non-metallic mining minerals was a concern expressed by residents during the planning process. The Town determined that mining of any kind was contrary to the overall objectives of this plan. Current mining regulations require that prior to any mining or exploration for metallic minerals and 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 Hale 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 Hale Town Board discussed this suggestion but subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Hale comprehensive plan. Town of Hale determined that it does not want to have land in the Town designated in a non-metallic mining overlay district. This decision was based on resident input as well as the Town's concerns over the environment (water quantity/quality, light, wildlife, reclamation, erosion, noise, etc.), public infrastructure (roads, traffic, trucks, etc.) and potential health issues associated with industrial scale silica sand mining.

Town of Hale Commercial and Industrial Development Areas

No area in the Town of Hale has been specifically designated for industrial or commercial development. Such development will be considered on a case by case basis, with a preference for locating new development near existing public services in the communities of Elk Creek and Pleasantville. Existing commercial or industrial uses within the town will retain their existing land use classification.

Proposals for new commercial and industrial development will be considered based on the following factors:

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

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

Land Use Policies

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

1. Promote forest management through the County Forester's Office.
During the planning process, the importance of the existing woodlands in the town was stressed. Local officials should make every effort to inform property owners of the importance of forestry management.

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2. Town Roads.

Proposed town roads must be constructed to the specifications and requirements of the Town of Hale. The developer is responsible for the costs associated with the construction of a proposed road. The Town of Hale will not consider accepting a town road unless the town will receive state aid for the proposed road.

3. Storm water runoff from development sites and agricultural operations should be limited.

The intent of this policy is to protect surface and ground waters of the Town of Hale from sedimentation, pollution and increased volume. It is recommended that local regulations be developed and implemented to manage storm water runoff.

4. Driveway Requirements.

During the planning process, driveway construction and maintenance requirements were important issues. The plan recommends that driveway requirements be revised to provide safer roadway intersections. It is also recommended that driveways have adequate clearance corridors (brush removal, etc.) so a residence can be served by emergency vehicles.

8.10 Conclusion

The Town of Hale Comprehensive Plan 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 Hale during the planning process.

IMPLEMENTATION ELEMENT

9.1 Introduction

A plan is most effective if it is implemented and this element of the plan addresses the implementation of the Town of Hale 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 Hale will update and revise the plan as needed with the help of Trempealeau County's Department of Land Management staff. Once the plan update has been complete the Town will conduct a public hearing as required by State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes and formally adopt the revised Comprehensive Plan. The Comprehensive Plan will then be forwarded to Trempealeau County to be included in the Trempealeau County Comprehensive Plan through public hearing and plan adoption requirements consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes.

9.3 Responsibilities

The responsibility of the implementation plan will lie with the Hale 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 Hale 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 Hale Comprehensive Plan.

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Hale 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 Hale 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 Element

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

Objective 1: Encourage high quality construction standards for housing.

Action: Follow the Wisconsin Uniform Dwelling Code.

Objective 2: 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 clustering houses in rural areas or creating subdivisions.

Transportation Element

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

Town of Hale Comprehensive Plan

- 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.

Utilities and Community Facilities

Goal: To be able to provide public facilities at an affordable price.

- Objective 1: Encourage and support the burial of utility lines when and where feasible.
Action: Provide utility companies with the Town of Hale Comprehensive Plan and work with them to bury lines when possible.

Natural, Agricultural, and Cultural Resources Element

Natural Resources

Goal: Conserve, protect, and manage natural resources.

- Objective 1: Protect surface and groundwater quality.
Action: Use County Department of Land Management for best management practices.
Action: Bring septic systems up to code.
- Objective 2: Preservation of natural wooded areas – woodlands, wildlife, etc.
Action: Encourage forestry best management practices.
Action: Establish housing density requirements for the town.

Agricultural Resources

Goal: Preserve 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: Use Land Use Plan districts for low housing density.

Cultural and Historic Resources

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

- Objective 1: Identify historical sites and areas of natural significance.
Action: Label historical sites within the town.
Action: Place markers at the Wagner Cemetery and the Lewis Cemetery.

Economic Development Element

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.
Action: Promote the county's fiber optic network as a means to attract or lead to the development of new internet or technology based businesses in the area.

Intergovernmental Cooperation Development Element

Goal: Establish cooperative relationships with adjacent and overlapping jurisdictions.

- Objective 1: Share community facilities when feasible.
Action: List facilities to share.
- Objective 2: Encourage working relationships with neighboring communities.
Action: Promote attendance at town meetings.

Land Use Element

Goal: Preserve rural character in the town.

- Objective 1: Preserve agricultural land.
Action: Zone areas of land agriculture on zoning map.
- Objective 2: Preserve and enhance the environmental quality of the township.
Action: Restrict development in sensitive environmental areas such as wetlands, floodplains and steep forested areas.
Action: Discourage all types of mining in the Town.
Action: Encourage sound land conservation practices (erosion control) for non-agricultural and agricultural uses.
Action: 1 acre minimum lot size (referring to minimum area required)
Action: Encourage the county to develop regulations to protect (groundwater, surface water and air quality).
- Objective 3: Preserve the rural nature of the township by planning residential, commercial, and industrial development.
Action: Utilize existing land use districts.
Action: Promote cluster development in the township.
Action: Encourage commercial and residential development around the population centers of the township (Elk Creek, Pleasantville).
Action: Second farm residences for family members or workers is recommended.
- Objective 4: Protect the right to farm.
Action: Encourage sound land conservation practices (erosion control) for agricultural uses.
Action: Utilize all Agriculture land use districts (and Rural Residential) to allow property owners to receive farmland preservation tax credits.
Action: Encourage adherence to existing Livestock Siting ordinance.
- Objective 5: Reduce land use conflicts.
Action: Establish separate areas for agricultural uses, commercial uses, and residential uses.
- Objective 6: Protect environmentally sensitive areas such as wetlands and woodlands.
Action: Development of these areas should be discouraged but not prohibited unless federal, state or local ordinances that prohibit development regulate the area.
Action: Promote preservation of existing woodlands through sound forestry management.
Action: Promote use of Forestry Best Management Practices.
Action: Establish erosion control regulations for building on steep slopes.
- Objective 7: Preserve the rural atmosphere of the township (rural setting, openness, natural beauty).
Action: Encourage enforcement of the junk ordinance and dumping regulations.
Action: Maintain the road right-of-way using practices that do not destroy the scenery.
Action: Use manual brush removal techniques when feasible or use mechanical means at a time and manner that reduces the impact on the scenery.
Action: Limit the use of herbicides for controlling invasive species.
- Objective 8: Preserve the rights and encourage the responsibility of landowners.
Action: Inform landowners that rezoning is an option.

9.6 Plan Implementation Policies

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Hale has been under county zoning since 1972 and adopted a revised county zoning ordinance in March of 2006.

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

APPENDIX A – MAPS

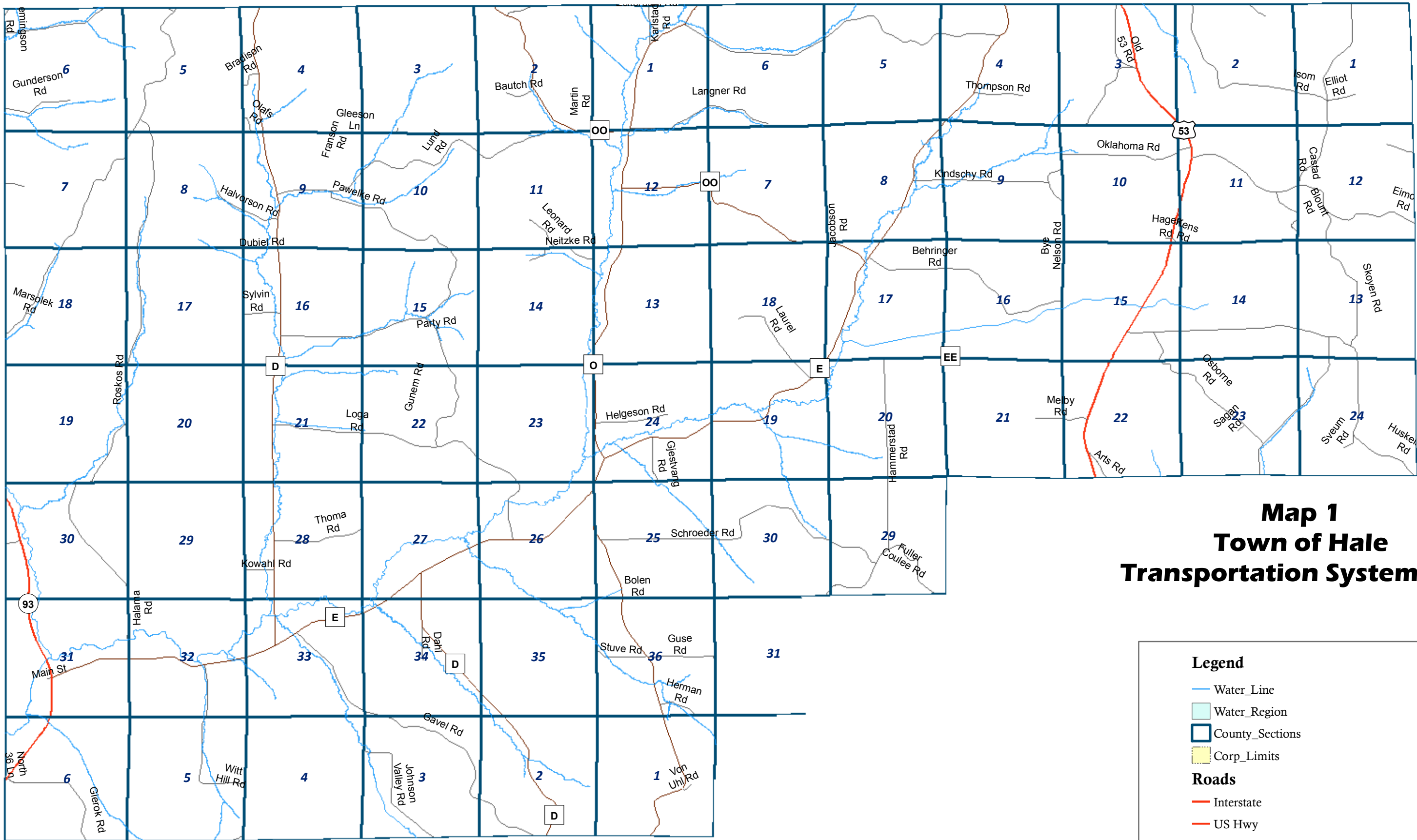
Map 1 - Town of Hale Transportation System Map

Map 2 - Town of Hale Community Facilities Map

Map 3 - Town of Hale Contour/Slope Map

Map 4 - Town of Hale Soils Map

Map 5 - Town of Hale Land Use Map



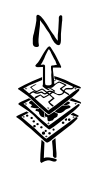
Map 1
Town of Hale
Transportation System Map

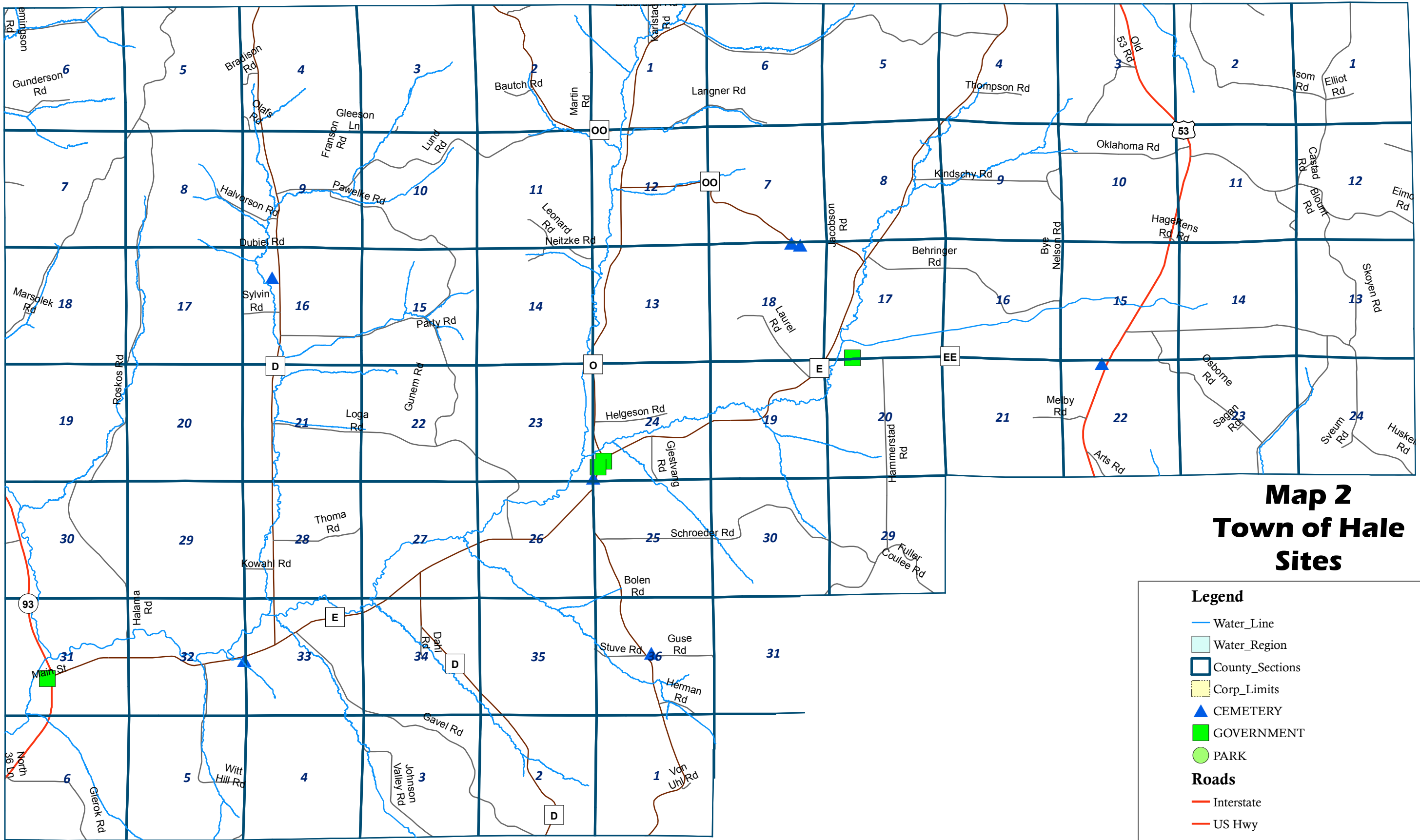
Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

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


 1 inch = 0.8 miles




**Map 2
Town of Hale
Sites**

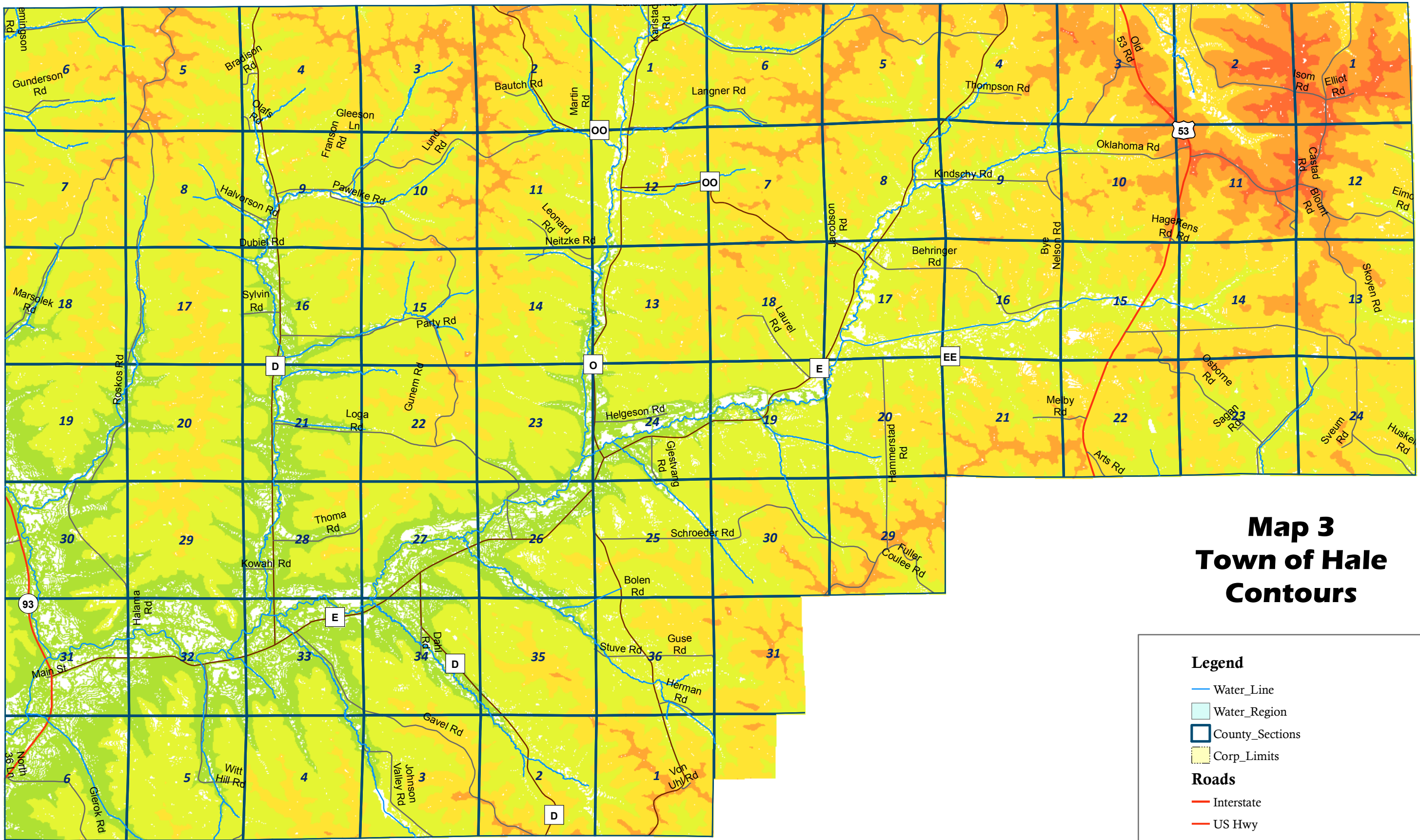
Legend

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

Roads

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


 1 inch = 0.8 miles



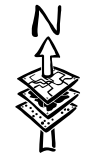
**Map 3
Town of Hale
Contours**

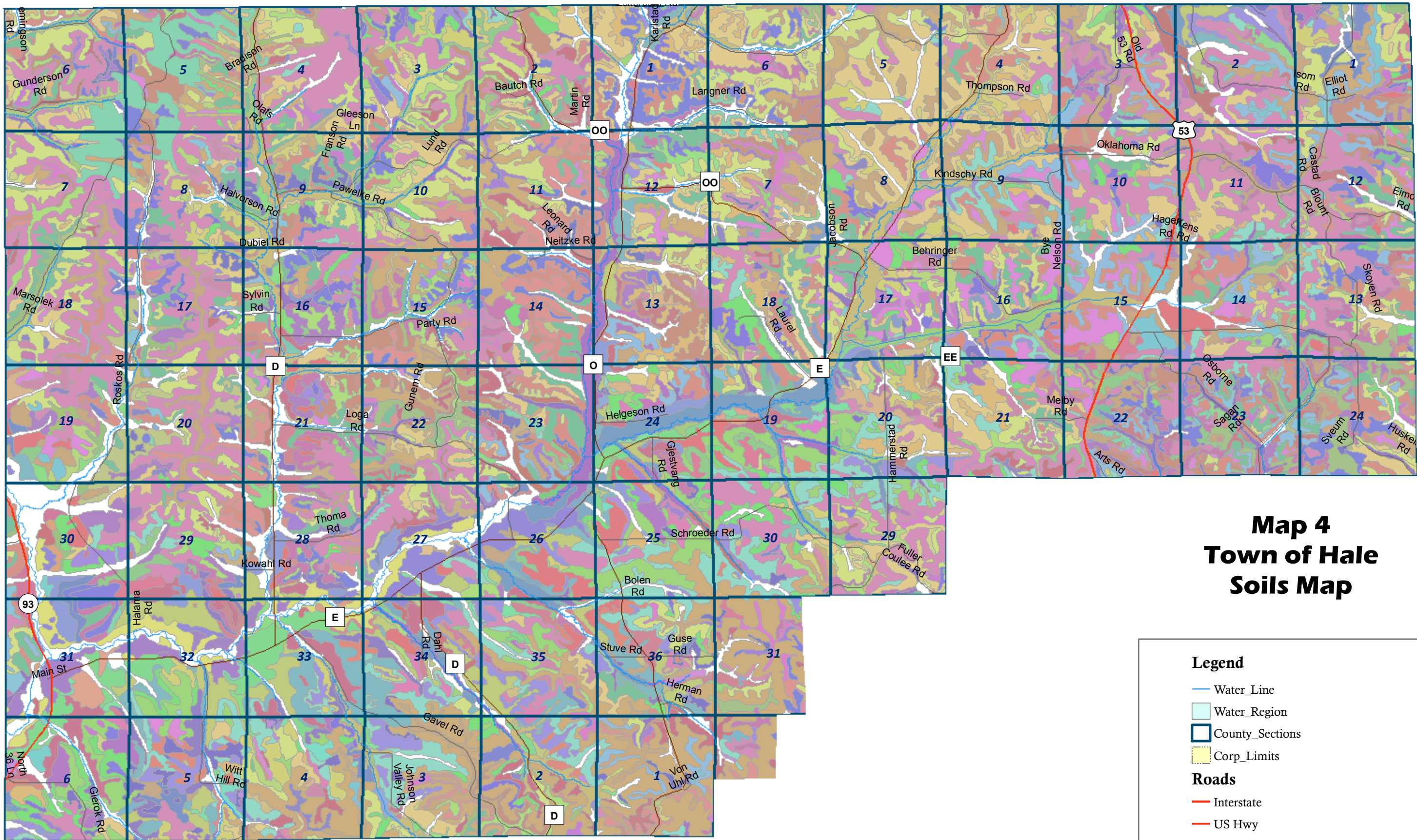
Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

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


 1 inch = 0.8 miles



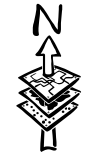
**Map 4
Town of Hale
Soils Map**

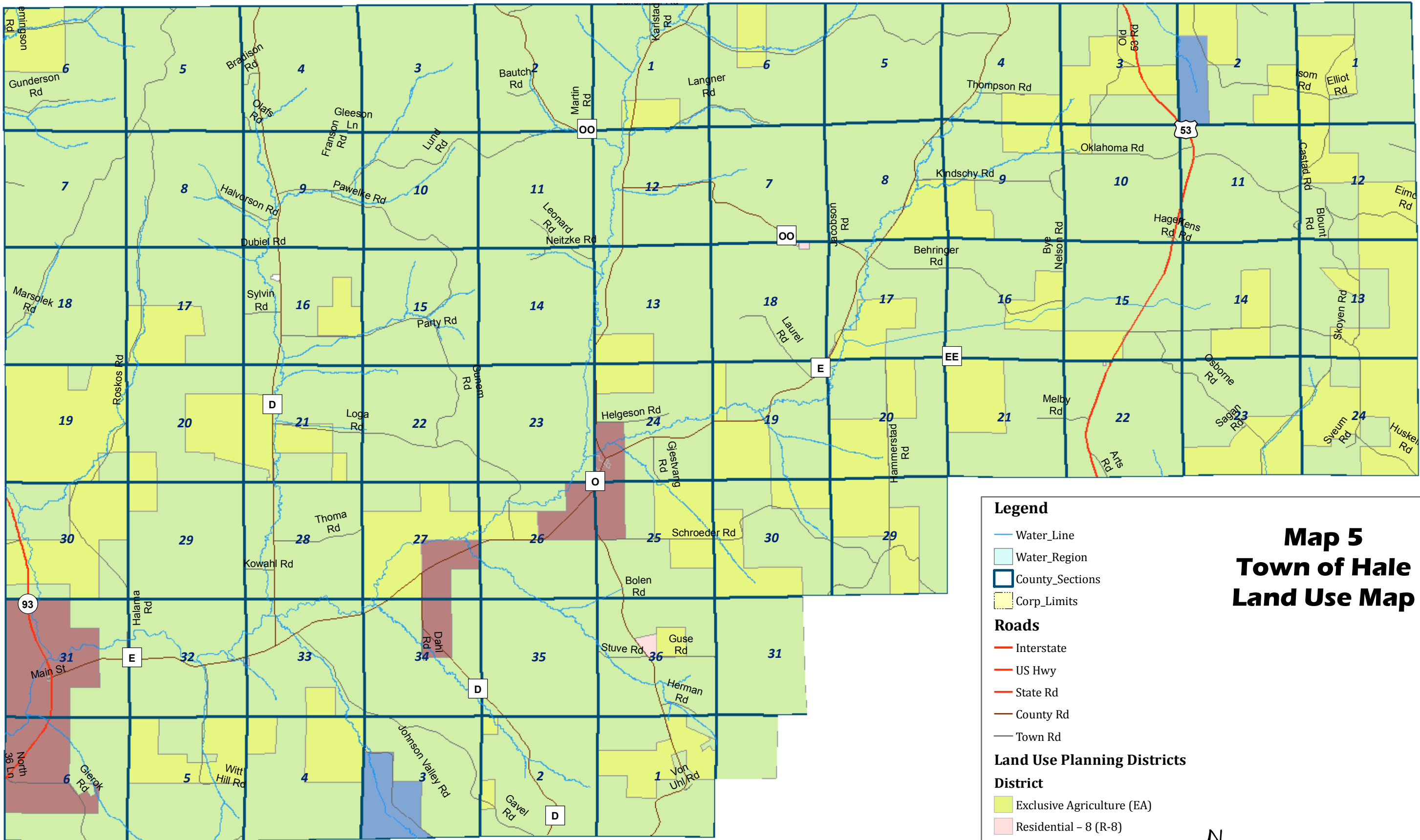
Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

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


 1 inch = 0.8 miles



**Map 5
Town of Hale
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)
- Residential - 8 (R-8)
- Residential - 20 (R-20)
- Environmental Significance (ES)
- Rural Residential (RR)

1 inch = 0.8 miles

**Appendix B - Resolution Responding to the Proposal to Establish a
Mining Overlay District**

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

WHEREAS, the Town of Hale 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 Hale 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 promote the agriculture integrity of the township, preserve prime farmland and natural wildlife habitat, maintain the existing tax base of the township, uphold the environmental quality of the township, and the desire to preserve the rural atmosphere of the township, it is inappropriate for the Town of Hale 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 Hale 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 Hale, Trempealeau County, Wisconsin this 13th day of March 2018.

Respectfully submitted,

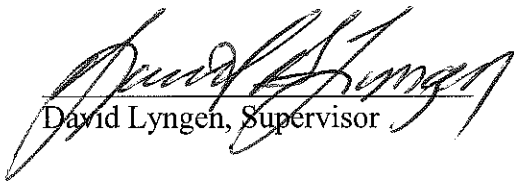
Town of Hale Board:



Eric Franson, Chairman



Craig Marsolek, Supervisor



David Lyngen, Supervisor

Approved by the Town of Hale Board this 13th day of March, 2018.



Donald Halvorson, Clerk

Appendix C – Ordinance for the Rezone of Land in the Town of Hale

RESOLUTION

ORDINANCE FOR THE REZONE OF LAND IN THE TOWN OF HALE

WHEREAS, the Town of Hale is located in Trempealeau County, Wisconsin, and

WHEREAS, the Town of Hale is currently zoned and has a majority land use of Residential-8 (R-8), with a density of 8 homes per 40 acres, and

WHEREAS, the Town of Hale would be excluded from Trempealeau County's Farmland Preservation Program which requires a density no greater than 4 homes per 40 acres to participate, and

WHEREAS, a public hearing was held in the Town of Hale on December 8, 2015, pursuant to Section 59.69(5) of Wisconsin Statutes, and

WHEREAS, a vote was taken to rezone all R-8 parcels to Rural Residential, which has a density of 4 homes per 40 acres, and

WHEREAS, the Town Board has approved the rezoning and land use modification of all R-8 parcels to convert to Rural Residential, and

WHEREAS, the Town of Hale Board believes it is in the best interest of the Town of Hale to do so, in order to preserve farmland for future generations and to allow its constituents to participate in Trempealeau County's Farmland Preservation Program.

THEREFORE, BE IT RESOLVED by the Town Board of Hale that pursuant to the authority vested in it pursuant to 59.69(5)(d), Wis. Statutes, it hereby goes on record approving the rezone and land use modification of all R-8 parcels to convert to Rural Residential.

BE IT FURTHER RESOLVED that a copy of this resolution be given by the Town Clerk to the Trempealeau County Department of Land Management.

Dated this 8 day of February, 2016.

TOWN OF HALE

By Sherri Maug